

Charlotte
Medical Plaza
I & II

709 - 13,918
Contiguous SF
Available



Building & Area Highlights:

- Located on Billingsley Road, in the heart of Charlotte’s medical community.
- Variety of medical services in the building that create opportunities for synergies like Surgery Centers, Neurology, Internal Medicine, Cardiology etc..
- Immediate proximity to Atrium Health (CMC)- Main, Novant Health / Presbyterian Medical Center, Presbyterian Orthopedic & Mercy Hospitals.
- Rare opportunity for occupancy in established medical office buildings in ideal midtown medical submarket.
- Monument Signage along Billingsley Road.
- High Traffic Counts.
Randolph Road at Billingsley Road:
28,000 Cars Daily

- Ample parking (5/1000 SF) with new parking surfaces in Dec. 2014.
- Full size elevators (2 in each building).
- Buildings under new Institutional Ownership.
- Extensive new interior and exterior common area improvements.
- Generous TI allowance available for qualifying tenants.
- Second generation space requiring minimal upfit.
- ADA Compliant.

Location:

- Located in the heart of dense Residential areas, Retail, Office and within minutes of two of the largest Hospital Systems:
3 Mile Radius, Residential Pop: 106,514
3 Mile Radius, Retail Statistics: 759 Buildings, 9,807,679 SF
3 Mile Radius, Office Statistics: 936 Buildings, 15,274,704 SF

Available Space:

