

# Medical Condos For Sale or Lease

## Sun Valley Commons

Old Charlotte Hwy & Wesley Chapel Stouts Rd  
Indian Trail, NC 28079



**For Sale**  
**\$395,000 per**  
**1,539 SF Unit**

**For Lease**  
**\$18 per SF**

**Est. \$3.00 psf CAM**  
**\$20 Upfit Allowance**

**1,539 SF - 6,156 SF**

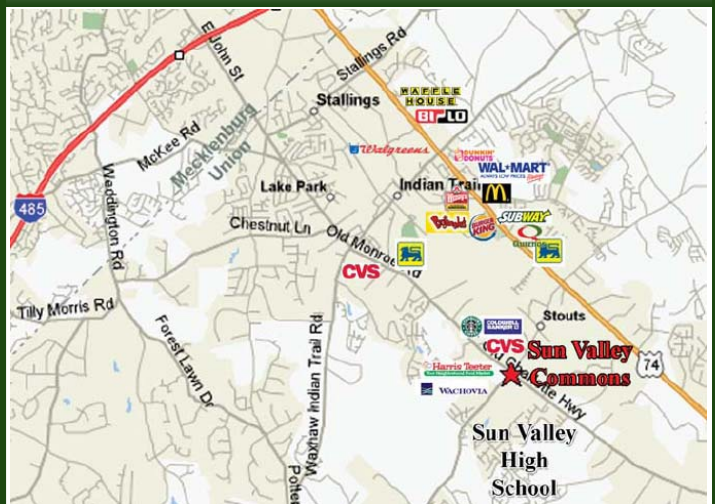
[www.themosergroupinc.com](http://www.themosergroupinc.com)

### Property Highlights

- New Shopping Center; Excellent Location on Old Charlotte Highway
- Adjacent to McDonalds, Starbucks, Papa John's Pizza, and Coldwell Banker.
- Across from Sun Valley High School and New Harris Teeter; Beside CVS.
- Traffic counts: 20,000 cpd. Great Visibility in the Heart of the Fastest Growing County in NC.

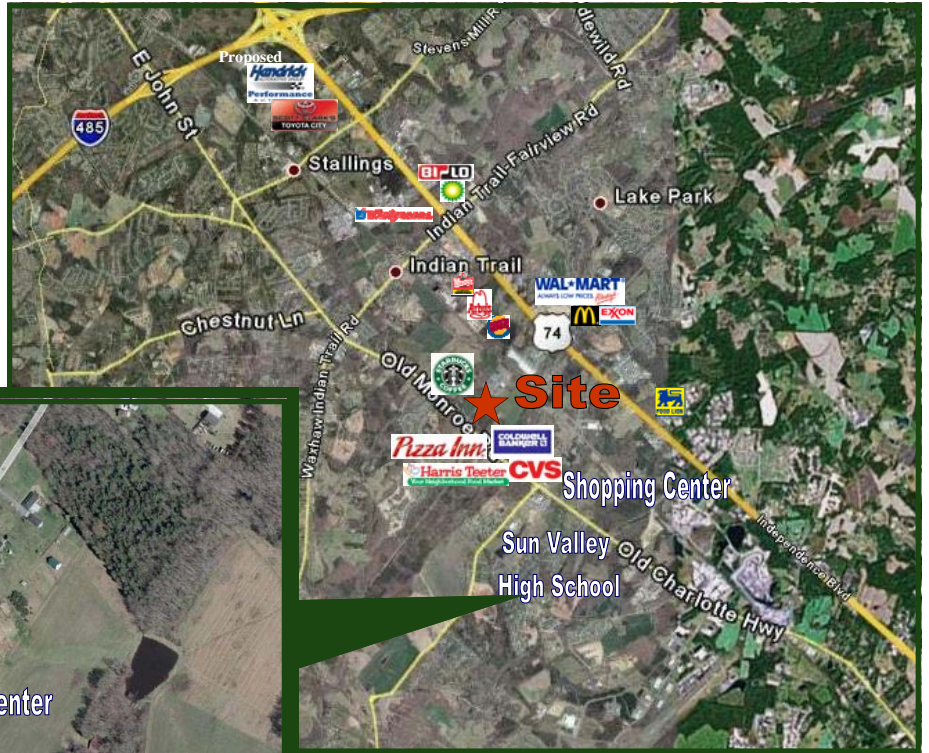
\* Owner / Broker Property

### Location Map



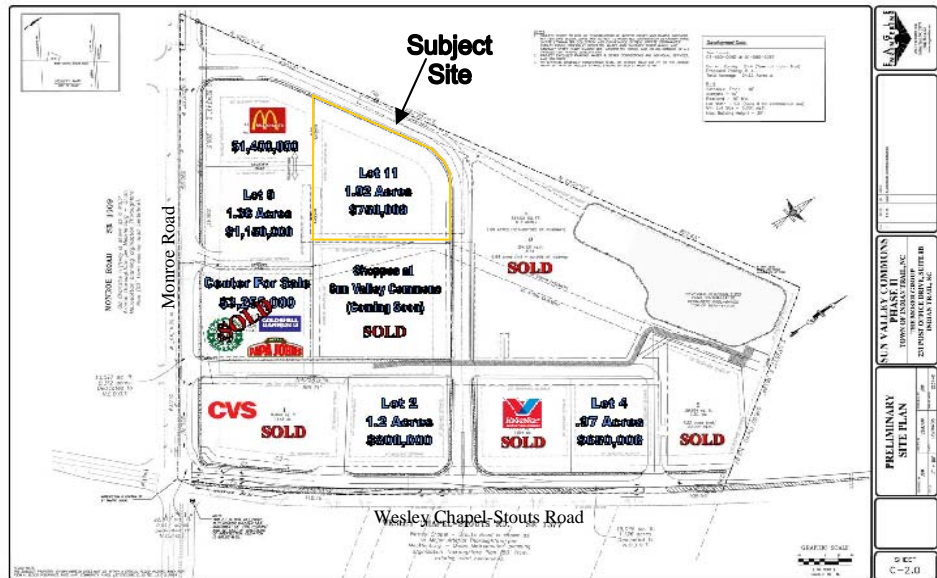
For More Information Contact:  
Van Southard, MBA, CCIM x224  
Katherine Southard x231  
(704) 882-1700

**THE MOSER GROUP, INC.**  
COMMERCIAL REAL ESTATE



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The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy.