

# Beatties Ford Medical Office



6023 BEATTIES FORD ROAD, CHARLOTTE, NC 28216

**Medical**

**FOR**

| Lease

**SIZE**

| ±3,227 SF

**PRICE**

| Call for pricing.



## Overview

Medical office space available for lease in Northwest Charlotte

Fully built out with waiting room, exam rooms and private offices

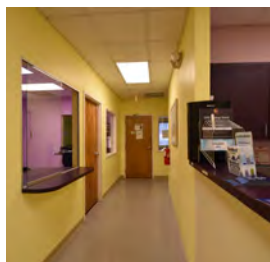
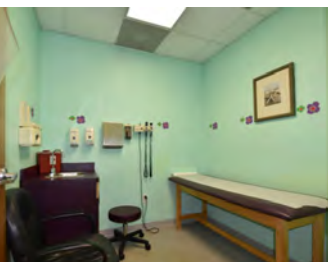
Excellent visibility and access via Beatties Ford Road

Available immediately

Both physician and primary entrances

Building and monument signage

## Medical Office Space Available For Lease in Northwest Charlotte



Rebecca Herron  
Director of Office and Industrial  
(704) 367 5017  
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2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	6,144	58,378	149,375
Avg. HH Income	\$76,102	\$82,963	\$88,837

### Traffic Count

Source: NCDOT

	AADT
Beatties Ford Road	12,900 (2024)
Sunset Road	24,643 (2024)



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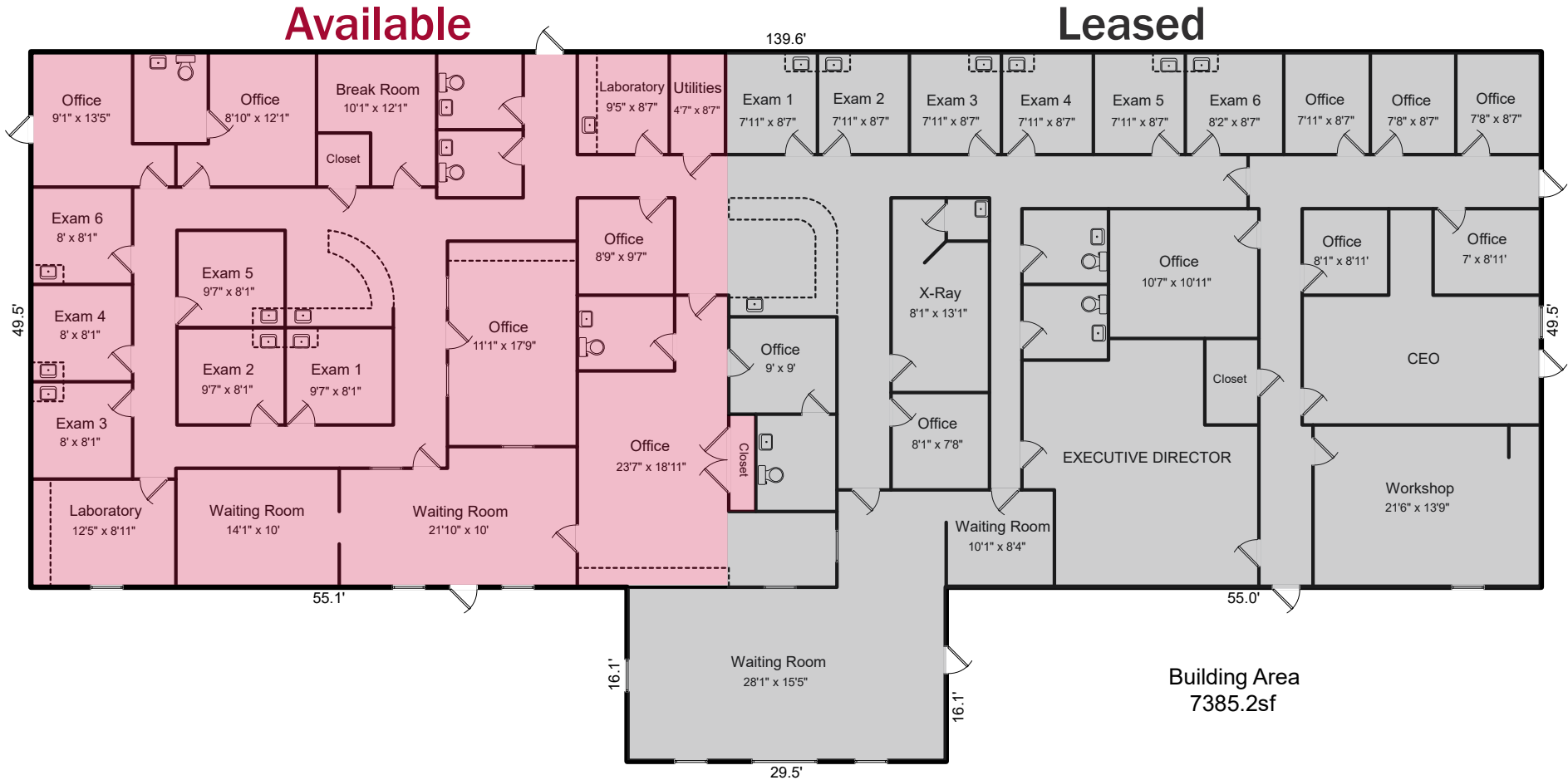
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## Floor Plan



