

16,400 Square Feet Available



► Providence Road MOB

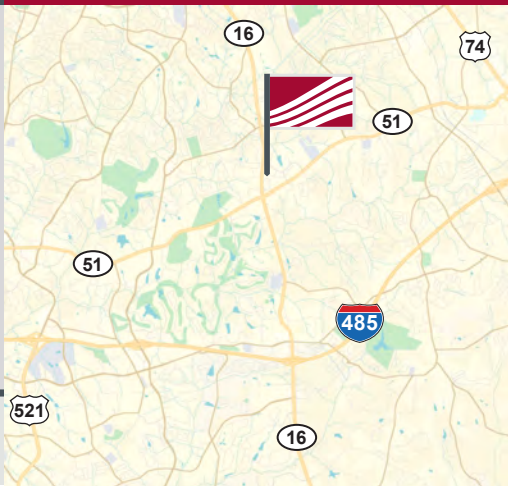
7509 Providence Rd, Charlotte, NC 28270



+ Medical Space Available

For Lease

- Medical/Office space for lease
- Spaces available from 1,500 square feet
- Direct access from Providence Road in Arboretum area
- Building signage available
- Excellent South Charlotte location
- Great demographics and traffic count



Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2020 Population	10,960	70,739	207,181
2000 - 2020 Growth Rate	.82%	1.08%	1.34%
2020 Avg. HH Income	\$138,393	\$153,165	\$133,129

► **Contact**
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► Location Aerial

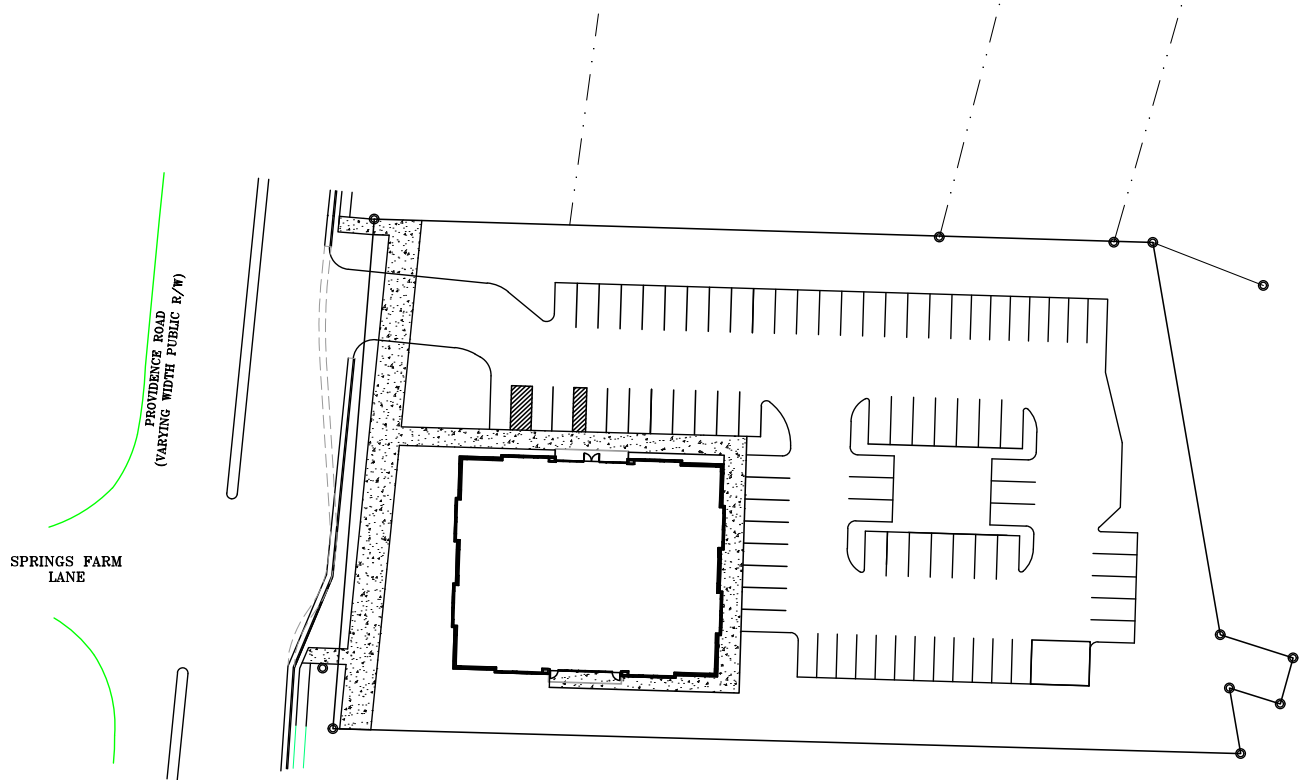
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► Site Plan

