

Retail & Medical Space Available



## Terraces Medical Plaza

9101 Pineville-Matthews Road, Pineville, NC 28134



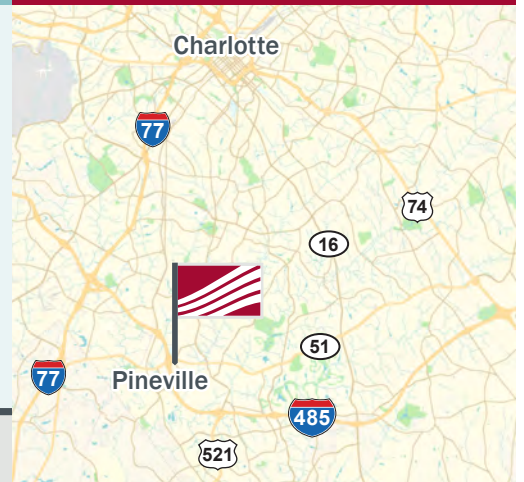
### Retail & Medical Space

- ±1,888 - 24,128 SF of space available in newly redeveloped Class A retail /medical plaza
- Located directly across from Atrium Health's Pineville medical campus, 235 beds on ±46 acre campus offering a range of services 24/7
- Undergoing façade renovations to be completed before year end
