

TORRENCE VILLAGE

9826 GILEAD ROAD | HUNTERSVILLE, 28078



CONTACT FOR DETAILS

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Available Retail for Lease

1,903 SF-8,395 SF SF RETAIL AVAILABLE & 1,627 SF 2ND GENERATION RESTAURANT SPACE

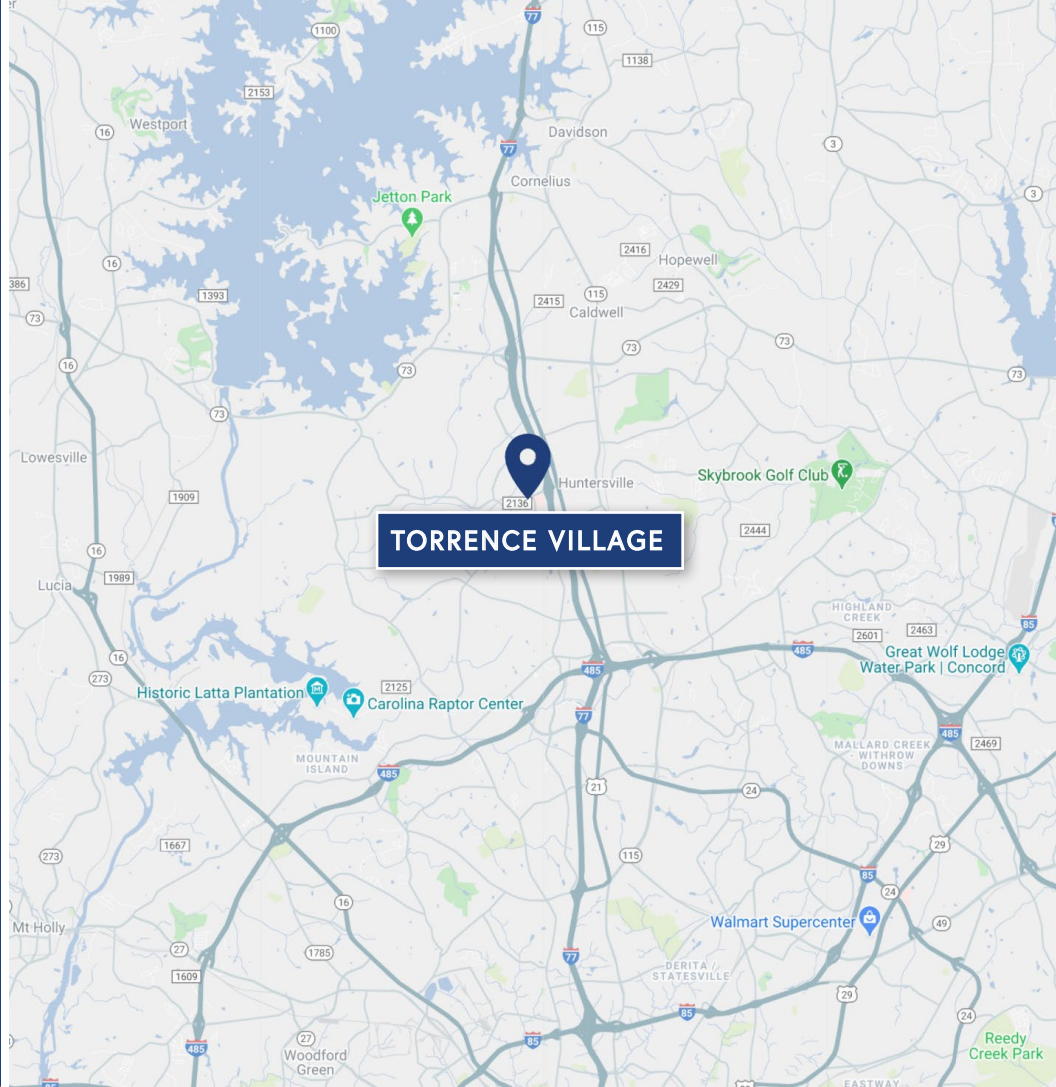
PROPERTY OVERVIEW

TORRENCE VILLAGE

This 75,000 SF lifestyle center is positioned along Gilead Road directly off of I-77 at exit 23, between Presbyterian Hospital and EarthFare anchored The Park Commons. The site is directly across from Harris Teeter anchored Rosedale Shopping Center as well as Publix anchored Market Square. Torrence Village serves the rapidly growing city of Huntersville, North Carolina.