Medical Plaza I - Building 300

- Suite 103 709 SF

Detailed Demographics
and

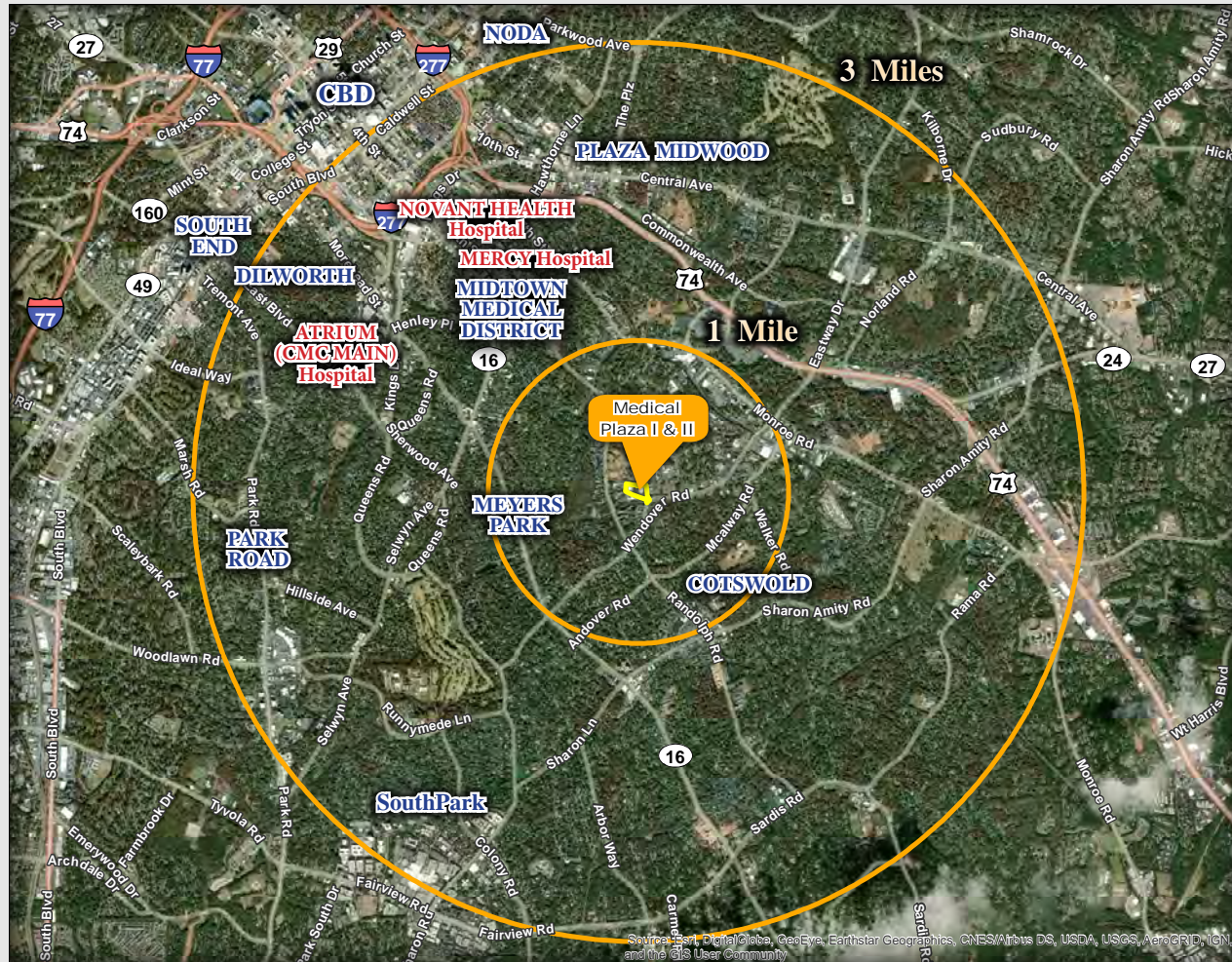
Medical Plaza II - Building 330

Medical Expenditures on
the following pages.

- Suite 100 13,918 SF
- Suite 103 2,117 SF
- Suite 206 1,551 SF
- Suite 207 2,740 SF
- Suite 209 5,715 SF

Potential to move existing tenants to create a contiguous space of appr. 8,500 SF. Contact Mike for more details.

\$29.00 psf Gross



Submarket and Local Hospital Systems:

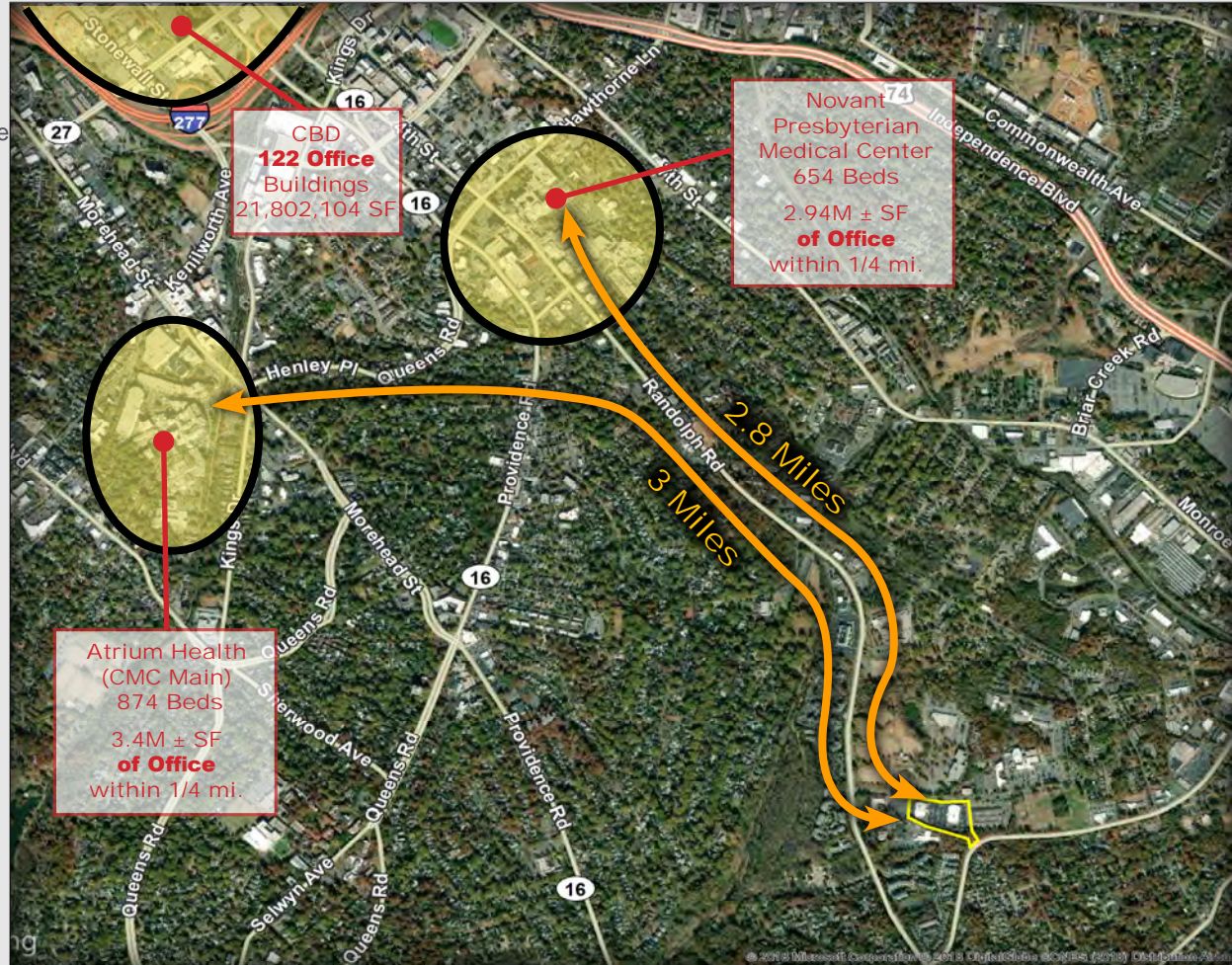
The subject property falls distinctly within the Midtown Medical Office submarket, marked by consistent occupancy and high rates of tenant retention due to proximity to major healthcare drivers such as Atrium (CMC) Main Hospital, Novant Health– Presbyterian Medical Center, Atrium (CMC) - Mercy Hospital and Presbyterian Orthopedic Hospital.

Ideally located within “the medical triangle” between Presbyterian, Atrium (CMC) Main and Sharon Amity, Charlotte Medical Plaza I & II offer medical practices unparalleled convenience in an irreplaceable location. Tenants who choose to locate their practices within Charlotte Medical Plaza are within minutes of uptown Charlotte, Southpark, Eastover & Cotswold, all critical commercial and residential areas of Charlotte.

Atrium Health (Formerly CMC) - Main Campus opened in 1940 as Charlotte Memorial Hospital and has since grown into the largest regional hospital within the Carolinas Healthcare System network - the second largest public healthcare system in the country with more than 30 affiliated hospitals, 6,300 licensed beds, 1,700 physicians and over 48,000 employees. The hospital includes a Level 1 trauma center, a research institute and numerous specialty services (heart, cancer, organ transplant, pediatrics, brain and spine, orthopedics, etc.) CMC Main Campus also serves as one of North Carolina’s five Academic Medical Center Teaching Hospitals, providing graduate level education to more than 250 physicians in 18 specialties. The Levine Children’s Hospital earned the designation as “one of America’s Best Hospitals” by U.S. News & World Report. There are approximately 800 open heart surgeries and 13,500 cardiac catheterizations performed at The Sanger Heart & Vascular Institute annually. Additionally, the recent announcement of the UNC School of Medicine Charlotte Campus and the Levine Cancer Institute demonstrate the trajectory of this world class healthcare facility.

Novant Health- Presbyterian Medical Center, part of Winston-Salem based Novant Health System, is a 531 bed full service hospital.

Over the past two years, Presbyterian has been steadily expanding to add more floors, hospital beds and operating rooms. The recently completed expansion of the “F” Wing added 100,000 SF above the Presbyterian Cancer Center. The fifth, sixth & seventh floors include 90 new state of the art patient exam rooms and a 20-bed cardiac triage unit. Construction continues on the “G” Wing includes a new pediatric emergency department and eight new operating rooms.





