

1726 E. 7TH STREET

CHARLOTTE, NC



MEDICAL OFFICE AVAILABLE FOR LEASE

3,432 SF AT 1726 E. 7TH STREET
CHARLOTTE, NC

JAY PRIESTER
980-260-2777
JJP@CAMBRIDGEPROP.COM

MEREDITH RICHMOND
980-260-2772
MLR@CAMBRIDGEPROP.COM


**CAMBRIDGE
PROPERTIES**

831 E. Morehead St., Ste. 245
Charlotte, NC 28202

cambridgeprop.com

30 Years of Exceptional Development

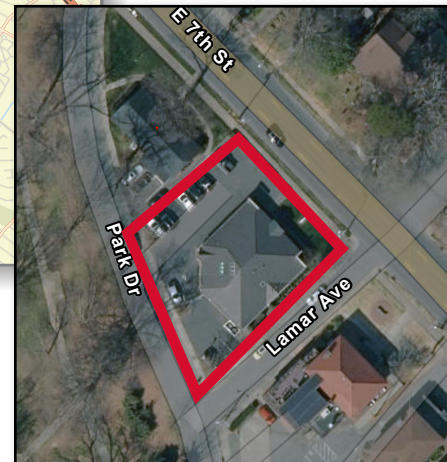
1726 E. 7TH STREET

DEMOGRAPHIC PROFILE



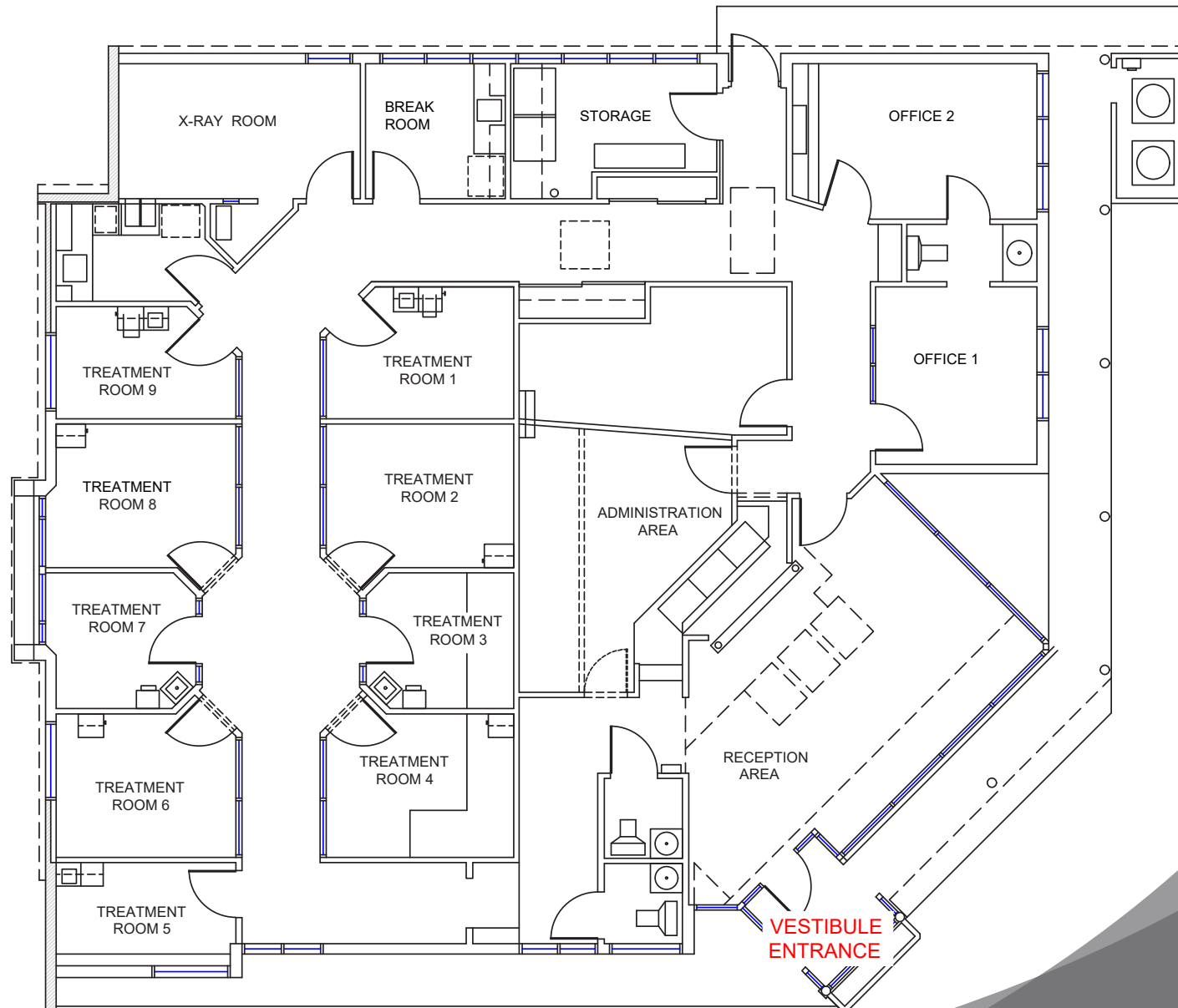
STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2027 Forecast	16,217	73,922	141,597
Population 2022 Projection	15,740	67,678	131,189
Per Capita Income 2027 Forecast	\$81,612	\$87,133	\$78,319
Per Capita Income 2022 Projection	\$70,163	\$75,448	\$67,395
Median HH Income 2027 Forecast	\$100,550	\$104,645	\$99,552
Median HH Income 2022 Projection	\$84,555	\$89,906	\$82,947

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2022 and 2027
Prepared 02/13/2023



1726 E. 7TH STREET

FLOOR PLAN



TRAFFIC PROFILE



Hawthorne Lane (0.08 miles SW of Site)	14,000 AADT
---	-------------

SOURCE: NC DOT AADT Mapping Application.
SOURCE: 2022 © Kalibrate Technologies (Q3 2022) Prepared 2/13/23