PROPERTY DETAILS

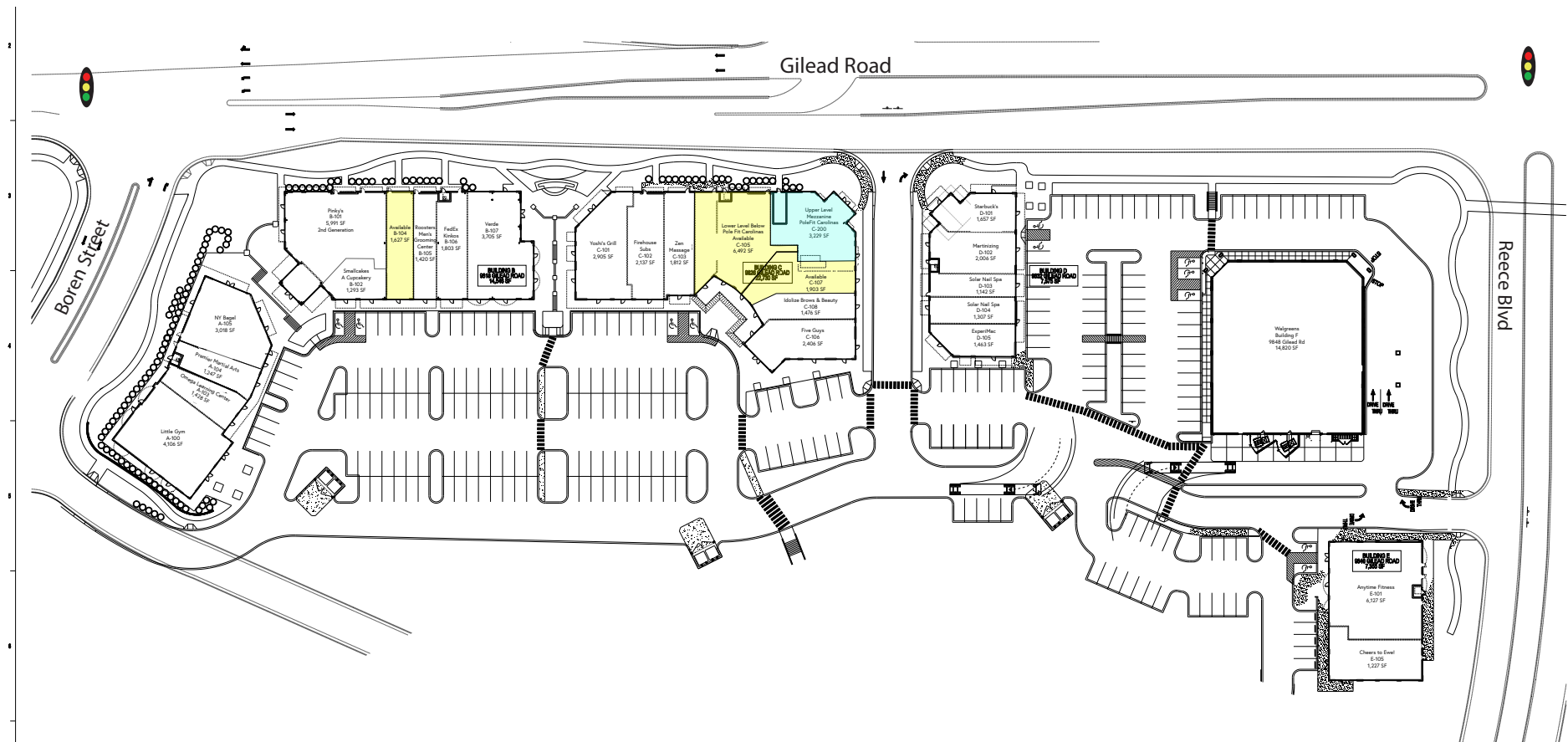
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|--------------------|---|
| Address | 9826 Gilead Road Huntersville, NC 28078 |
| Available SF | 1,627 SF 2nd Generation Restaurant for Lease 1,903 - 8,395 SF Retail for Lease |
| GLA | +/- 75,000 SF Lifestyle Center |
| Access | Directly off I-77 at Exit 23 |
| Traffic Counts | I-77 92,000 VPD Gilead Road 36,000 VPD |
| Pricing | \$30/SF NNN |
| Additional Details | Plaza areas with outdoor seating and water features Excellent visibility, access and parking |



DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|-----------|-----------|-----------|
| 2019 Population | 4,345 | 28,870 | 83,346 |
| Avg. Household Income | \$129,149 | \$110,632 | \$107,250 |
| Median Household Income | \$105,651 | \$84,786 | \$79,798 |
| Households | 1,441 | 10,731 | 31,922 |
| Daytime Employees | 577 | 6,571 | 33,268 |

SITE PLAN



| AVAILABLE SPACE | | |
|-----------------|---------------------------|----------|
| B-104 | 2nd Generation Restaurant | 1,627 SF |
| C-105 | 2nd Generation Retail | 6,492 SF |
| C-107 | Cold Dark Shell | 1,903 SF |

