

GILEAD MEDICAL CENTER

15419 HODGES CIRCLE
HUNTERSVILLE, NORTH CAROLINA



WILL ROBERTSON
704-996-5824
will@FlagshipHP.com

FOR LEASE

PROPERTY OVERVIEW

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- Medical office condo
- Prominent Huntersville location
- On-building signage available
- Class A Medical office
- 0.2 miles to Novant Health Huntersville Medical Center



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TOTAL BUILDING AREA:
± 18,000SF



AVAILABLE SPACE:
±4,018 SF

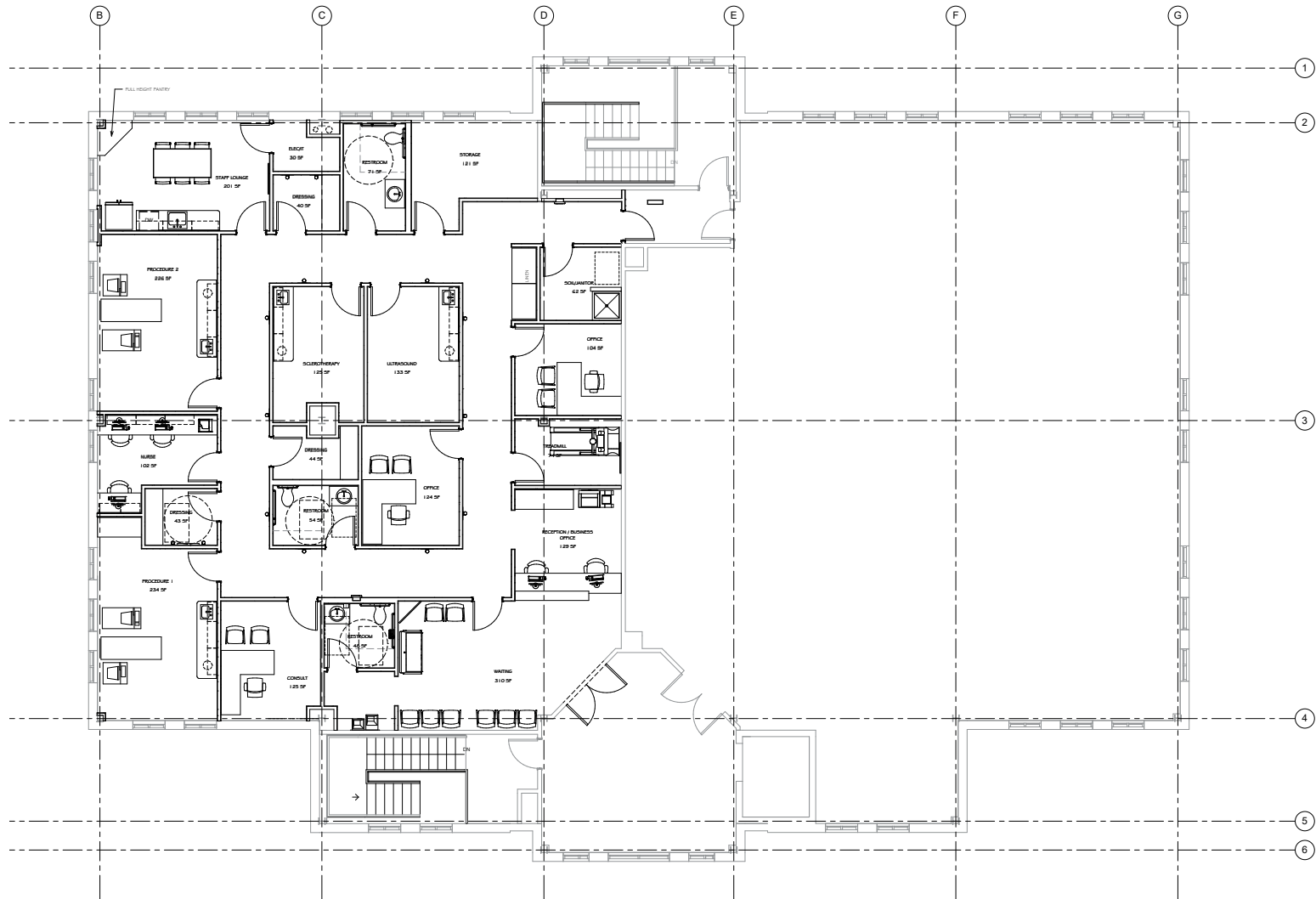


LEASE RATE:
\$29.00/SF



LEASE TYPE:
NNN

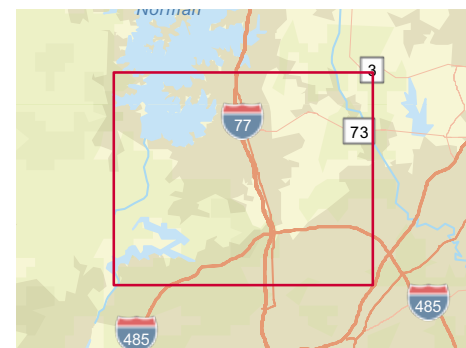
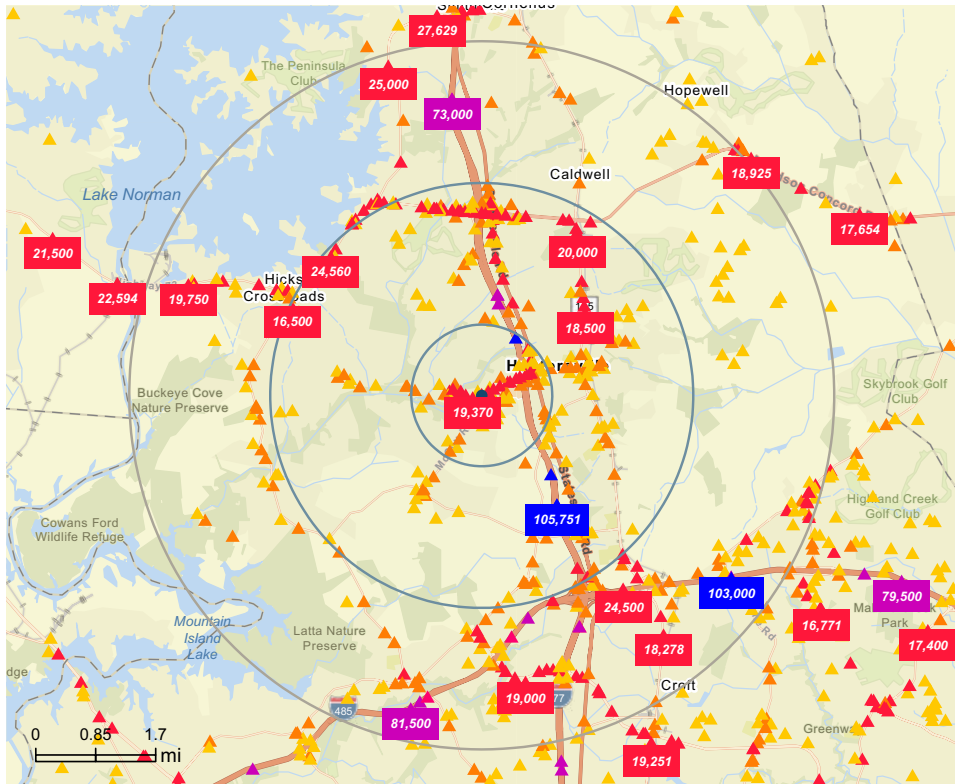
FLOOR PLAN



