

# Providence Road MOB

7509 PROVIDENCE RD, CHARLOTTE, NC 28270



**Medical**

**FOR**

| Lease

**SIZE**

| 16,400 SF

**PRICE**

| Call for Pricing



## Overview

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 counts

16,400 SF Medical Office Building with **6,600 SF** of Space Available for Lease



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## Property Overview

### Demographics

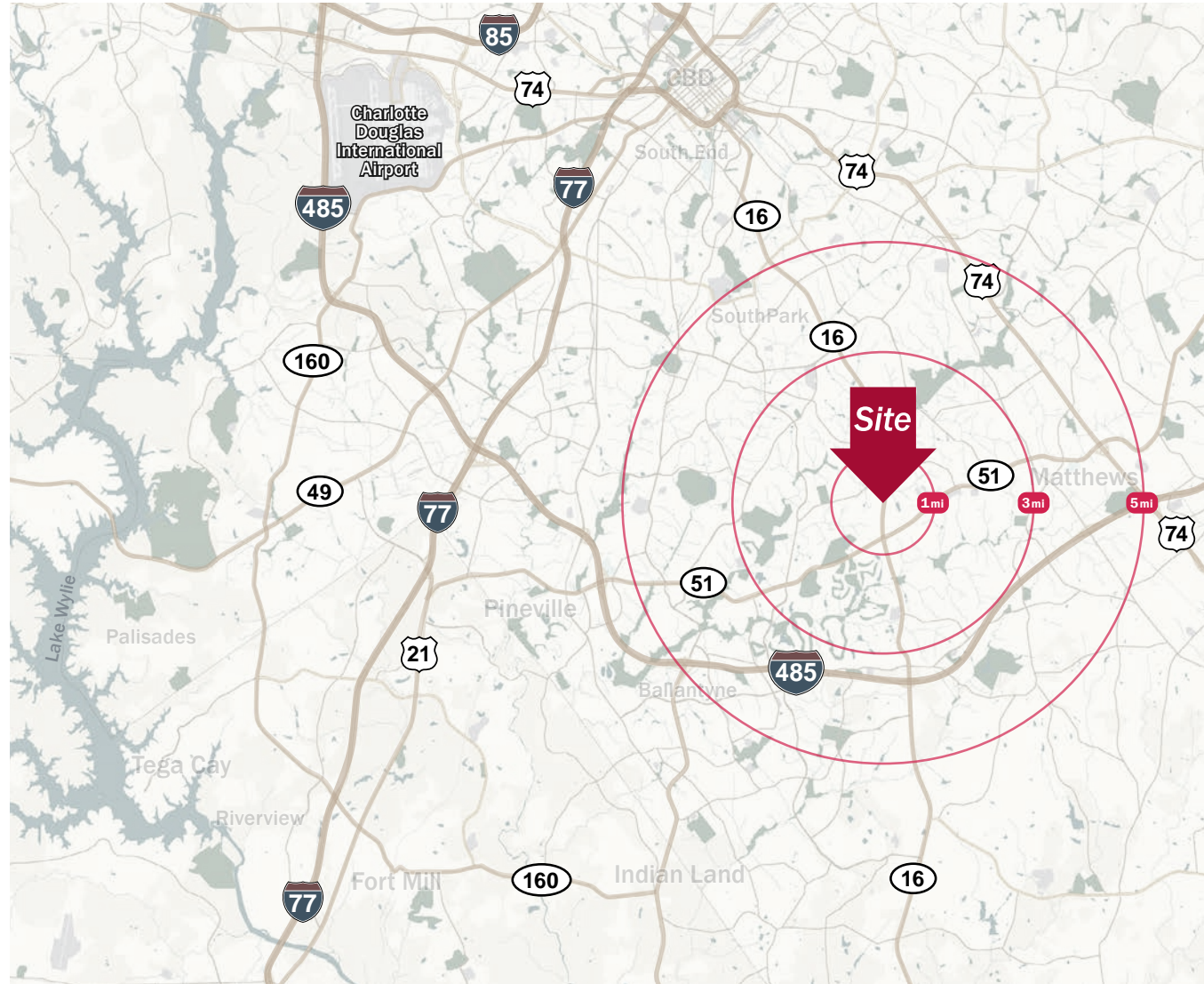
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	11,286	71,379	213,503
Growth Rate	-0.50%	0.16%	0.73%
Avg. HH Income	\$157,667	\$181,255	\$157,128