CURRENT & LOCAL TENANTS

- Walgreens
- Starbucks
- Rooster's Men's Grooming Center
- Premier Martial Arts
- NY Bagel
- Mattress Firm
- Martinizing Dry Cleaners
- Cheers to Ewe!
- FedEx Kinko's
- Anytime Fitness
- Pinky's
- Solar Nail Spa
- Firehouse Subs
- Little Gym
- PoleFit Carolinas
- Omega Learning Center
- Zen Massage
- Verde
- Smallcakes A Cupcakery
- Idolize Brows & Beauty
- Five Guys
- Yoshi's Grill
- ExperiMac

*C-105 & C-107 can be combined for a total of 8,395 SF

PROPERTY PHOTOS

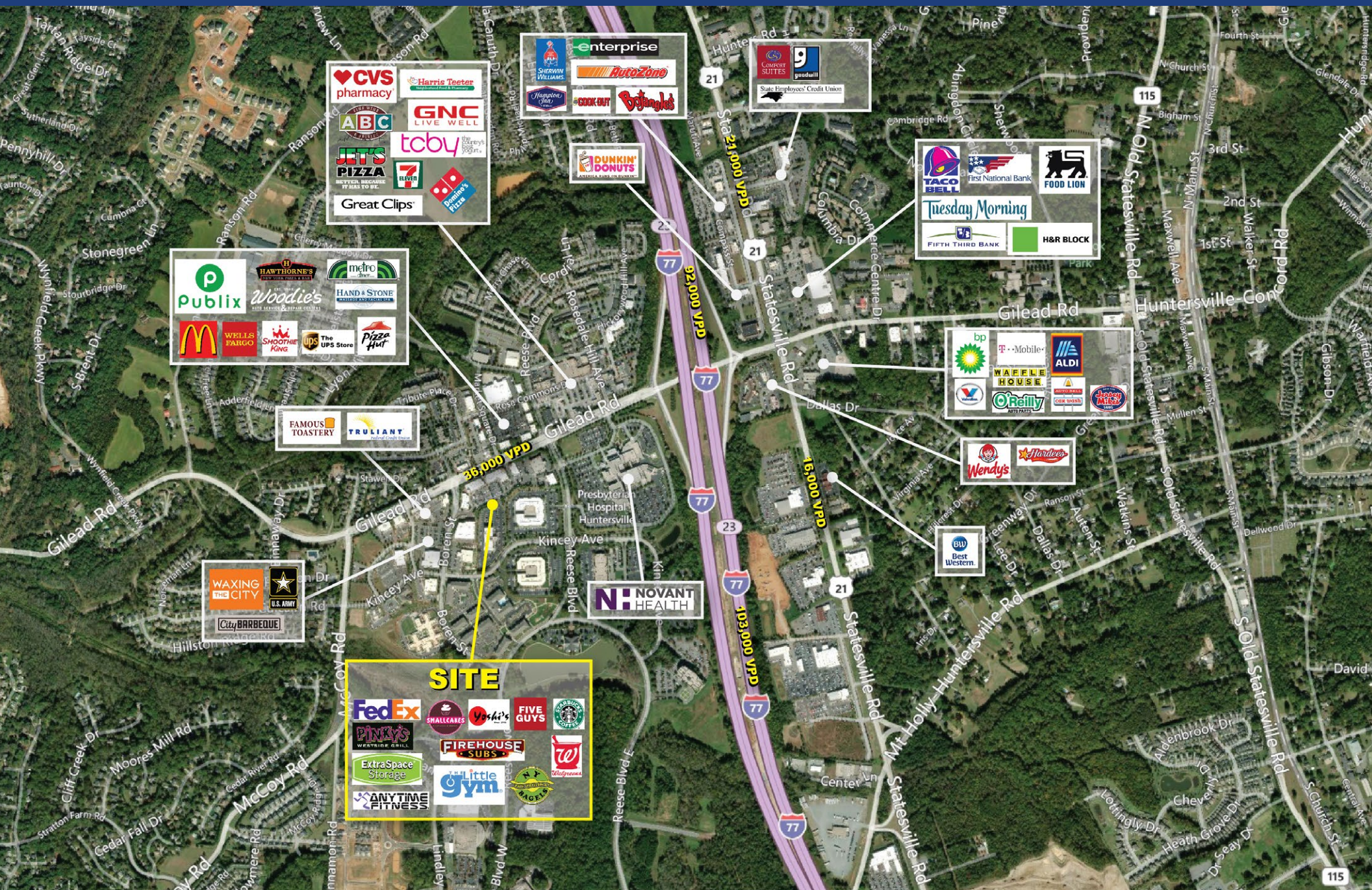


HUNTERSVILLE NORTH CAROLINA

Huntersville is a suburb of Charlotte with a population of 57,098. Huntersville is in Mecklenburg County and is one of the best places to live in North Carolina. Living in Huntersville offers residents a suburban feel and most residents own their homes. The town is known recreationally as a lake community because of its proximity to Lake Norman and Mountain Island Lake.



MARKET OVERVIEW





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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.