- Current tenants include OrthCarolina, Starbucks and Sabor
- Located off of I-485 (154,000 ADT)

### Pricing

Call for pricing.

### For Lease



### Contact

**Robbie Adams**  
704.248.2108  
radams@mpvre.com

**Rebecca Herron**  
704.367.5017  
rherron@mpvre.com

Demographics	1 mile	3 mile	5 mile
2020 Population	5,939	66,106	185,020
2020 Daytime Population	10,686	45,508	117,462
2020 Avg. HH Income	\$71,099	\$97,406	\$116,983

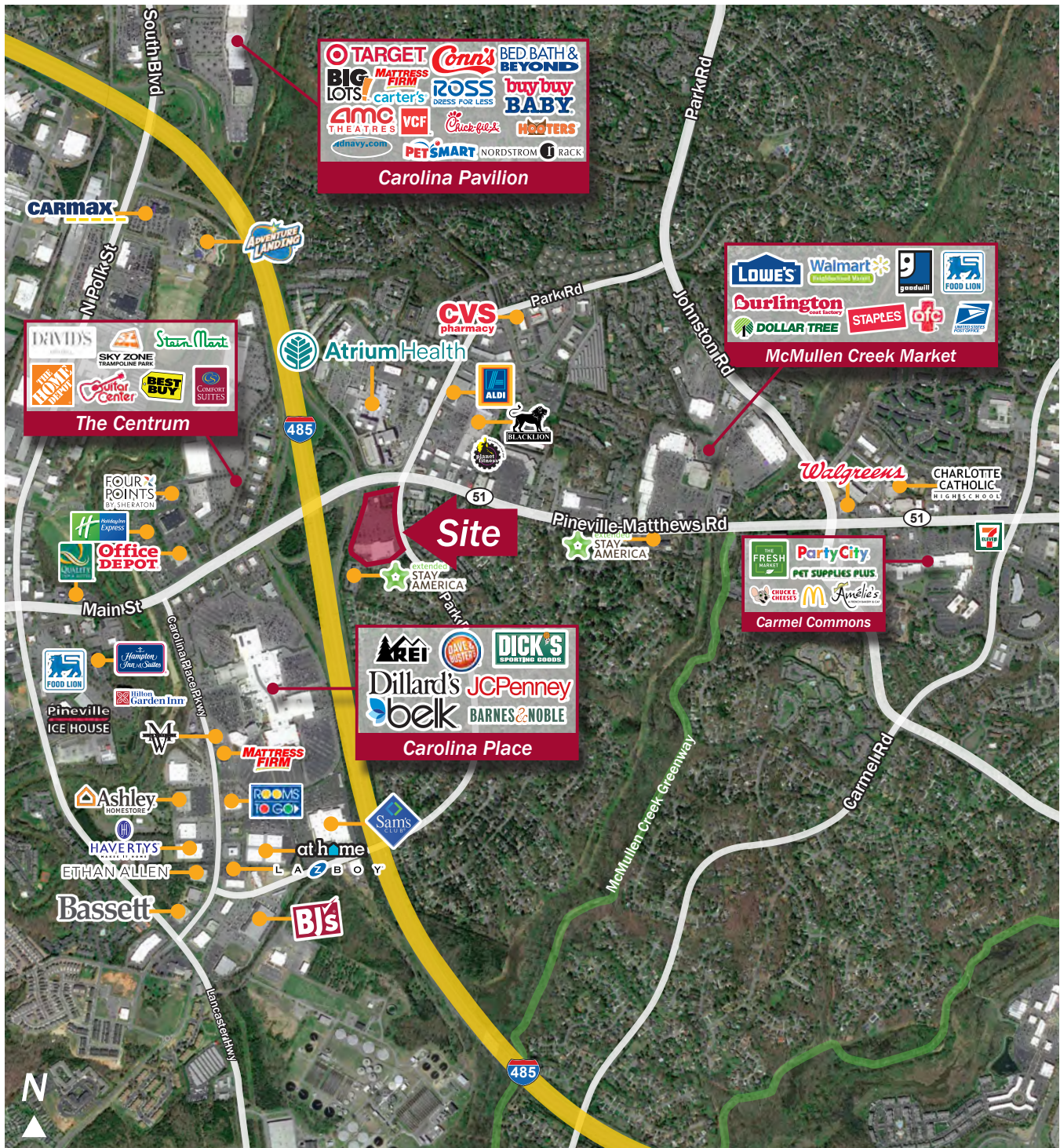
Traffic Count	ADT
Hwy 51/Pineville-Matthews Rd	55,000 ADT