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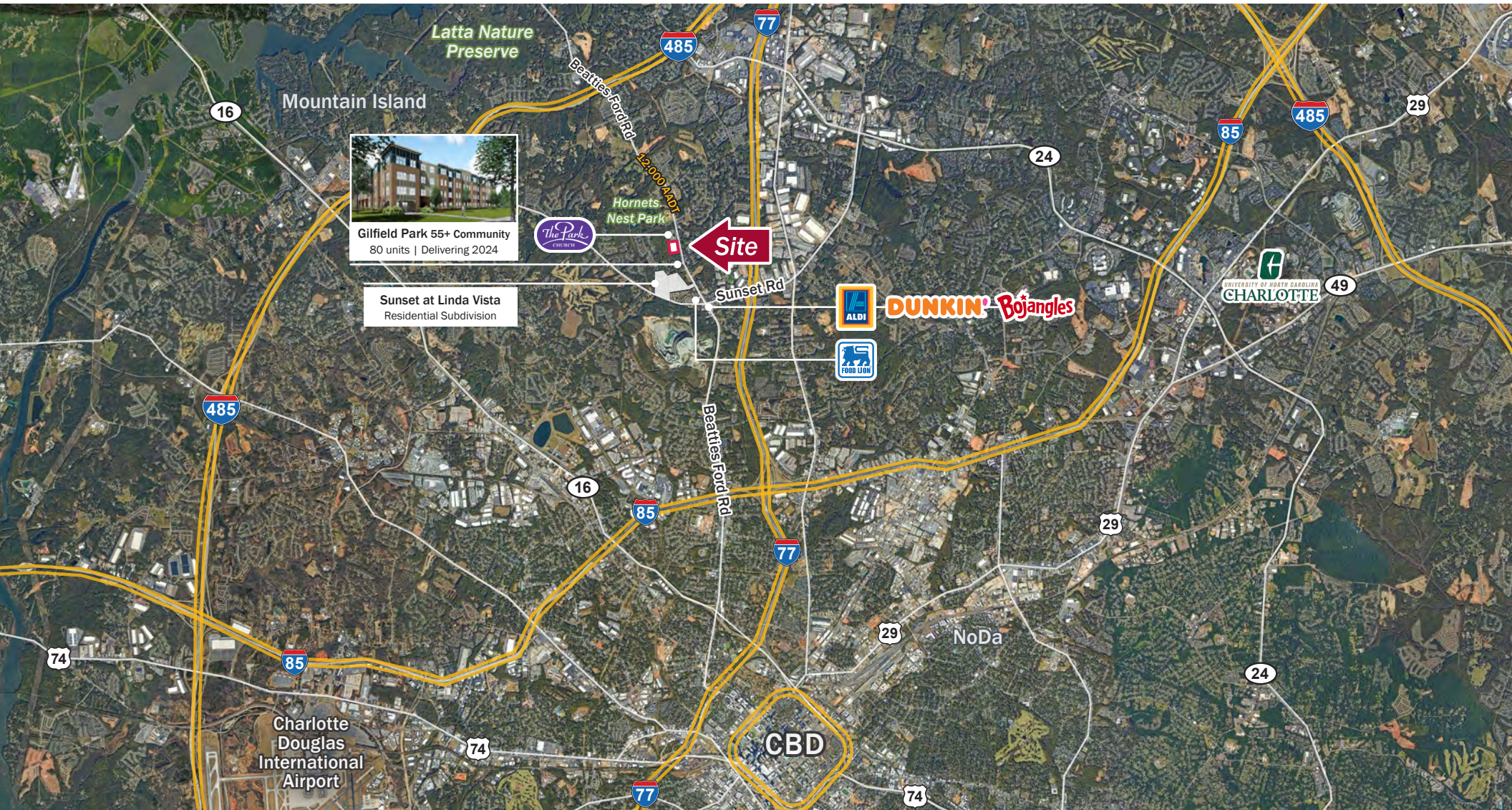
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## Market Aerial