Additional Property Information:

Current tenants of Medical Plaza I & II include:

- Novant Endocrinology
- Novant Neurosurgery Specialists
- Lasik Vision Institute
- John Lacouture (Internal Medicine)
- Walton S. Peery, DDS
- James E. Lemmons, DDS
- David Stroup, DDS
- Numale Medical Center
- Presbyterian Wound Care (Novant)
- Carolina Digestive Health Associates
- LabCorp
- Mark Tripp, DDS
- Legacy Heart Care
- CMC Behavioral Health
- Vitality Plus, LLC
- Memory Center Charlotte

Year Built: 1992 & 1993, **Renovated in 2012**

Land Area: 7.15 Acres

Stories: Two (2) Story

Elevators: Two (2) hospital-size in each building

Exterior Construction: Brick & Concrete Masonry

Parking: Five (5) spaces per 1,000 sf and new parking surfaces in Dec. 2014

HVAC: Water source heat pumps, cooling tower and condensation lines replaced in 2009

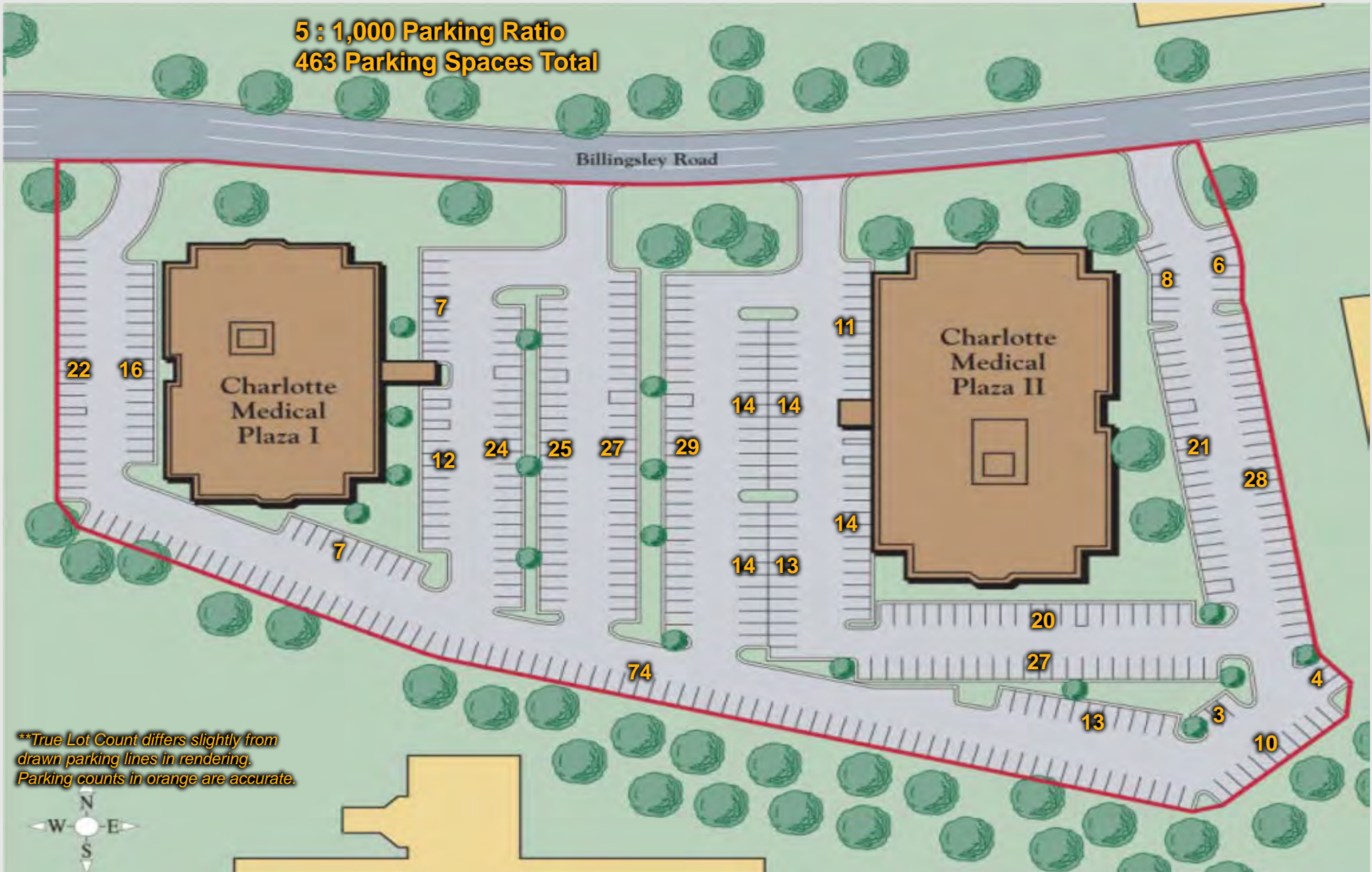


Caldwell Rose
crose@srenc.com

Mike Wiles
mwiles@srenc.com

704-375-1000

5 : 1,000 Parking Ratio
463 Parking Spaces Total







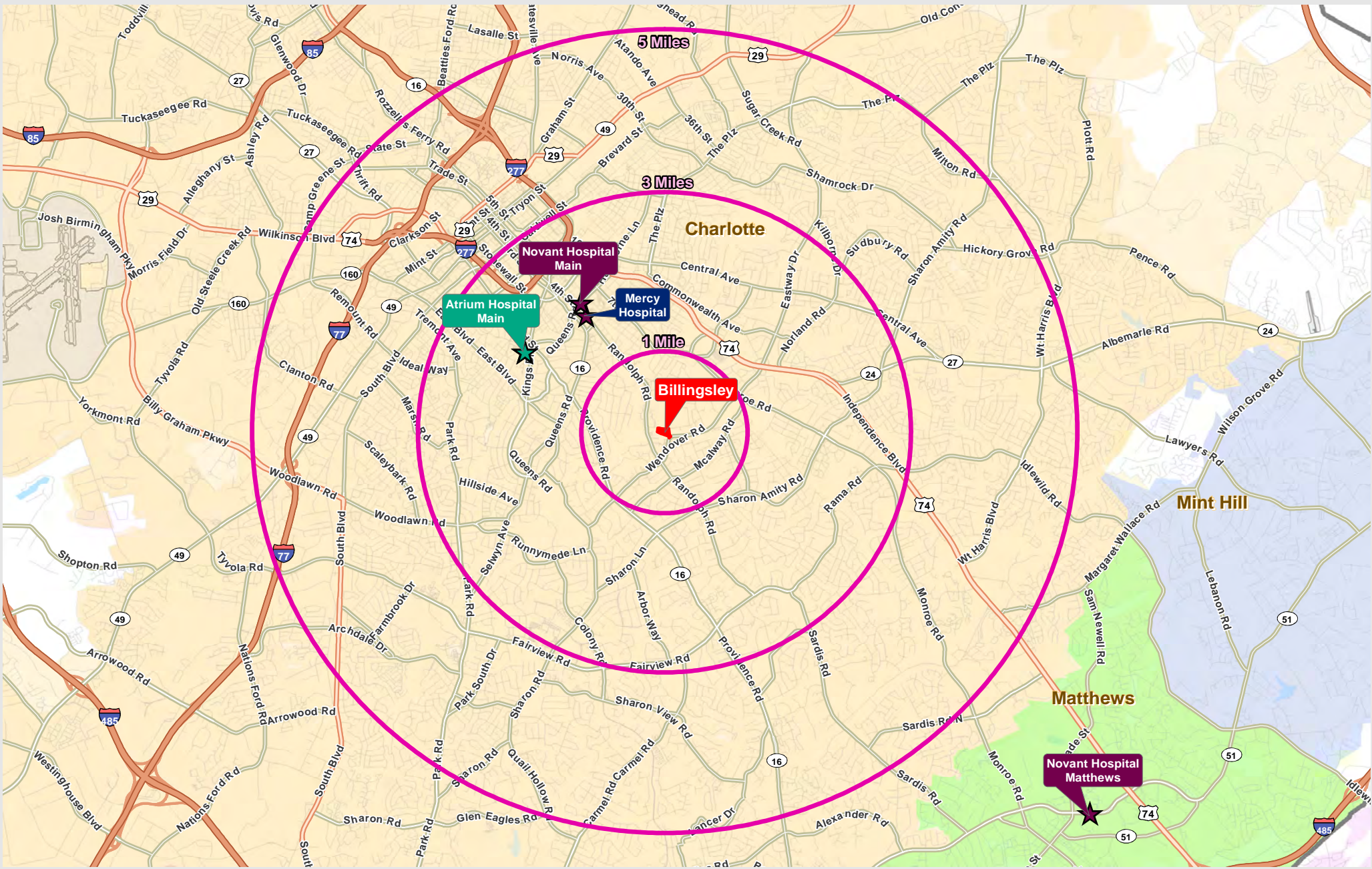
Suite 103
(Shell)
709 RSF



Suite 100
13,918 RSF

Suite 103
2,117 RSF





	1 mile	3 miles	5 miles
Population			