## ► Market Aerial

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## ► Site Aerial

### Terraces Medical Plaza

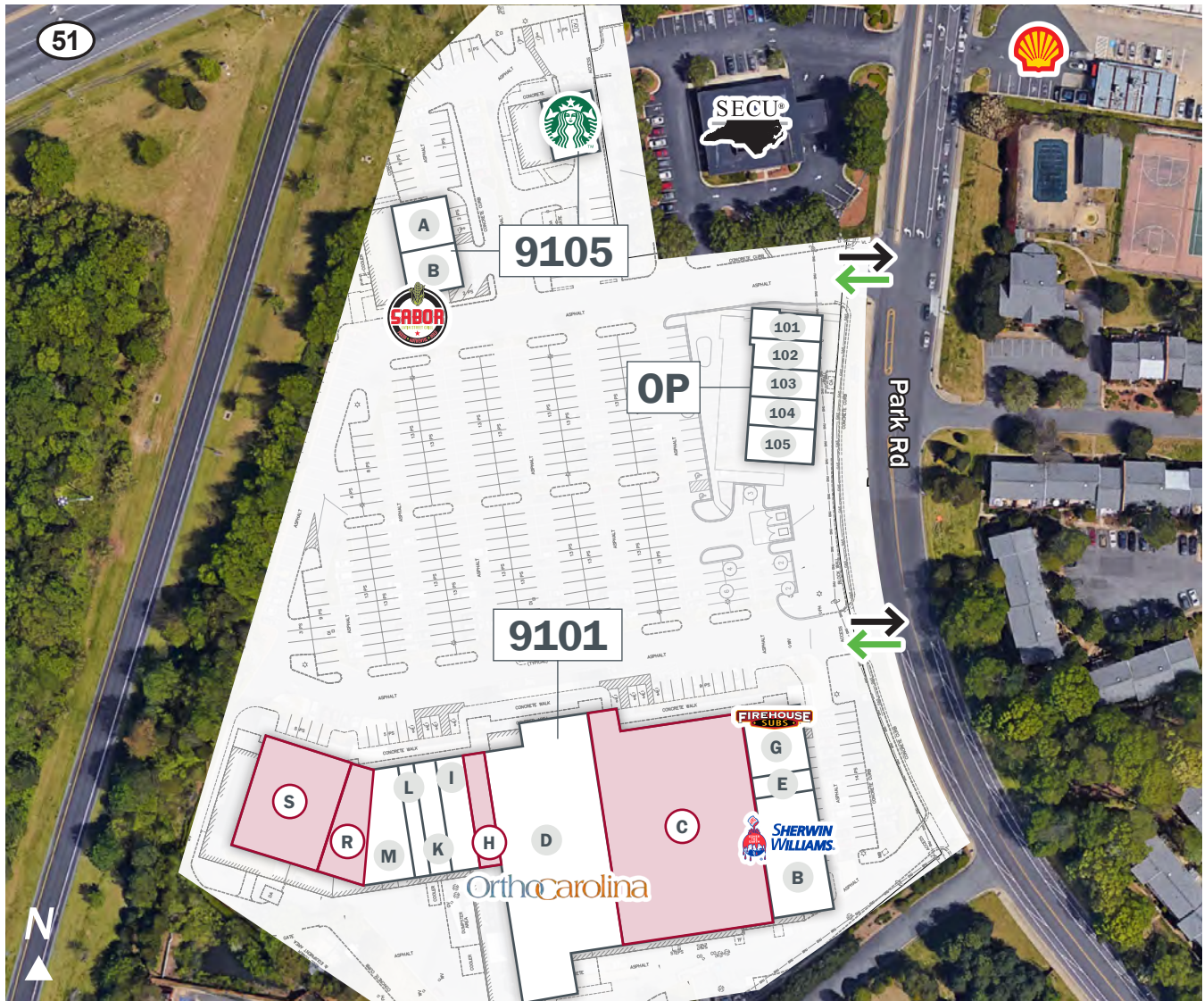
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## Tenants & Availability

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### 9101 Pineville-Matthews

B	Sherwin Williams	6,182 SF
<b>C</b>	<b>Available</b>	<b>Up to 24,128 SF</b>
D	OrthoCarolina	20,000 SF
E	The Grooming Lounge	800 SF
G	Firehouse Subs	2,660 SF
<b>H</b>	<b>Available</b>	<b>1,888 SF</b>
I	Chaupaati	2,348 SF
K	Brain Balance	2,170

L	CK Nails	1,382
M	Senior Helpers	3,508 SF
<b>R</b>	<b>Available</b>	<b>3,898 SF</b>
<b>S</b>	<b>Available</b>	<b>6,355 SF</b>

### 9105 Pineville-Matthews

	Starbucks	2,300 SF
A	Sprint	2,298 SF
B	Sabor Latin Grill	1,702 SF

### Outparcel

101	Pizza Hut	1,400 SF
102	Carolina Hometown Respiratory	1,697 SF
103	GoCPap+	1,297 SF
104	Chex Grill & Wings	1,500 SF
105	Accuvision Dry Eye & Specialty Center	1,772 SF



## ► Renderings

### *Terraces Medical Plaza*

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#### Redevelopment Plans for the Retail/Medical Plaza