VIRTUAL TOUR

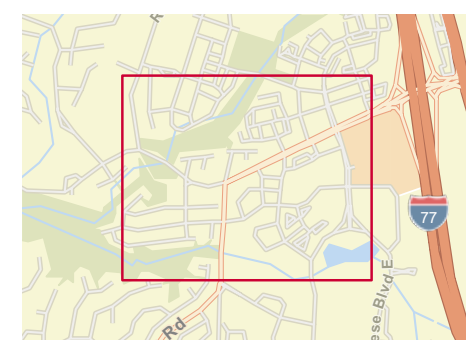
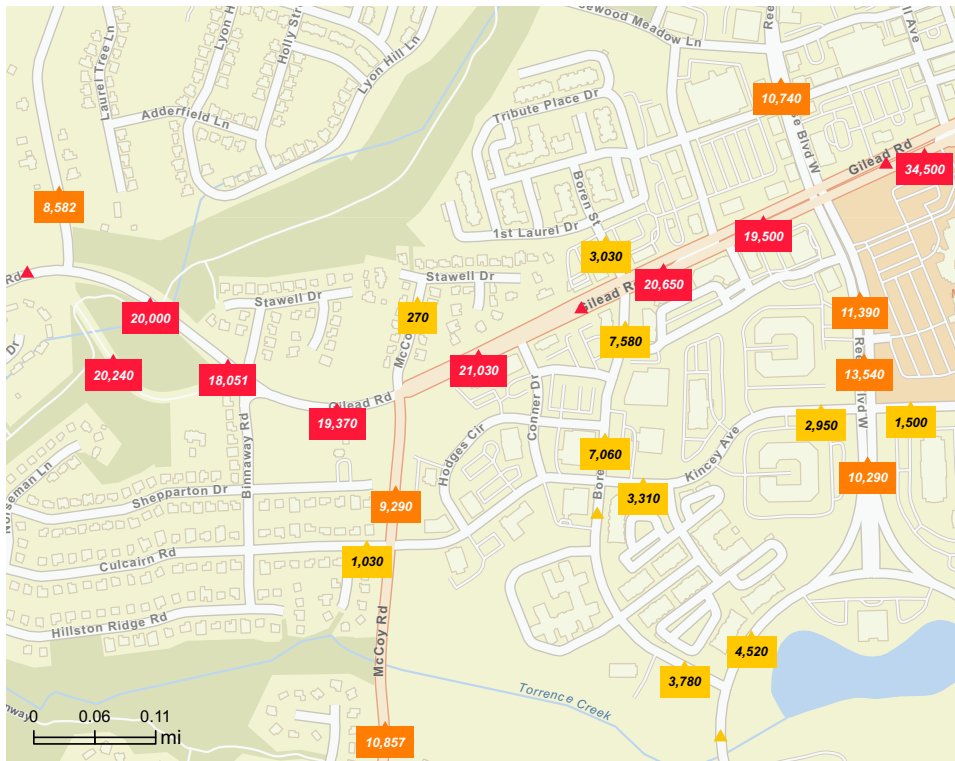


TRAFFIC COUNT



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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DEMOGRAPHICS



2025 TOTAL POPULATION
1 Mile: 7,136
3 Miles: 47,721
5 Miles: 109,316



2025 MEDIAN HOUSEHOLD INCOME
1 Mile: \$107,096
3 Miles: \$126,250
5 Miles: \$117,480



2025 TOTAL HOUSEHOLDS
1 Mile: 3,011
3 Miles: 18,838
5 Miles: 44,150

AREA MAP

■ Site
■ Medical
■ Non-medical



Food Lion

Cosmetic Dentistry of the Carolinas

ALDI

Harris Teeter

Publix

CVS

Atrium Health Urgent Care

Huntersville Modern Dentistry

Novant Health Huntersville Medical Center

15419 Hodges Circle

Physicians Plaza

Lowes Food

Park Medical Plaza

Tryon Medical Partners

Novant Health Endocrinology

Novant Health Pediatrics & Internal Medicine

Carolina Pediatrics & Primary Care

Novant Health Charlotte Colon & Rectal Surgery

Gilead Rd

Statesville Rd

77

AERIAL

