

# PARKWAY CROSSING

11940 CAROLINA PLACE PARKWAY



**ROBERT SETTLE**

P: 704.575.9600

1515 MOCKINGBIRD LANE SUITE 400 CHARLOTTE, NC 28209 | [COMMERCIALCAROLINA.NET](http://COMMERCIALCAROLINA.NET)



# LOCATION

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Parkway Crossing is conveniently located less than 1.5 miles from I-485 and Hwy 51, in the heart of the Pineville medical submarket. The property is directly adjacent to 500+ senior living units and proximate to Carolina Place Mall and Carolinas Medical Center Pineville, a full-service specialty care medical center serving Southern Mecklenburg, York and Lancaster Counties since 1987. Excellent connectivity to northern Lancaster County, Ballantyne and Fort Mill.

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# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2018 POPULATION</b>	6,183	63,482	156,294
<b>2023 POPULATION</b>	6,731	69,602	171,878
<b>AVERAGE AGE</b>	37.80	36.70	37.40
<b>2018 TOTAL HOUSEHOLDS</b>	2,849	26,415	63,378
<b>MEDIAN INCOME</b>	\$44,234	\$78,213	\$81,040
<b>AVERAGE HH SIZE</b>	2.10	2.40	2.40
<b>2018 AVERAGE HH VEHICLE</b>	1.00	2.00	2.00
<b>MEDIAN HOME VALUE</b>	\$177,699	\$242,933	\$281,503
<b>MEDIAN YEAR BUILT</b>	1991	1994	1994





# PARKWAY CROSSING

PINEVILLE, NC





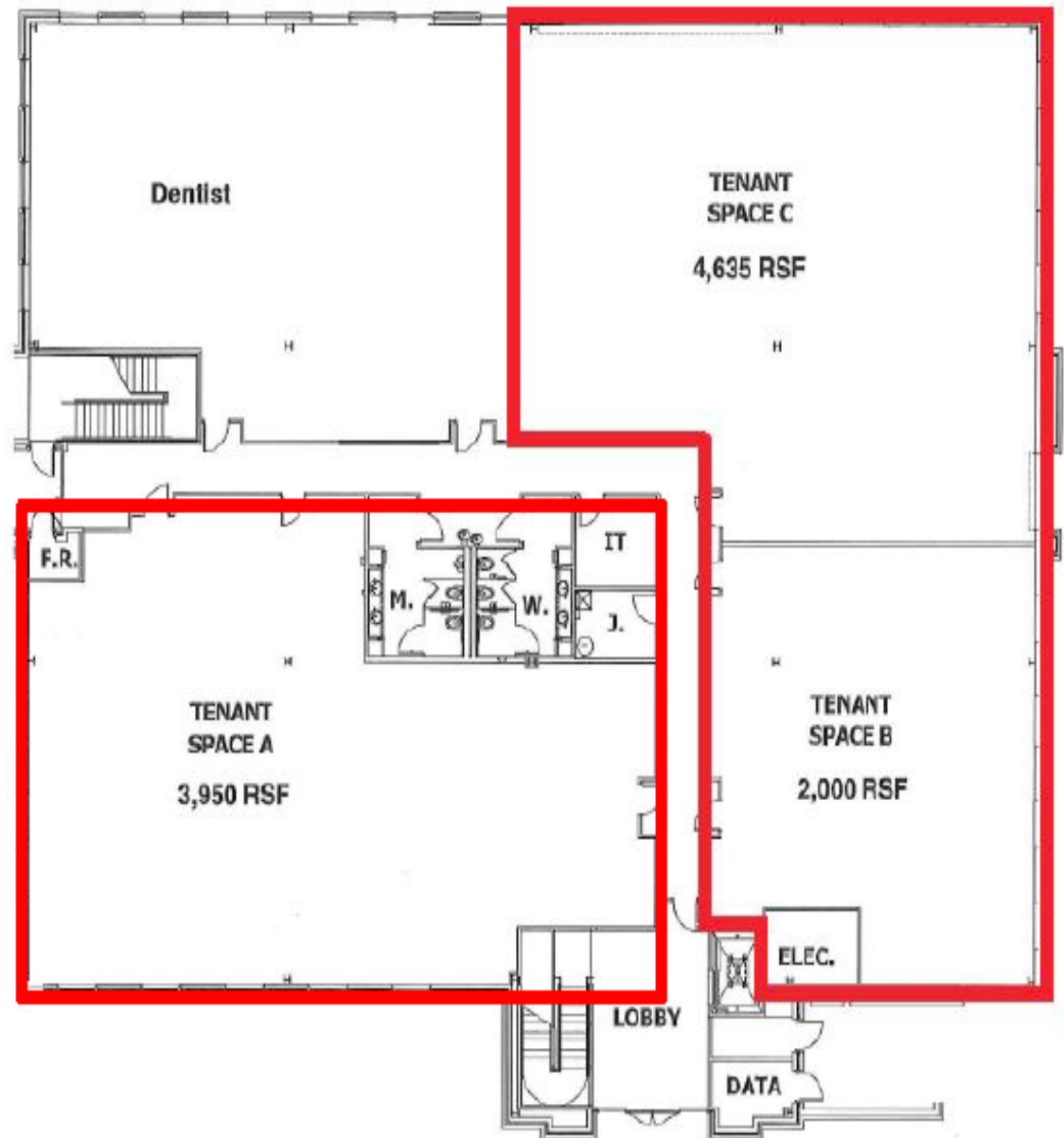
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## BUILDING FEATURES

