

530 Corporate Circle

SALISBURY, NC 28147



Medical

FOR

| Lease

SIZE

| 3,081 – 11,290 SF

PRICE

| Call for Pricing



Overview

First floor finished clinical space – 4,000 SF to 11,000 SF

Second floor finished clinical space – 8,209 SF

Second floor unfinished shell space – 3,081 SF

Located near the major thoroughfare of Julian Road and Jake Alexander Boulevard in Julian Road Medical Park

Property is directly adjacent to the Novant Health Outpatient Surgery Center

Other medical tenants on Corporate Circle include Charlotte Eye, Ear, Nose & Throat, Novant – Rowan Family Physicians, Novant Health – Imaging Center, Novant Health – Rehabilitation Center, Dermatology Group of the Carolinas, Novant Health – Outpatient Surgery, GI Physicians/ Endoscopy Center (coming 2024)



Medical Office Space Available For Lease



Mark Newell
Partner

(704) 561 5243
mnewell@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

530 Corporate Circle

SALISBURY, NC 28147

Property Overview

Demographics

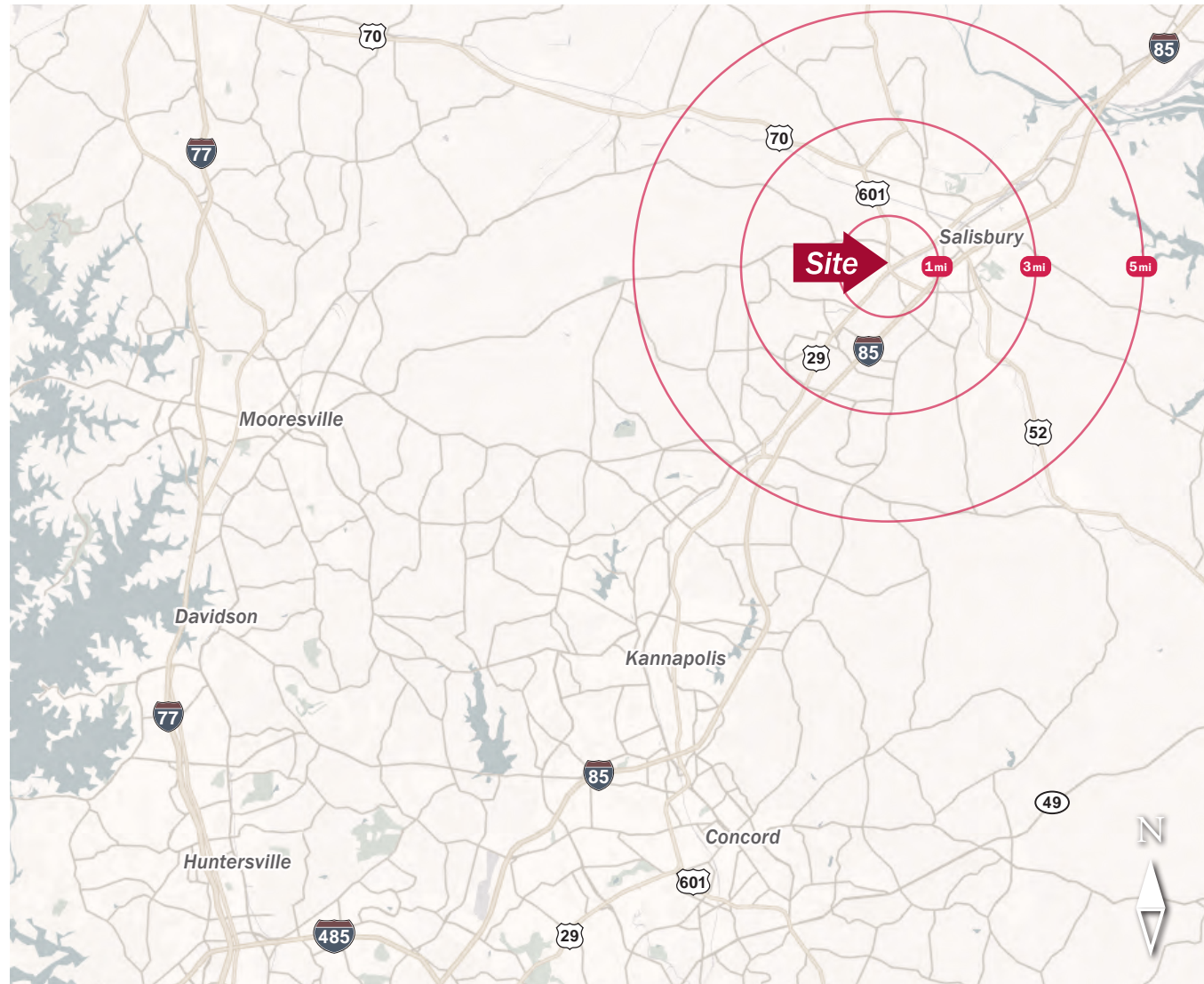
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	2,410	29,506	62,255
Avg. HH Income	\$74,257	\$69,169	\$77,718
Growth Rate	2.66%	2.96%	2.83%