2000 Population	9,107	90,243	240,521
2010 Population	9,563	92,035	250,390
2018 Population	10,426	106,514	295,845
2023 Population	11,002	119,443	329,637
2000-2010 Annual Rate	0.49%	0.20%	0.40%
2010-2018 Annual Rate	1.05%	1.79%	2.04%
2018-2023 Annual Rate	1.08%	2.32%	2.19%
2018 Male Population	47.5%	49.0%	48.9%
2018 Female Population	52.4%	51.0%	51.1%
2018 Median Age	34.7	36.3	35.2

In the identified area, the current year population is 295,845. In 2010, the Census count in the area was 250,390. The rate of change since 2010 was 2.04% annually. The five-year projection for the population in the area is 329,637 representing a change of 2.19% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	62.3%	66.4%	52.6%
2018 Black Alone	30.9%	20.7%	31.8%
2018 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2018 Asian Alone	1.9%	4.3%	4.1%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	2.5%	5.7%	8.3%
2018 Two or More Races	2.1%	2.4%	2.7%
2018 Hispanic Origin (Any Race)	6.0%	10.5%	14.5%

Persons of Hispanic origin represent 14.5% 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 71.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	3,790	39,979	101,998
2010 Households	4,013	39,974	106,738
2018 Total Households	4,295	46,115	126,393
2023 Total Households	4,495	52,179	141,878
2000-2010 Annual Rate	0.57%	0.00%	0.46%
2010-2018 Annual Rate	0.83%	1.75%	2.07%
2018-2023 Annual Rate	0.91%	2.50%	2.34%
2018 Average Household Size	2.39	2.24	2.27

The household count in this area has changed from 106,738 in 2010 to 126,393 in the current year, a change of 2.07% annually. The five-year projection of households is 141,878, a change of 2.34% annually from the current year total. Average household size is currently 2.27, compared to 2.27 in the year 2010. The number of families in the current year is 64,244 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$61,443	\$66,784	\$54,456
2023 Median Household Income	\$67,514	\$74,094	\$60,624
2018-2023 Annual Rate	1.90%	2.10%	2.17%
Average Household Income			
2018 Average Household Income	\$125,107	\$114,850	\$90,671
2023 Average Household Income	\$134,557	\$123,598	\$99,653
2018-2023 Annual Rate	1.47%	1.48%	1.91%
Per Capita Income			
2018 Per Capita Income	\$53,914	\$50,909	\$39,410
2023 Per Capita Income	\$57,436	\$55,184	\$43,495
2018-2023 Annual Rate	1.27%	1.63%	1.99%

