

2 Medical Office Spaces Available

▶ *Blakeney Commons*

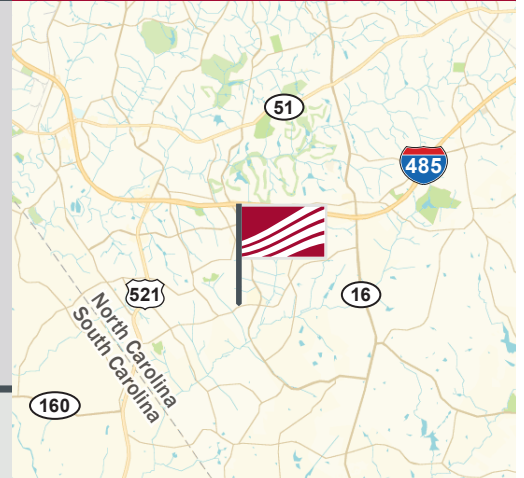
9216 & 9224 Ardrey Kell Rd, Charlotte, NC 28277



+ Medical Space Available

- 9216 Ardrey Kell Rd: Suite 200 - 2,240 SF Available
- 9224 Ardrey Kell Rd: Suite 100 - 2,500 SF Available
- Co-tenants include: Novant Health, Ryan Foot & Ankle, Smile Dentistry, and Ivy Rehab
- Brand new construction in a premier location
- Excellent demographics

For Lease



Pricing

\$32/SF, NNN

Demographics	1 mile	3 mile	5 mile
2018 Population	13,110	76,669	151,610
2000 - 2018 Growth Rate	1.39%	2.21%	2.36%
2018 Avg. HH Income	\$134,526	\$148,046	\$131,657

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Market Aerial

Blakeney Commons

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► Building Photos

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► Demographics

Blakeney Commons

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	1 mile	3 miles	5 miles
Population			
2000 Population	4,821	27,958	73,521
2010 Population	11,696	60,699	125,023
2018 Population	13,110	72,669	151,610
2023 Population	14,360	82,387	171,357
2000-2010 Annual Rate	9.27%	8.06%	5.45%
2010-2018 Annual Rate	1.39%	2.21%	2.36%
2018-2023 Annual Rate	1.84%	2.54%	2.48%
2018 Male Population	47.2%	48.2%	48.3%
2018 Female Population	52.8%	51.8%	51.7%
2018 Median Age	38.0	38.2	38.6

In the identified area, the current year population is 151,610. In 2010, the Census count in the area was 125,023. The rate of change since 2010 was 2.36% annually. The five-year projection for the population in the area is 171,357 representing a change of 2.48% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	77.6%	74.2%	75.5%
2018 Black Alone	6.7%	8.5%	9.2%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2018 Asian Alone	11.6%	12.8%	9.4%
2018 Pacific Islander Alone	0.1%	0.0%	0.1%
2018 Other Race	1.3%	1.6%	2.8%
2018 Two or More Races	2.5%	2.6%	2.6%
2018 Hispanic Origin (Any Race)	6.4%	6.5%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 18.3% 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 50.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,618	9,769	27,723
2010 Households	4,275	22,193	47,607
2018 Total Households	4,740	25,996	56,449
2023 Total Households	5,155	29,203	63,067
2000-2010 Annual Rate	10.20%	8.55%	5.56%
2010-2018 Annual Rate	1.26%	1.94%	2.09%
2018-2023 Annual Rate	1.69%	2.35%	2.24%
2018 Average Household Size	2.77	2.80	2.69

The household count in this area has changed from 47,607 in 2010 to 56,449 in the current year, a change of 2.09% annually. The five-year projection of households is 63,067, a change of 2.24% annually from the current year total. Average household size is currently 2.69, compared to 2.63 in the year 2010. The number of families in the current year is 39,892 in the specified area.

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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$106,706	\$114,001	\$99,837
2023 Median Household Income	\$110,731	\$119,125	\$104,914
2018-2023 Annual Rate	0.74%	0.88%	1.00%
Average Household Income			
2018 Average Household Income	\$134,526	\$148,046	\$131,657
2023 Average Household Income	\$146,515	\$160,966	\$143,948
2018-2023 Annual Rate	1.72%	1.69%	1.80%
Per Capita Income			
2018 Per Capita Income	\$48,270	\$53,216	\$49,212
2023 Per Capita Income	\$52,128	\$57,384	\$53,223
2018-2023 Annual Rate	1.55%	1.52%	1.58%

Households by Income

Current median household income is \$99,837 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$104,914 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$131,657 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$143,948 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$49,212 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$53,223 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	1,728	10,382	29,630
2000 Owner Occupied Housing Units	1,562	8,210	21,660
2000 Renter Occupied Housing Units	56	1,558	6,062
2000 Vacant Housing Units	110	614	1,908
2010 Total Housing Units	4,439	23,384	50,381
2010 Owner Occupied Housing Units	3,572	17,538	35,421
2010 Renter Occupied Housing Units	703	4,655	12,186
2010 Vacant Housing Units	164	1,191	2,774
2018 Total Housing Units	4,858	27,032	59,120
2018 Owner Occupied Housing Units	3,975	20,028	40,922
2018 Renter Occupied Housing Units	765	5,968	15,526
2018 Vacant Housing Units	118	1,036	2,671
2023 Total Housing Units	5,275	30,309	65,789
2023 Owner Occupied Housing Units	4,374	22,113	45,650
2023 Renter Occupied Housing Units	781	7,090	17,417
2023 Vacant Housing Units	120	1,106	2,722

Currently, 69.2% of the 59,120 housing units in the area are owner occupied; 26.3%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 50,381 housing units in the area - 70.3% owner occupied, 24.2% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 7.37%. Median home value in the area is \$321,807, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.98% annually to \$354,867.

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