11940 Carolina Place Parkway is a 2-story, Class "A" office building offering first floor shell space for medical and traditional office uses. Ample surface parking, exterior signage opportunities, and abundant nearby amenities combined with close proximity to CMC Pineville and Carolina Place Mall make this property attractive to a variety of users.

## AVAILABILITIES

Suite 1-A	3,950 SF	Shell condition
Suite 1-B	2,000 SF	Shell condition
Suite 1-C	4,635 SF	Shell condition
Suite	13,640 SF	Coming January 2021

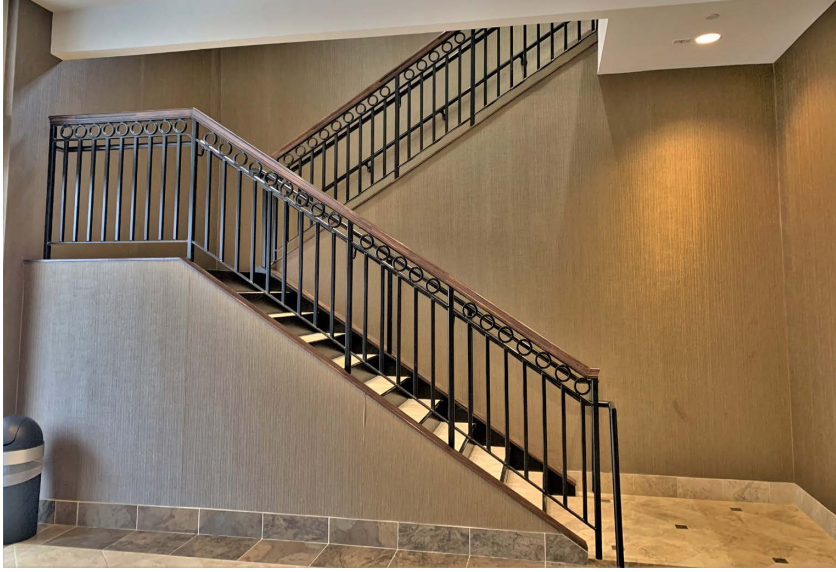


# PARKWAY CROSSING





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# PARKWAY CROSSING





# PARKWAY CROSSING AREA MAP







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