Redeveloped building façade

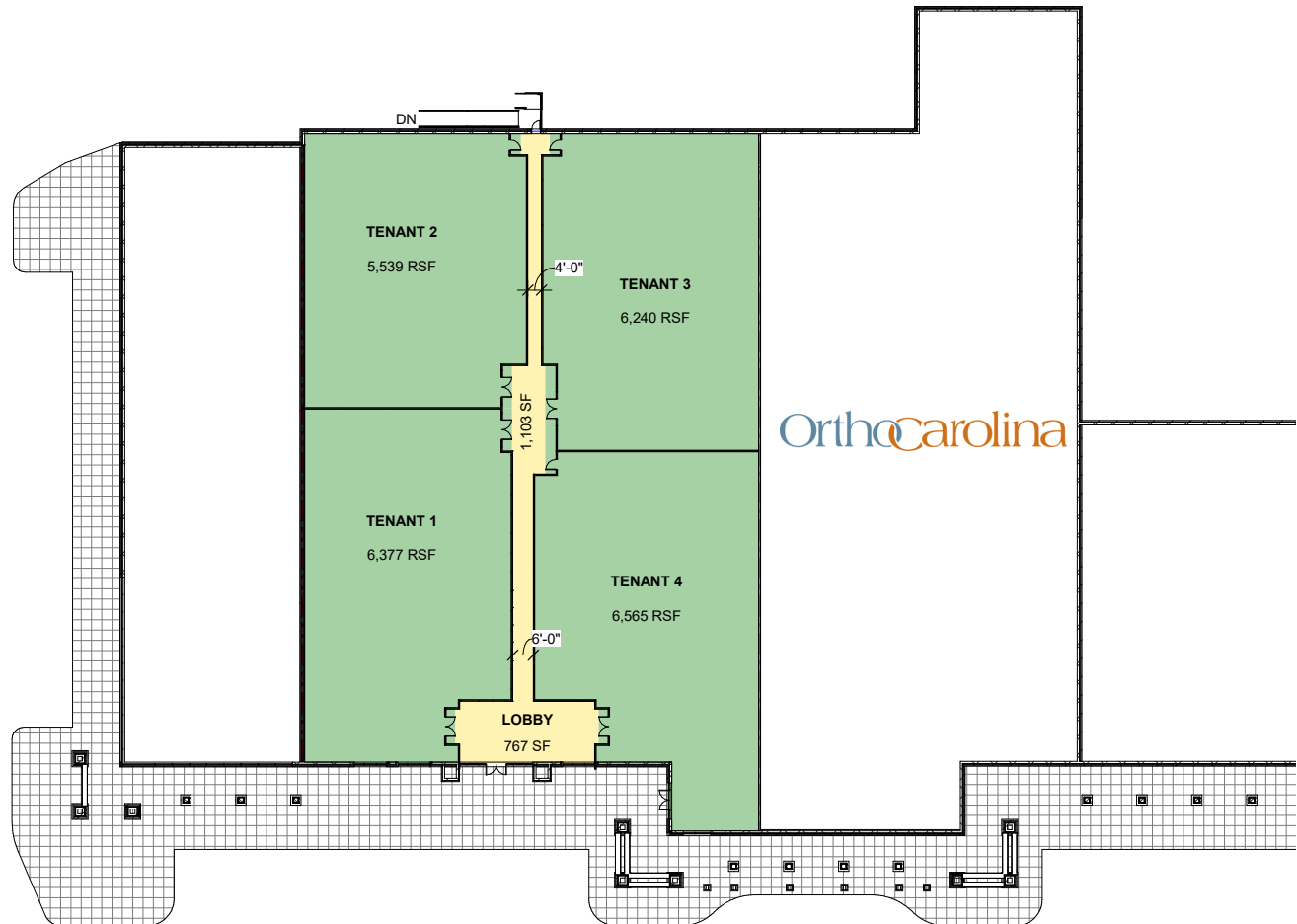


Redeveloped interior rendering

# ► 9101 C Floor Plan

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