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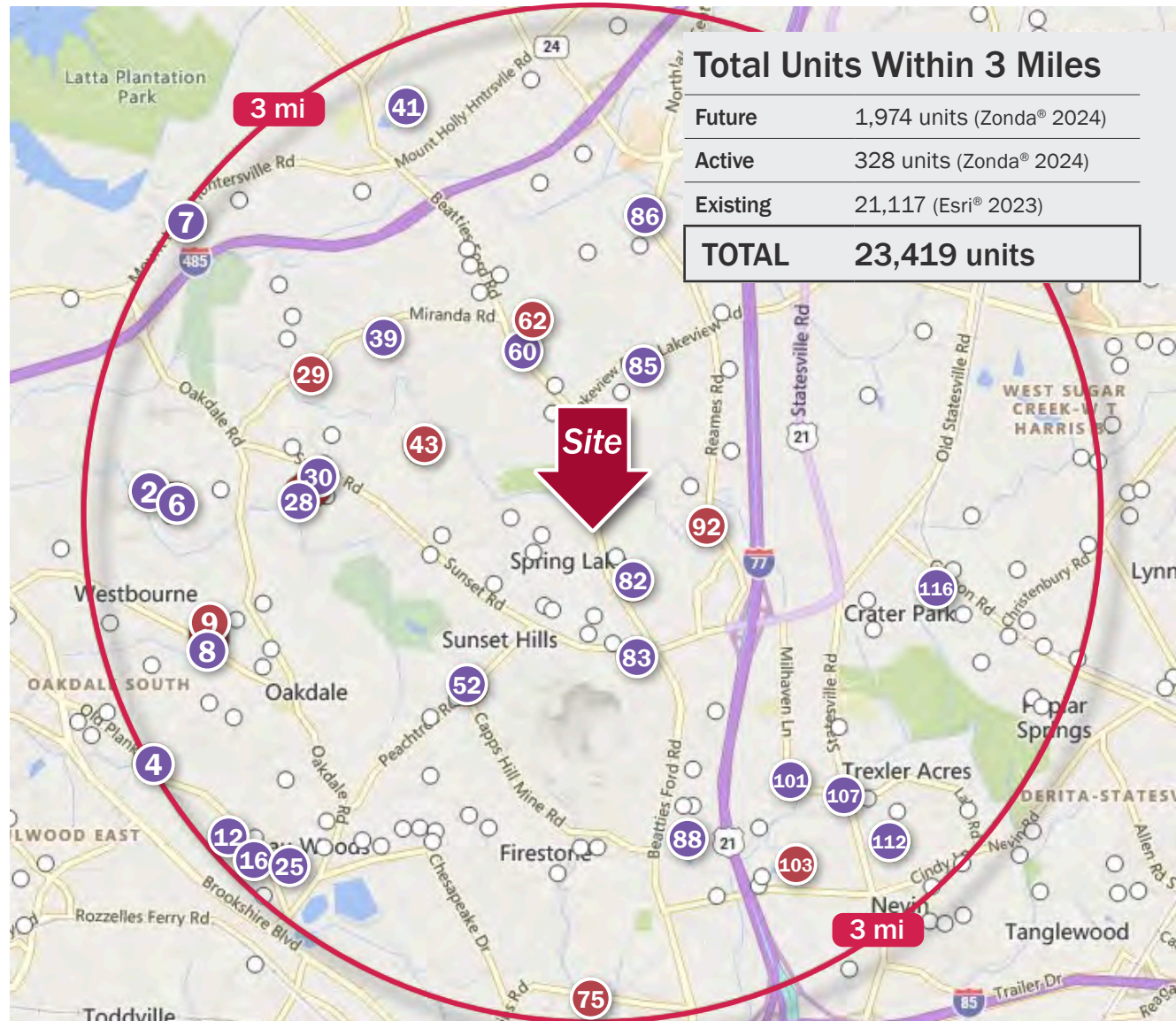
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## Residential Activity

