

FOOD



LION

# HUNTERSVILLE SQUARE

STATESVILLE RD AT GILEAD RD, HUNTERSVILLE, NC 28278

±1,000 - 4,250 RSF AVAILABLE FOR LEASE



## DESCRIPTION

- One prime end cap space available with potential for outdoor seating
- Anchored by a 40,100 SF Food Lion, Huntersville Square features excellent visibility from one of Huntersville's major thoroughfares – Gilead Road (33,000 VPD)
- Located immediately off I-77's Exit 23 at the signalized intersection of Gilead and Statesville roads, the center offers quick access to downtown Huntersville, I-485 and downtown Charlotte
- With over 105,000 people in a 5-mile radius, Huntersville Square has access to attractive demographics – average household incomes in the 5-mile radius are above \$111,000

## BUILDING FEATURES

PROPERTY SIZE	92,777 SF
AVAILABLE	1,000 - 4,250 SF

## TRAFFIC

STATESVILLE RD	17,900 VPD
GILEAD RD	33,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>6,468</b> ESTIMATED POPULATION 2020
	<b>33.4</b> AVERAGE AGE
	<b>\$79,562</b> AVG HOUSEHOLD INCOME
	<b>6,212</b> TOTAL EMPLOYEES

### 3 MILE RADIUS

	<b>43,798</b> ESTIMATED POPULATION 2020
	<b>35.7</b> AVERAGE AGE
	<b>\$122,574</b> AVG HOUSEHOLD INCOME
	<b>21,390</b> TOTAL EMPLOYEES

### 5 MILE RADIUS

	<b>105,221</b> ESTIMATED POPULATION 2020
	<b>35.6</b> AVERAGE AGE
	<b>\$111,127</b> AVG HOUSEHOLD INCOME
	<b>48,580</b> TOTAL EMPLOYEES

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## SITE PLAN



SUITE	TENANT	SF
A1	THE HOMESCHOOL ROOM	3,200
A2	UPSCALE AQUATICS	2,350
<b>B1</b>	<b>AVAILABLE</b>	<b>4,250</b>
B2/ B3	CHICO'S MEXICAN GRILL	4,200
B4	MY CLEANERS	1,345
B5	SUBWAY	1,455
<b>B6</b>	<b>AVIALABLE</b>	<b>1,200</b>
B7	SMOKES UNLIMITED	1,000
B8	H&R BLOCK	1,200
B9	HUNTERSVILLE CHIROPRACTIC	1,200

SUITE	TENANT	SF
B10	KIM'S NAILS	900
C	FOOD LION	40,100
D	SHAPES	8,943
E1	TUESDAY MORNING	13,000
<b>F1</b>	<b>AVAILABLE</b>	<b>1,250</b>
F2	MARCO'S PIZZA	1,245
<b>F3</b>	<b>AVIALABLE</b>	<b>1,000</b>
F4	SOCCER POST	1,764
Outparcel	BLUE HARBOR BANK	3,175

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