### Traffic Count

Source: NCDOT

	AADT
Providence Rd	35,500 (2021)
Pineville-Matthews Rd	32,500 (2021)



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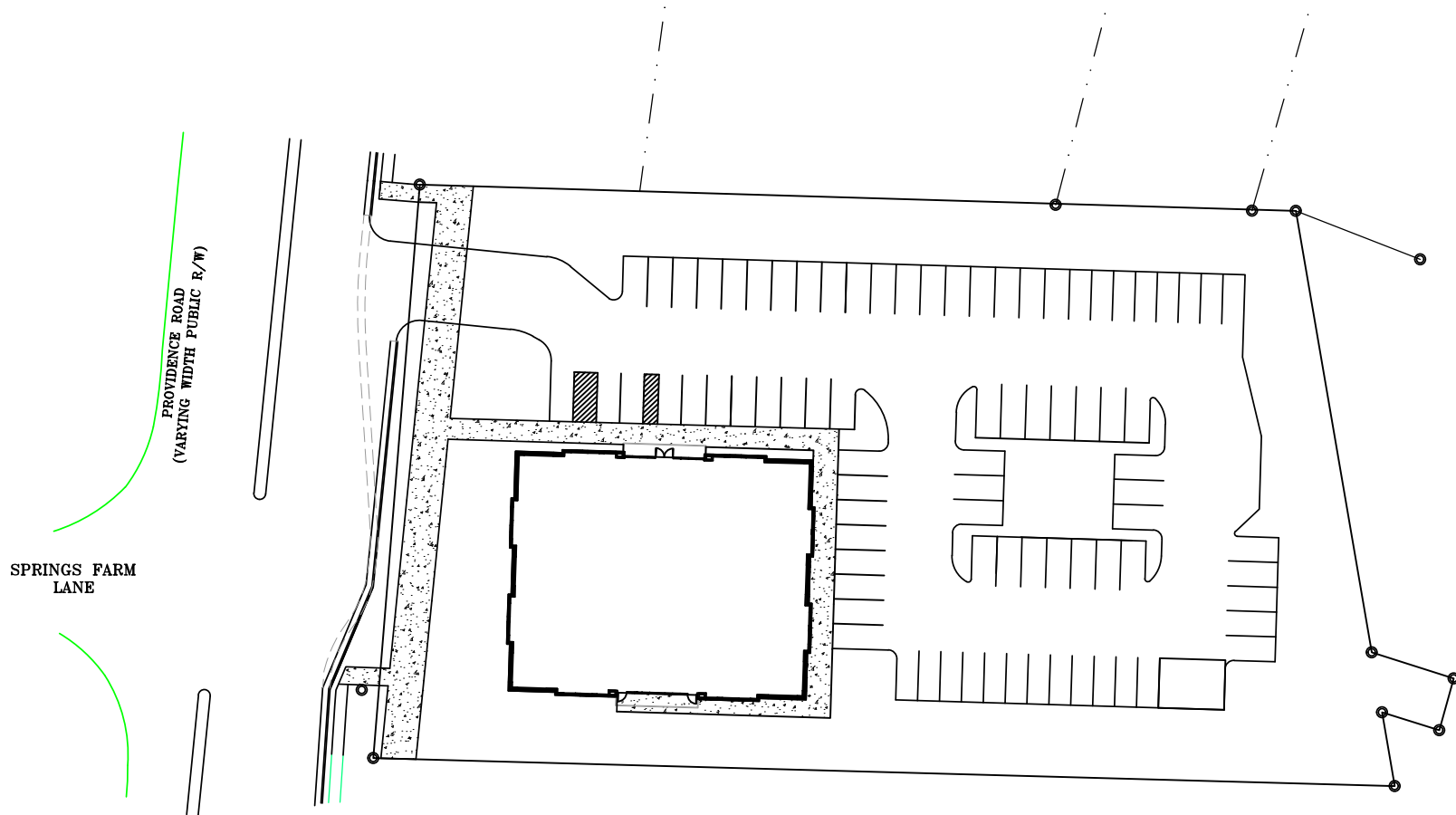
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## Site Plan