Households by Income

Current median household income is \$54,456 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$60,624 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$90,671 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$99,653 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$39,410 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$43,495 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	4,012	43,035	109,416
2000 Owner Occupied Housing Units	1,748	20,575	51,787
2000 Renter Occupied Housing Units	2,042	19,404	50,211
2000 Vacant Housing Units	222	3,056	7,418
2010 Total Housing Units	4,740	45,694	120,996
2010 Owner Occupied Housing Units	1,940	21,439	53,216
2010 Renter Occupied Housing Units	2,073	18,535	53,522
2010 Vacant Housing Units	727	5,720	14,258
2018 Total Housing Units	5,076	52,906	142,689
2018 Owner Occupied Housing Units	1,861	21,202	53,677
2018 Renter Occupied Housing Units	2,434	24,912	72,716
2018 Vacant Housing Units	781	6,791	16,296
2023 Total Housing Units	5,316	59,897	159,527
2023 Owner Occupied Housing Units	2,011	23,060	58,808
2023 Renter Occupied Housing Units	2,484	29,120	83,069
2023 Vacant Housing Units	821	7,718	17,649

Currently, 37.6% of the 142,689 housing units in the area are owner occupied; 51.0%, renter occupied; and 11.4% 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 120,996 housing units in the area - 44.0% owner occupied, 44.2% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 7.60%. Median home value in the area is \$260,156, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.28% annually to \$291,130.

Demographic Summary		2018	2023
Population		10,426	11,002
Households		4,295	4,495
Families		2,379	2,495
Median Household Income		\$61,443	\$67,514
Males per 100 Females		90.7	91.4
Population By Age			
Population <5 Years		8.3%	7.9%
Population 65+ Years		13.5%	14.8%
Median Age		34.7	35.2
	Spending Potential Index	Average Amount Spent	Total
Health Care	139	\$7,987.08	\$34,304,525
Medical Care	138	\$2,694.78	\$11,574,084
Physician Services	141	\$355.61	\$1,527,359
Dental Services	137	\$514.01	\$2,207,680
Eyecare Services	138	\$84.28	\$361,972
Lab Tests, X-Rays	129	\$77.27	\$331,888
Hospital Room and Hospital Services	135	\$232.30	\$997,721
Convalescent or Nursing Home Care	138	\$43.97	\$188,851
Other Medical services (1)	153	\$167.30	\$718,562
Nonprescription Drugs	142	\$189.20	\$812,604
Prescription Drugs	136	\$491.44	\$2,110,733
Nonprescription Vitamins	138	\$98.44	\$422,786
Medicare Prescription Drug Premium	137	\$175.50	\$753,782
Eyeglasses and Contact Lenses	140	\$130.03	\$558,495
Hearing Aids	137	\$38.98	\$167,414
Medical Equipment for General Use	144	\$8.56	\$36,761
Other Medical Supplies/Equipment (2)	148	\$87.89	\$377,477
Health Insurance	140	\$5,292.30	\$22,730,442
Blue Cross/Blue Shield	141	\$1,786.57	\$7,673,328
Fee for Service Health Plan	143	\$1,058.79	\$4,547,501
HMO	143	\$1,154.35	\$4,957,938
Medicare Payments	134	\$823.15	\$3,535,427
Long Term Care Insurance	139	\$146.56	\$629,494
Other Health Insurance (3)	133	\$322.88	\$1,386,754

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Supplies includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Health Insurance includes Medicare Supplements and Other Health Insurance excluding Blue Cross/Blue Shield.

Source: Esri forecasts for 2018 and 2023; Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics.