Traffic Count

Source: NCDOT

	AADT
Julian Road	17,000 (2023)
Jake Alexander Blvd S	25,000 (2023)



Mark Newell
Partner

(704) 561 5243
mnewell@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

530 Corporate Circle

SALISBURY, NC 28147

Location Aerial



Mark Newell
Partner

(704) 561 5243
mnewell@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

530 Corporate Circle

SALISBURY, NC 28147

Market Aerial



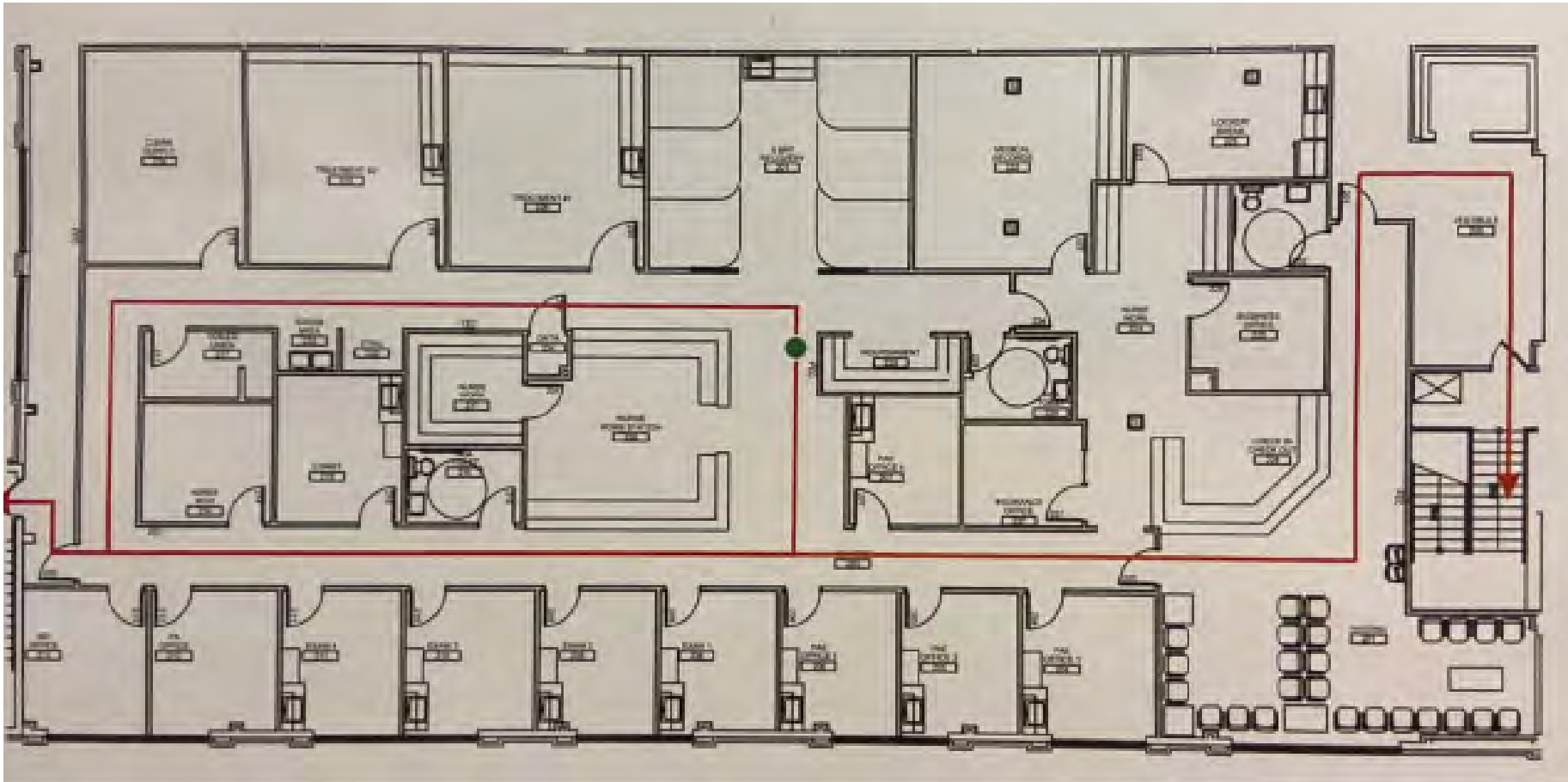
Mark Newell
Partner

(704) 561 5243
mnewell@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Suite 200



Second Floor Finished Clinical Space – 8,209 SF



530 Corporate Circle

SALISBURY, NC 28147

Property Photos



Mark Newell
Partner

(704) 561 5243
mnewell@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Mark Newell
Partner

(704) 561 5243
mnewell@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com