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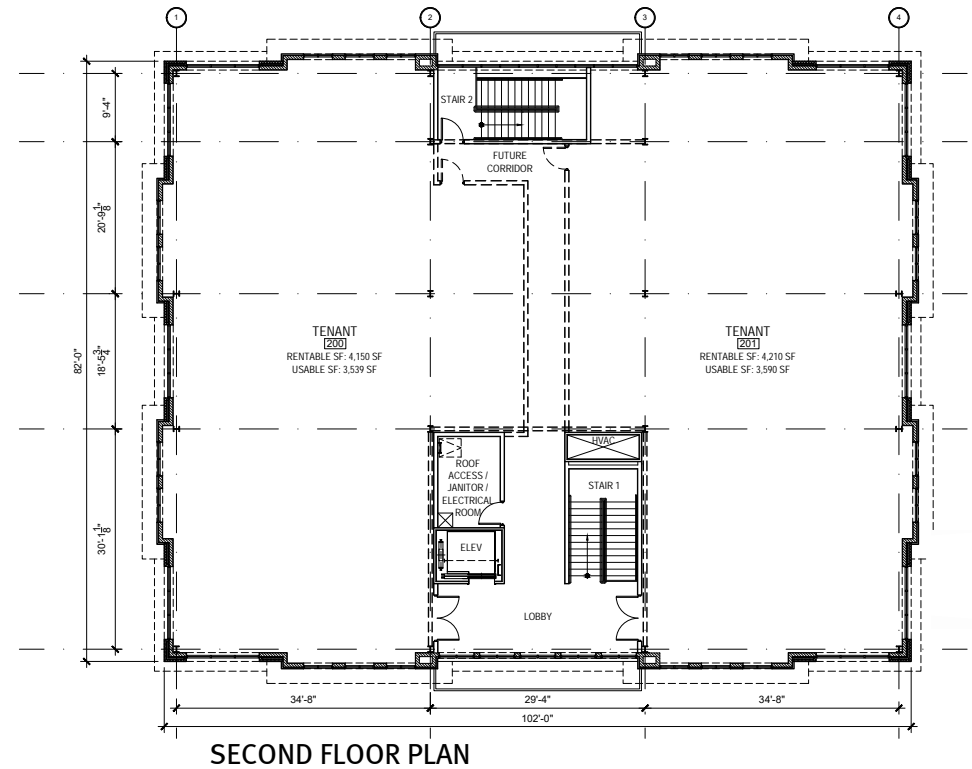
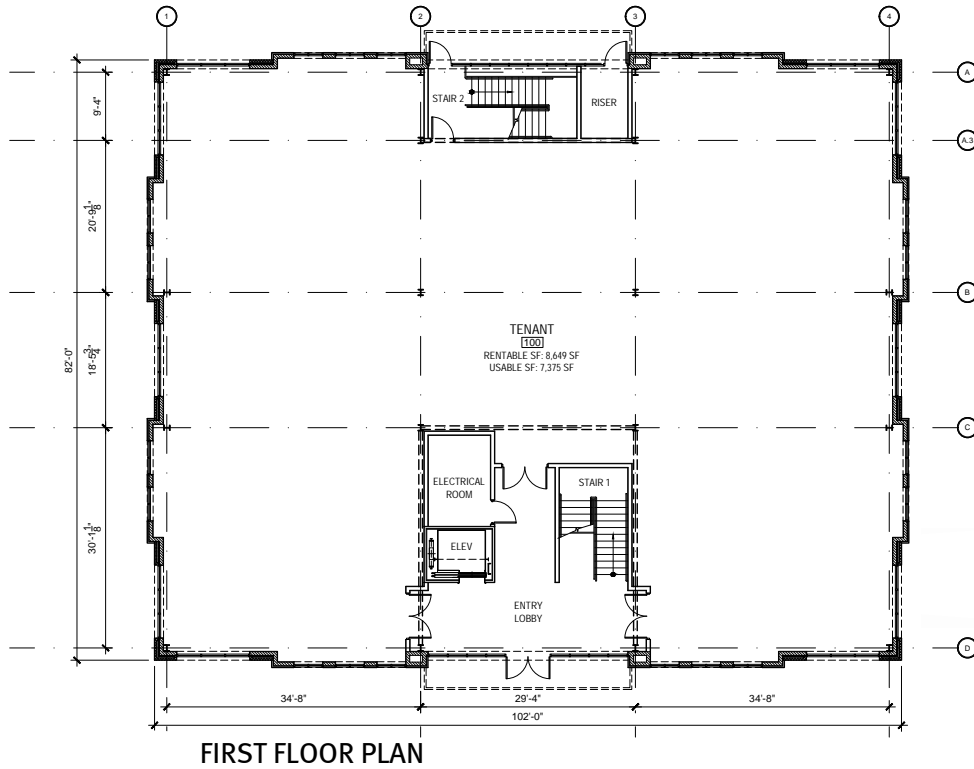
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## Floor Plan



