

+/- 4,646 SF MEDICAL/OFFICE



FOR SUBLEASE  
NOW AVAILABLE

8014 Myint Lane | **Concord, NC 28027**

+/- 4,646 SF free standing office building is perfectly suited for a mid-sized veterinarian or medical office. This office building features multiple exam rooms, procedure rooms, and has ample parking. Many amenities and large national retailers nearby.

- ✓ \$25.95/SF NNN / \$10,046.98 MONTH
- ✓ +/- 4.646 SQUARE FEET
- ✓ AMPLE PARKING
- ✓ I-1 LIGHT INDUSTRIAL DISTRICT ZONING
- ✓ MINUTES AWAY FROM I-85, CONCORD MILLS, AND CONCORD-PADGETT REGIONAL AIRPORT

*\*All information needs to be independently verified.*

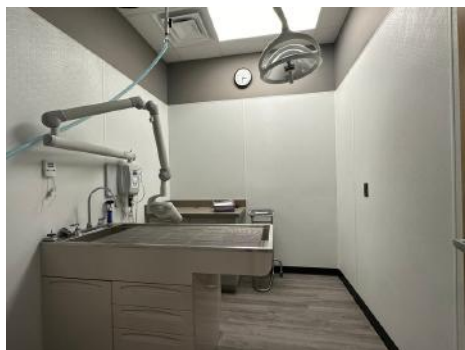
+/- 4.646 SF MEDICAL/OFFICE - CONCORD NC



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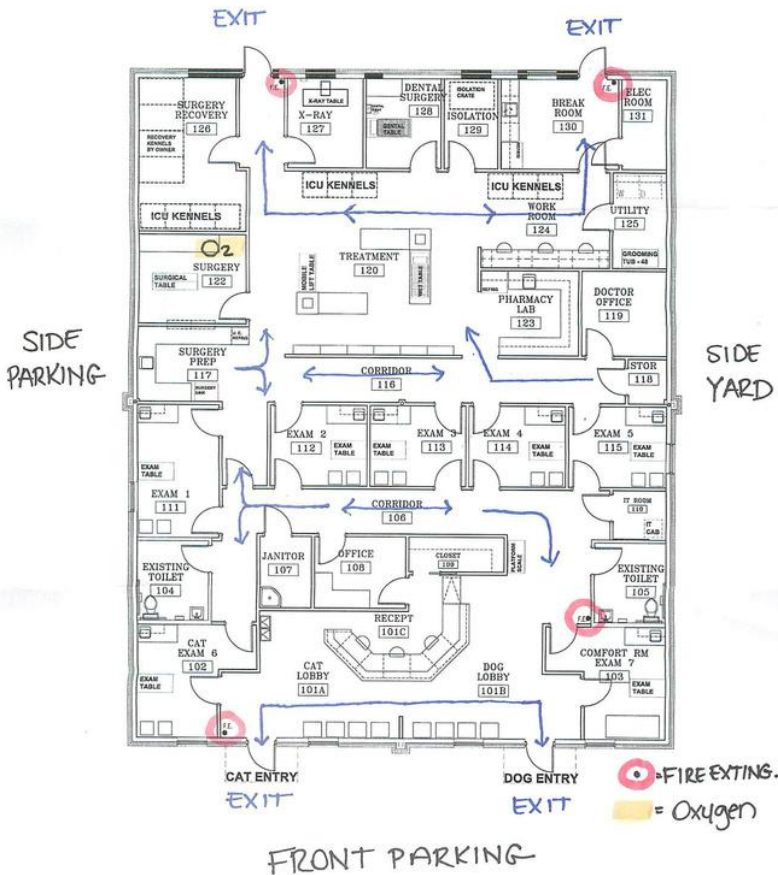


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# FLOOR PLAN

BACK PARKING \* Meeting Spot



\*Floor plan is for representation purposes only. Needs to be independently verified.

## PROPERTY/BUILDING FEATURES

**Total Square Feet:** 4,646 SF

**Year Built:** 2019

**Total Acres:** 0.848 Acres

**Zoning:** City of Concord, I-1 Light Industrial DistrictD

**Parking:** Ample Parking

**Power:** One (1) 3-Phase 450 Amp 208V Electrical Panel (Divided into (2) Subpanels)

**Lighting:** LED Light (Ballast Fixtures)

**Sprinkler System:** N/A

**Clear Height:** +/- 9' 5"

**Floors:** Luxury Vinyl Tile

**HVAC:** The building has full HVAC and Heat (3 units)

**Roofing:** TPO Membrane Roof

**Exterior:** Brick

## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<i>Population</i>	1,709	47,771	71,230
<i>Med. HH Income</i>	\$94,444	\$107,140	\$95,081
<i>Pop. Growth ('24-'29)</i>	3.64%	1.58%	1.93%
<i>Tot. Employees</i>	2,028	18,733	16,728

\*Source 2024 Esri Business Analyst



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