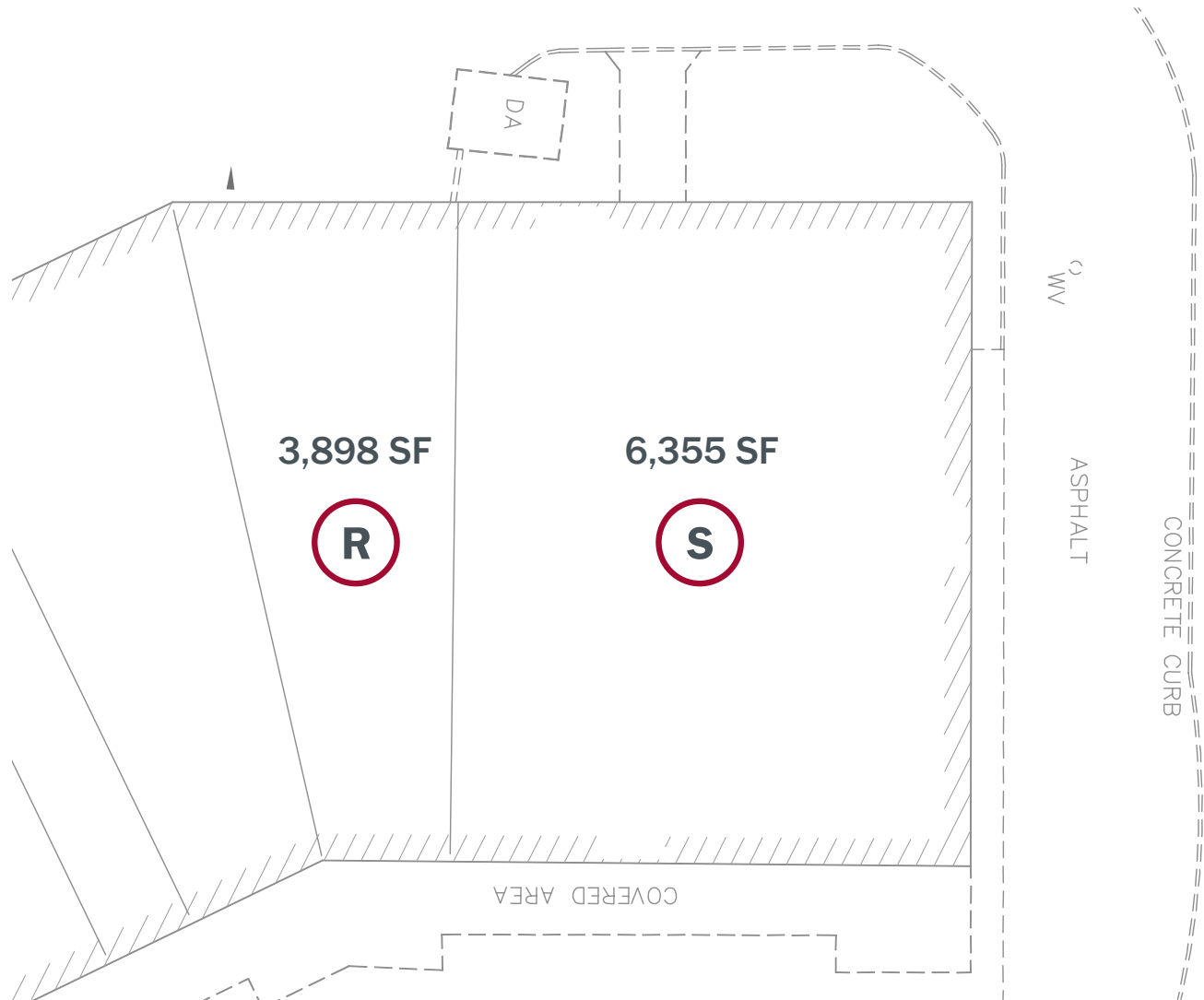
## Configuration for Available Space C



Space	SF
Tenant 1	6,377 SF
Tenant 2	5,539 SF
Tenant 3	6,240 SF
Tenant 4	6,585 SF
Lobby	767 SF