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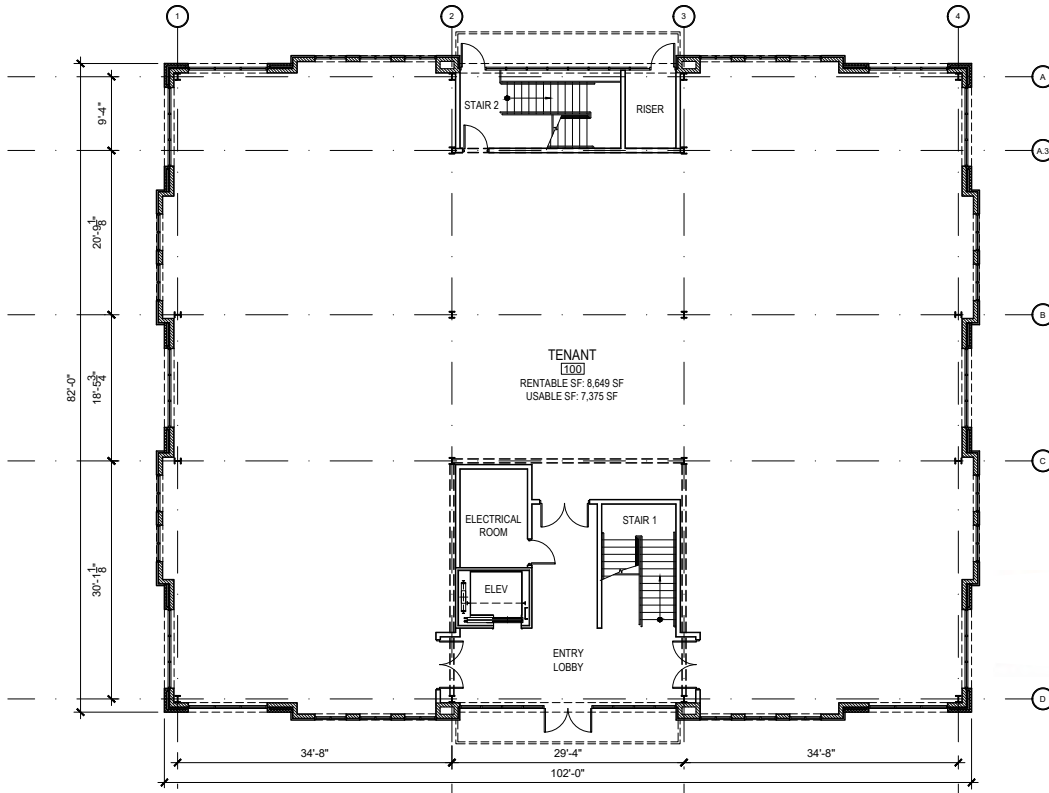
► Conceptual Rendering

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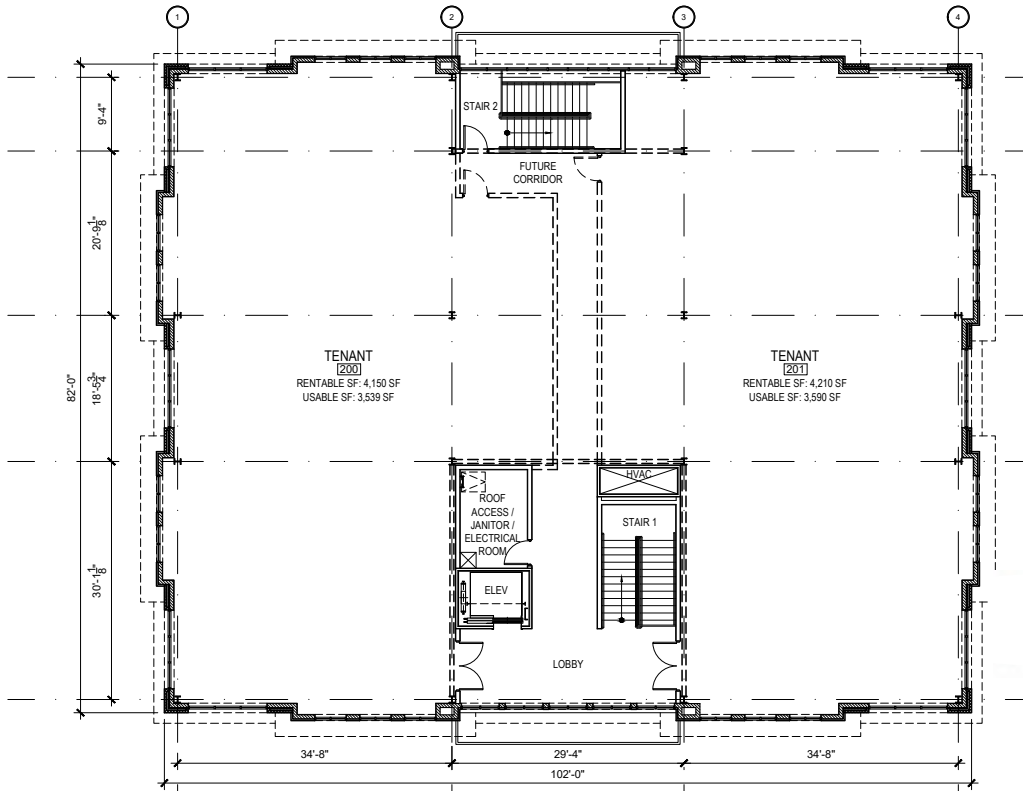