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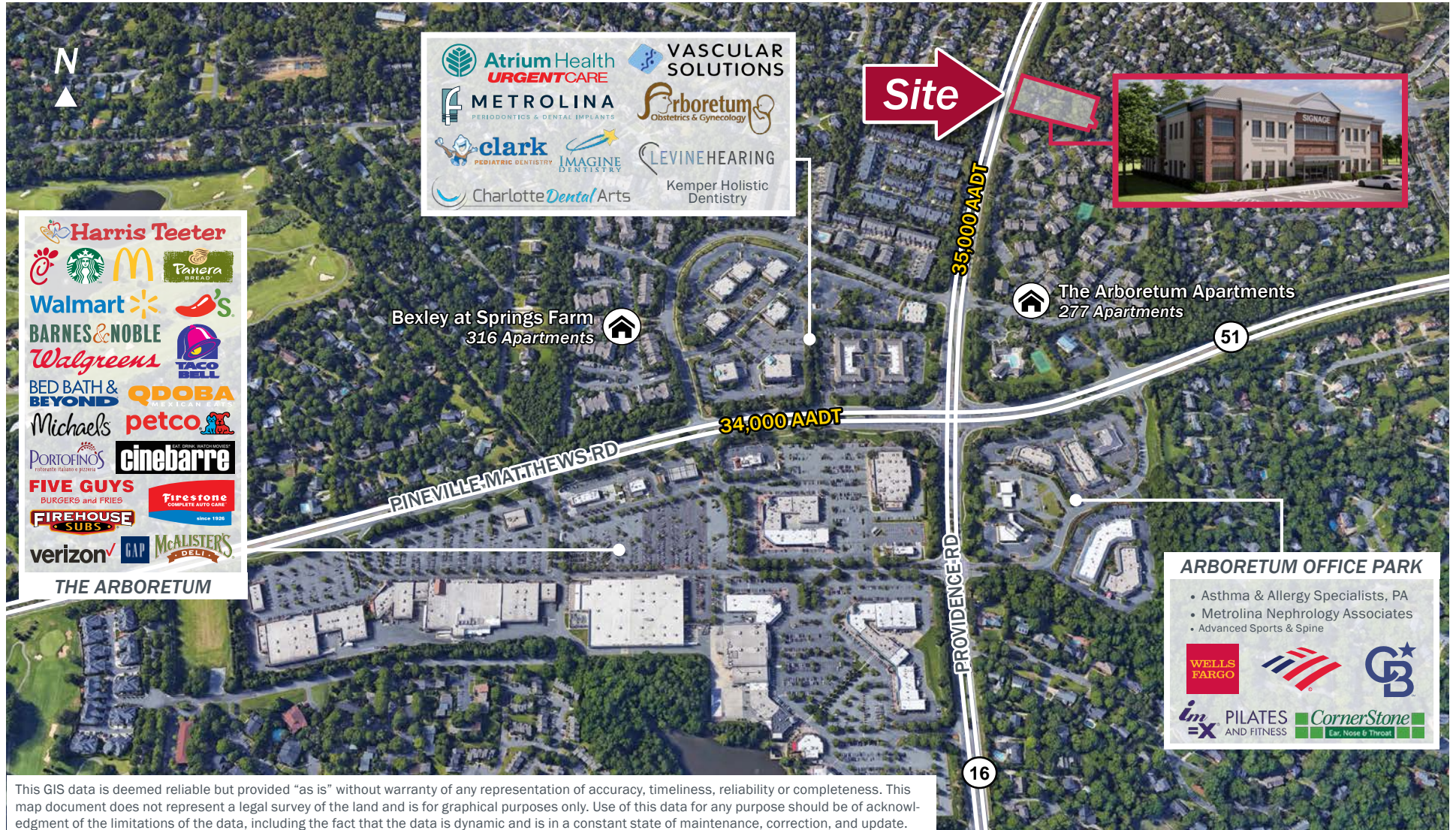
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## Site Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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## Market Aerial

