

22,000 SF Office/Medical Building



► South Charlotte MOB

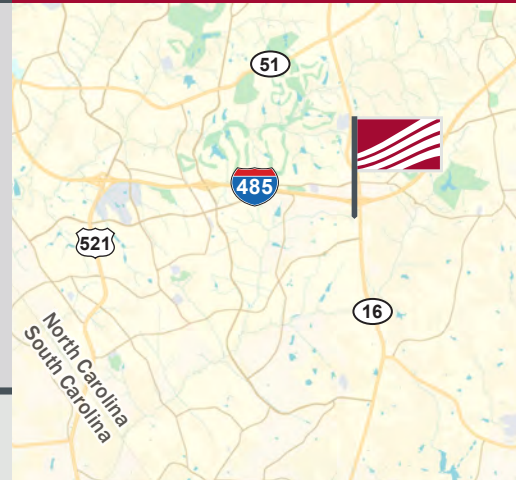
11210 Golf Links Dr N, Charlotte, NC 28277



+ Medical Space Available

- New Office/Medical to be located in Waverly market
- 11,000 SF remaining for lease
- Excellent visibility from Providence Road
- Direct access from Providence Road and Golf Links Drive
- Building signage available
- 3rd Quarter 2022
- Parcel ID 22917117

For Lease



Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2020 Population	9,912	58,954	168,234
2000 - 2020 Growth Rate	6.97%	1.82%	1.49%
2020 Avg. HH Income	\$161,377	\$158,285	\$151,290

► Contact

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Market Aerial

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► Conceptual Rendering

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► Site Plan

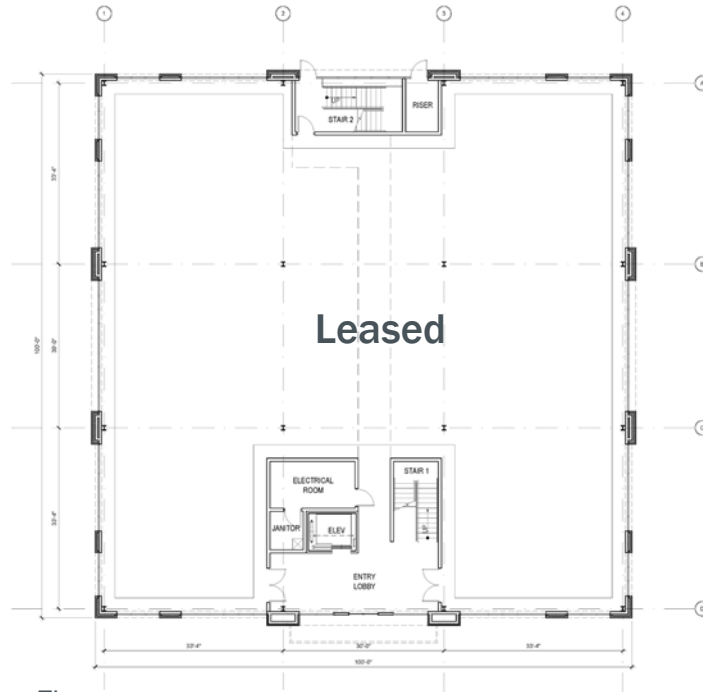
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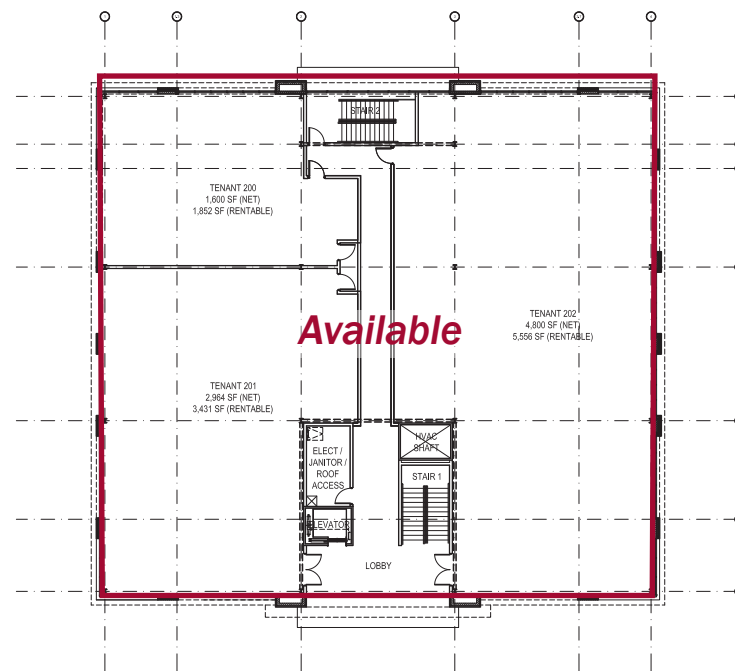
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► Floor Plans