Subdivision	Units
2 Reddy Estates SF <i>Future</i>	14
4 Braswell SF (P) <i>Future</i>	126
6 Kelly Manor DU (P) <i>Future</i>	30
7 Alverton Place SF (P) <i>Future</i>	30
8 Pleasant Grove Rd TH (P) <i>Future</i>	23
9 Pleasant Grove (Mattamy) TH <i>Active</i>	114
12 Old Plank Meadows TH (P) <i>Future</i>	100
16 Old Plank Rd MF (P) <i>Future</i>	180
25 Hickory Glen DU (P) <i>Future</i>	46
28 Sunset Creek TH <i>Future</i>	150
29 Sunbriar SF <i>Active</i>	27
30 Sunset Creek SF <i>Future</i>	130
39 Windsford SF (P) <i>Future</i>	121
41 Oak Grove Hill <i>Future</i>	156
43 Kinghurst Cove SF <i>Active</i>	24
52 Peachtree TH (P) <i>Future</i>	45
60 Sunset Meadows SF (P) <i>Future</i>	63
62 McGee Place SF <i>Active</i>	80
75 Stewart Creek Estates SF <i>Active</i>	33
82 Westwood Reserves TH (P) <i>Future</i>	239
83 Sunset Rd TH (P) <i>Future</i>	24
85 Lakeview Village TH (P) <i>Future</i>	41
86 Long Creek TH (P) <i>Future</i>	29
88 1882 Slater Rd SF (P) <i>Future</i>	12
92 Trinity Village TH <i>Active</i>	69
101 Milhaven Ln TH (P) <i>Future</i>	90
103 Dillon Lakes TH <i>Active</i>	263
107 Statesville Road TH <i>Future</i>	16
112 Arvin Estates SF <i>Future</i>	22
116 Nichols Landing TH (P) <i>Future</i>	287

Key: ■ Active/Developing SFH ■ Future/Planned SFH



### Total Units Within 3 Miles

Future	1,974 units (Zonda® 2024)
Active	328 units (Zonda® 2024)
Existing	21,117 (Esri® 2023)