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**Conceptual Rendering**



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## Demographics

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<b>Population</b>			
2010 Population	10,343	64,537	185,799
2020 Population	11,471	71,004	208,544
2023 Population	11,286	71,379	213,503
2028 Population	10,955	70,533	216,136
2010-2020 Annual Rate	1.04%	0.96%	1.16%
2020-2023 Annual Rate	-0.50%	0.16%	0.73%
2023-2028 Annual Rate	-0.59%	-0.24%	0.25%
2023 Male Population	46.7%	47.9%	48.1%
2023 Female Population	53.3%	52.1%	51.9%
2023 Median Age	37.1	43.5	41.1

In the identified area, the current year population is 213,503. In 2020, the Census count in the area was 208,544. The rate of change since 2020 was 0.73% annually. The five-year projection for the population in the area is 216,136 representing a change of 0.25% annually from 2023 to 2028. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 41.1, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	67.8%	75.6%	69.0%
2023 Black Alone	7.9%	7.2%	10.6%
2023 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2023 Asian Alone	13.2%	7.4%	8.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	3.3%	2.2%	3.9%
2023 Two or More Races	7.5%	7.3%	7.9%
2023 Hispanic Origin (Any Race)	6.6%	6.5%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.1 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	148	208	161
2010 Households	4,295	25,271	76,894
2020 Households	4,563	27,175	85,677
2023 Households	4,488	27,332	87,529
2028 Households	4,346	26,944	88,582
2010-2020 Annual Rate	0.61%	0.73%	1.09%
2020-2023 Annual Rate	-0.51%	0.18%	0.66%
2023-2028 Annual Rate	-0.64%	-0.29%	0.24%
2023 Average Household Size	2.51	2.59	2.43

The household count in this area has changed from 85,677 in 2020 to 87,529 in the current year, a change of 0.66% annually. The five-year projection of households is 88,582, a change of 0.24% annually from the current year total. Average household size is currently 2.43, compared to 2.42 in the year 2020. The number of families in the current year is 56,019 in the specified area.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	28.1%	22.7%	25.0%
<b>Median Household Income</b>			
2023 Median Household Income	\$106,609	\$127,120	\$106,876
2028 Median Household Income	\$128,256	\$148,962	\$121,242
2023-2028 Annual Rate	3.77%	3.22%	2.55%
<b>Average Household Income</b>			
2023 Average Household Income	\$157,667	\$181,255	\$157,128
2028 Average Household Income	\$180,757	\$204,390	\$178,371
2023-2028 Annual Rate	2.77%	2.43%	2.57%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$61,888	\$69,528	\$64,321
2028 Per Capita Income	\$70,784	\$78,206	\$72,976
2023-2028 Annual Rate	2.72%	2.38%	2.56%
<b>GINI Index</b>			
2023 Gini Index	36.2	33.2	36.2
<b>Households by Income</b>			
Current median household income is \$106,876 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$121,242 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$157,128 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$178,371 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$64,321 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$72,976 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	86	107	97
2010 Total Housing Units	4,502	26,502	81,844
2010 Owner Occupied Housing Units	2,443	19,151	51,911
2010 Renter Occupied Housing Units	1,852	6,120	24,983
2010 Vacant Housing Units	207	1,231	4,950
2020 Total Housing Units	4,772	28,378	90,222
2020 Vacant Housing Units	209	1,203	4,545
2023 Total Housing Units	4,689	28,526	92,383
2023 Owner Occupied Housing Units	2,624	20,772	56,731
2023 Renter Occupied Housing Units	1,864	6,560	30,798
2023 Vacant Housing Units	201	1,194	4,854
2028 Total Housing Units	4,689	28,707	94,891
2028 Owner Occupied Housing Units	2,628	20,823	57,044
2028 Renter Occupied Housing Units	1,718	6,121	31,538
2028 Vacant Housing Units	343	1,763	6,309
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	62.9	66.0	61.7



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