► Floor Plans

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

► Demographics

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	1 mile	3 miles	5 miles
Population			
2000 Population	7,801	60,492	154,569
2010 Population	10,319	65,631	184,336
2020 Population	10,960	70,739	207,181
2025 Population	11,415	74,642	221,487
2000-2010 Annual Rate	2.84%	0.82%	1.78%
2010-2020 Annual Rate	0.59%	0.73%	1.15%
2020-2025 Annual Rate	0.82%	1.08%	1.34%
2020 Male Population	46.5%	47.7%	47.8%
2020 Female Population	53.5%	52.3%	52.2%
2020 Median Age	36.8	43.1	40.6

In the identified area, the current year population is 207,181. In 2010, the Census count in the area was 184,336. The rate of change since 2010 was 1.15% annually. The five-year projection for the population in the area is 221,487 representing a change of 1.34% annually from 2020 to 2025. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.5.

Households

2020 Wealth Index	160	223	175
2000 Households	3,151	22,759	62,570
2010 Households	4,276	25,886	76,291
2020 Total Households	4,532	27,924	85,684
2025 Total Households	4,700	29,432	91,455
2000-2010 Annual Rate	3.10%	1.30%	2.00%
2010-2020 Annual Rate	0.57%	0.74%	1.14%
2020-2025 Annual Rate	0.73%	1.06%	1.31%
2020 Average Household Size	2.42	2.52	2.40

The household count in this area has changed from 76,291 in 2010 to 85,684 in the current year, a change of 1.14% annually. The five-year projection of households is 91,455, a change of 1.31% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 55,779 in the specified area.

► Demographics

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	18.6%	15.6%	16.3%
Median Household Income			
2020 Median Household Income	\$97,481	\$110,303	\$93,291
2025 Median Household Income	\$107,999	\$117,393	\$101,330
2020-2025 Annual Rate	2.07%	1.25%	1.67%
Average Household Income			
2020 Average Household Income	\$138,393	\$153,165	\$133,129
2025 Average Household Income	\$155,448	\$168,243	\$146,772
2020-2025 Annual Rate	2.35%	1.90%	1.97%
Per Capita Income			
2020 Per Capita Income	\$56,645	\$60,292	\$54,915
2025 Per Capita Income	\$63,326	\$66,134	\$60,419
2020-2025 Annual Rate	2.25%	1.87%	1.93%

Households by Income

Current median household income is \$93,291 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$101,330 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$133,129 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$146,772 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$54,915 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$60,419 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	121	144	137
2000 Total Housing Units	3,561	24,092	66,539
2000 Owner Occupied Housing Units	2,088	17,704	44,272
2000 Renter Occupied Housing Units	1,062	5,055	18,298
2000 Vacant Housing Units	411	1,333	3,969
2010 Total Housing Units	4,489	27,179	81,280
2010 Owner Occupied Housing Units	2,424	19,676	51,480
2010 Renter Occupied Housing Units	1,852	6,210	24,811
2010 Vacant Housing Units	213	1,293	4,989
2020 Total Housing Units	4,700	28,930	90,339
2020 Owner Occupied Housing Units	2,429	20,560	54,263
2020 Renter Occupied Housing Units	2,103	7,364	31,422
2020 Vacant Housing Units	168	1,006	4,655
2025 Total Housing Units	4,877	30,500	96,350
2025 Owner Occupied Housing Units	2,543	21,528	56,981
2025 Renter Occupied Housing Units	2,158	7,904	34,474
2025 Vacant Housing Units	177	1,068	4,895

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