**TOTAL 23,419 units**



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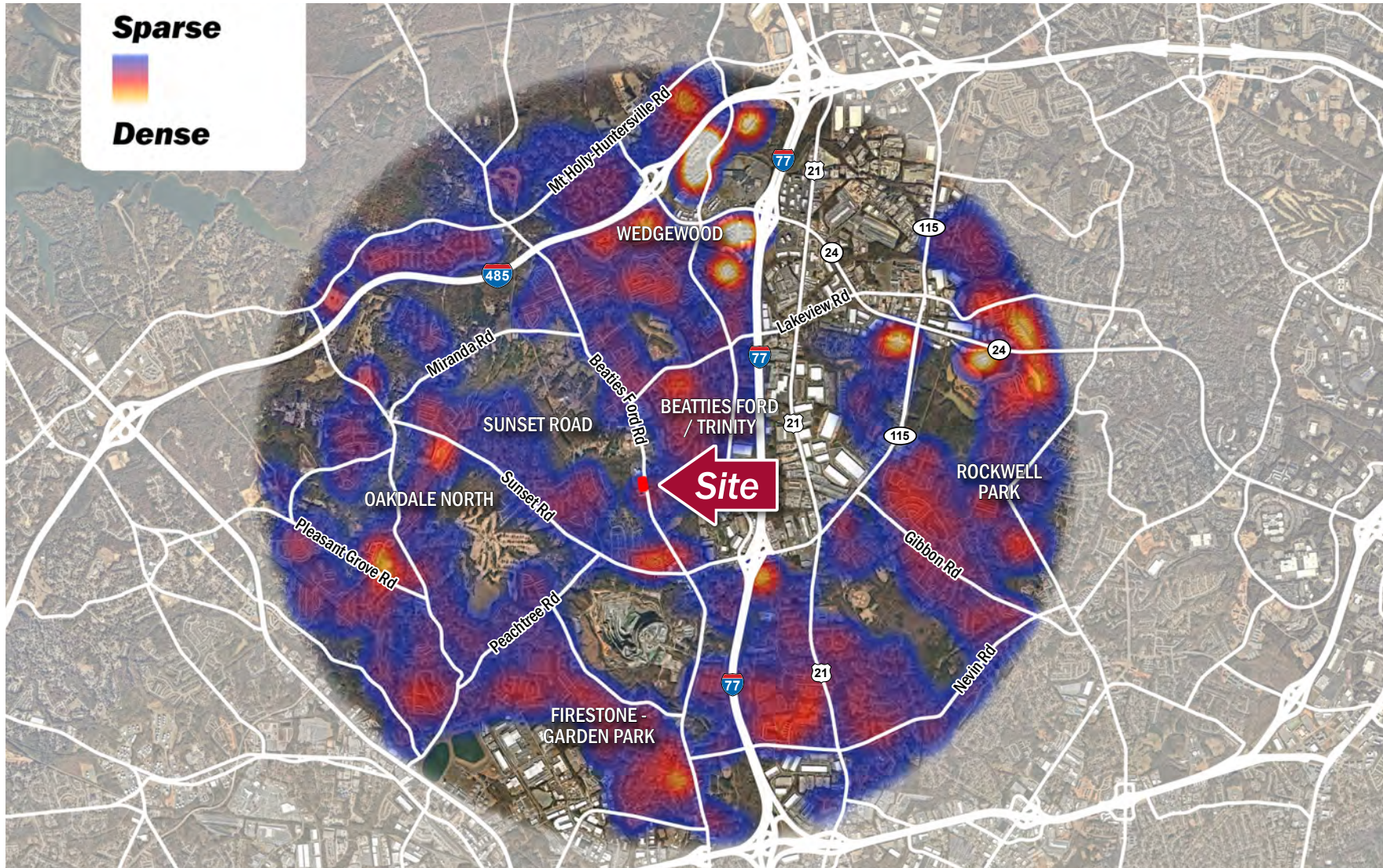
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## Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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