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First Floor



Second Floor

► Demographics

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	1 mile	3 miles	5 miles
Population			
2000 Population	2,005	31,688	95,629
2010 Population	4,968	48,983	144,583
2020 Population	9,912	58,954	168,234
2025 Population	10,556	62,638	180,760
2000-2010 Annual Rate	9.50%	4.45%	4.22%
2010-2020 Annual Rate	6.97%	1.82%	1.49%
2020-2025 Annual Rate	1.27%	1.22%	1.45%
2020 Male Population	48.7%	48.0%	48.2%
2020 Female Population	51.3%	52.0%	51.8%
2020 Median Age	36.7	40.4	39.6

In the identified area, the current year population is 168,234. In 2010, the Census count in the area was 144,583. The rate of change since 2010 was 1.49% annually. The five-year projection for the population in the area is 180,760 representing a change of 1.45% annually from 2020 to 2025. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 38.5.

Households

2020 Wealth Index	184	218	202
2000 Households	692	11,128	34,585
2010 Households	1,967	18,221	54,177
2020 Total Households	3,616	21,800	62,688
2025 Total Households	3,862	23,137	67,133
2000-2010 Annual Rate	11.01%	5.05%	4.59%
2010-2020 Annual Rate	6.12%	1.77%	1.43%
2020-2025 Annual Rate	1.33%	1.20%	1.38%
2020 Average Household Size	2.74	2.70	2.68

The household count in this area has changed from 54,177 in 2010 to 62,688 in the current year, a change of 1.43% annually. The five-year projection of households is 67,133, a change of 1.38% annually from the current year total. Average household size is currently 2.68, compared to 2.66 in the year 2010. The number of families in the current year is 46,199 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.6%	13.6%	13.9%
Median Household Income			
2020 Median Household Income	\$131,241	\$120,543	\$114,791
2025 Median Household Income	\$145,416	\$131,239	\$124,182
2020-2025 Annual Rate	2.07%	1.71%	1.59%
Average Household Income			
2020 Average Household Income	\$161,377	\$158,285	\$151,290
2025 Average Household Income	\$180,954	\$175,708	\$167,864
2020-2025 Annual Rate	2.32%	2.11%	2.10%
Per Capita Income			
2020 Per Capita Income	\$56,853	\$57,882	\$56,458
2025 Per Capita Income	\$63,873	\$64,107	\$62,447
2020-2025 Annual Rate	2.36%	2.06%	2.04%

Households by Income

Current median household income is \$114,791 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$124,182 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$151,290 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$167,864 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$56,458 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$62,447 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	163	165	162
2000 Total Housing Units	759	11,832	36,577
2000 Owner Occupied Housing Units	647	9,964	28,326
2000 Renter Occupied Housing Units	46	1,165	6,259
2000 Vacant Housing Units	66	703	1,992
2010 Total Housing Units	2,106	19,167	56,924
2010 Owner Occupied Housing Units	1,468	15,227	42,176
2010 Renter Occupied Housing Units	499	2,994	12,001
2010 Vacant Housing Units	139	946	2,747
2020 Total Housing Units	3,860	22,780	65,133
2020 Owner Occupied Housing Units	2,203	17,166	47,136
2020 Renter Occupied Housing Units	1,414	4,634	15,552
2020 Vacant Housing Units	244	980	2,445
2025 Total Housing Units	4,098	24,189	69,799
2025 Owner Occupied Housing Units	2,312	18,175	50,356
2025 Renter Occupied Housing Units	1,550	4,962	16,777
2025 Vacant Housing Units	236	1,052	2,666

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2400 South Boulevard, Suite 300 Charlotte, NC 28203 mpvre.com