## ► 9101 R & S Floor Plan

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Exterior property photos

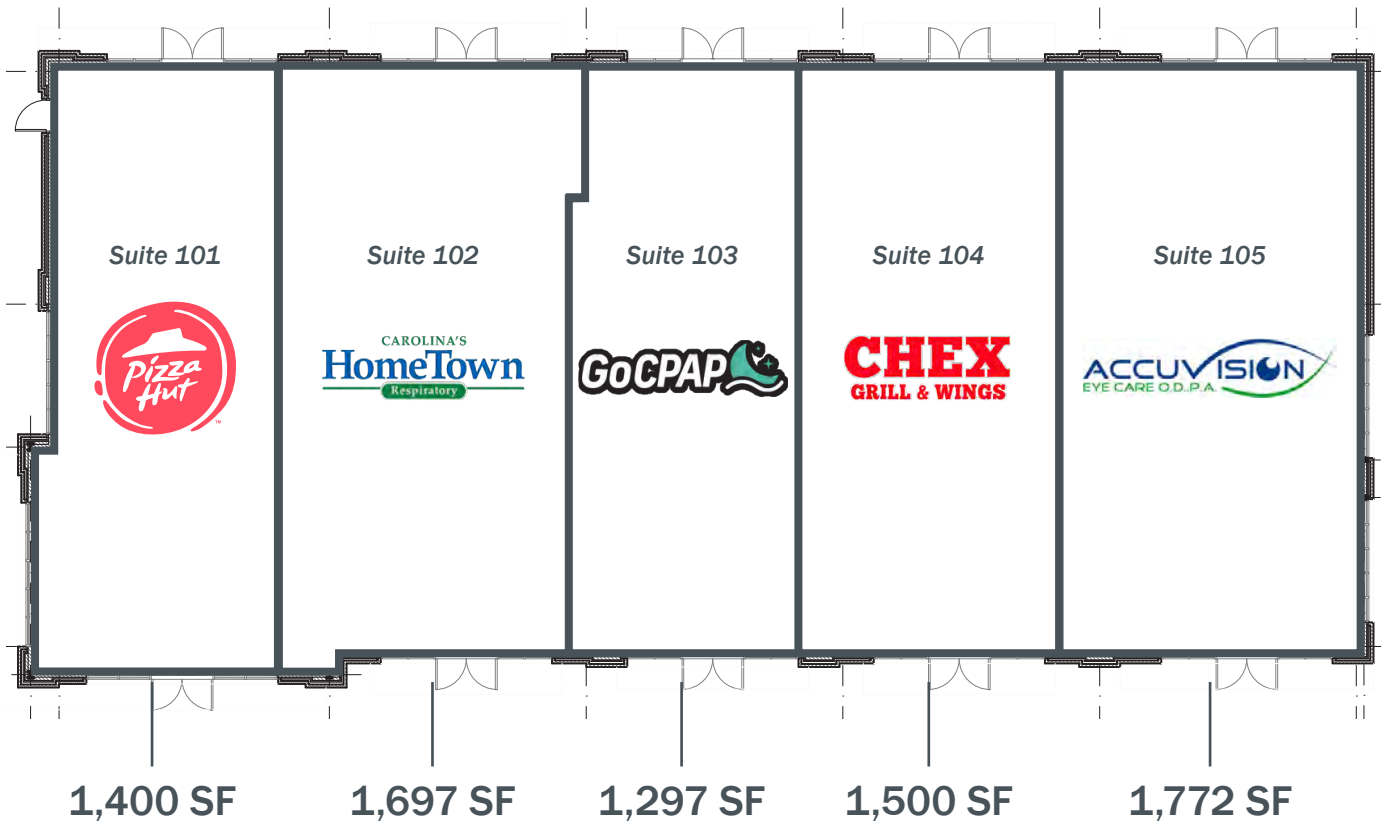
## ► Outparcel Floor Plan

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### Outparcel Leasing Plan and Rendering

Park Rd



Newly completed outparcel building





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