		2018	2023
Demographic Summary			
Population		106,514	119,443
Households		46,115	52,179
Families		23,059	25,533
Median Household Income		\$66,784	\$74,094
Males per 100 Females		96.3	96.6
Population By Age			
Population <5 Years		6.5%	6.4%
Population 65+ Years		13.0%	14.7%
Median Age		36.3	36.9
	Spending Potential Index	Average Amount Spent	Total
Health Care	128	\$7,322.11	\$337,659,023
Medical Care	127	\$2,480.86	\$114,404,858
Physician Services	130	\$327.48	\$15,101,851
Dental Services	128	\$478.59	\$22,070,296
Eyecare Services	127	\$77.57	\$3,576,916
Lab Tests, X-Rays	123	\$73.37	\$3,383,285
Hospital Room and Hospital Services	128	\$219.74	\$10,133,524
Convalescent or Nursing Home Care	115	\$36.71	\$1,692,662
Other Medical services (1)	143	\$155.94	\$7,191,346
Nonprescription Drugs	130	\$173.52	\$8,001,679
Prescription Drugs	123	\$444.00	\$20,474,911
Nonprescription Vitamins	129	\$91.72	\$4,229,751
Medicare Prescription Drug Premium	122	\$156.05	\$7,196,118
Eyeglasses and Contact Lenses	130	\$120.37	\$5,551,007
Hearing Aids	124	\$35.25	\$1,625,706
Medical Equipment for General Use	143	\$8.49	\$391,530
Other Medical Supplies/Equipment (2)	138	\$82.06	\$3,784,277
Health Insurance	128	\$4,841.25	\$223,254,165
Blue Cross/Blue Shield	127	\$1,615.81	\$74,513,196
Fee for Service Health Plan	132	\$975.67	\$44,992,927
HMO	135	\$1,089.64	\$50,248,733
Medicare Payments	121	\$738.84	\$34,071,650
Long Term Care Insurance	125	\$131.65	\$6,070,938
Other Health Insurance (3)	119	\$289.64	\$13,356,721

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Source: Esri forecasts for 2018 and 2023; Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics.

		2018	2023
Demographic Summary			
Population		295,845	329,637
Households		126,393	141,878
Families		64,244	70,737
Median Household Income		\$54,456	\$60,624
Males per 100 Females		95.6	95.8
Population By Age			
Population <5 Years		6.6%	6.5%
Population 65+ Years		13.0%	14.2%
Median Age		35.2	35.5
	Spending Potential Index	Average Amount Spent	Total
Health Care	102	\$5,824.44	\$736,168,700
Medical Care	101	\$1,969.48	\$248,928,734
Physician Services	102	\$258.92	\$32,725,858
Dental Services	99	\$370.38	\$46,813,579
Eyecare Services	101	\$61.71	\$7,800,079
Lab Tests, X-Rays	97	\$58.23	\$7,359,737
Hospital Room and Hospital Services	103	\$176.09	\$22,256,167
Convalescent or Nursing Home Care	96	\$30.60	\$3,867,721
Other Medical services (1)	113	\$123.60	\$15,622,580
Nonprescription Drugs	105	\$140.03	\$17,699,105
Prescription Drugs	99	\$356.23	\$45,024,556
Nonprescription Vitamins	102	\$72.82	\$9,203,600
Medicare Prescription Drug Premium	98	\$125.94	\$15,917,500
Eyeglasses and Contact Lenses	103	\$95.27	\$12,041,790
Hearing Aids	97	\$27.69	\$3,499,683
Medical Equipment for General Use	111	\$6.57	\$830,899
Other Medical Supplies/Equipment (2)	110	\$65.40	\$8,265,881
Health Insurance	102	\$3,854.96	\$487,239,966
Blue Cross/Blue Shield	102	\$1,294.02	\$163,555,528
Fee for Service Health Plan	105	\$774.39	\$97,877,046
HMO	107	\$863.50	\$109,140,029
Medicare Payments	96	\$591.39	\$74,748,111
Long Term Care Insurance	98	\$103.91	\$13,133,837
Other Health Insurance (3)	94	\$227.75	\$28,785,416

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Caldwell Rose
crose@srenc.com

Mike Wiles
mwiles@srenc.com

704-375-1000