



# AVAILABLE FOR LEASE

# FORMER EARTH FARE

14021 BOREN ST, HUNTERSVILLE, NC

## EXCLUSIVE LEASING PACKAGE

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# MARKET OVERVIEW

## CHARLOTTE

Charlotte is the largest city in the state of North Carolina and it's MSA is home to 2,616,243 million residents.

The city is an economic powerhouse. Six Fortune 500 headquarters and a total of 14 Fortune 1000 headquarters call the region home. More than 29 million people visited the Charlotte MSA in 2019 generating \$7.4 billion in tourism spending.

The Charlotte Douglas International Airport (CLT) is the 6th busiest airport in the country, averaging 1,400 daily departure. Charlotte is only a two hour plane ride from 60% of the US population.

Charlotte freeways include I-77, I-85, and I-485 providing access to several major markets in the Southeast and East Coast including Atlanta, DC, Nashville, Raleigh, Jacksonville, and Orlando.

## HUNTERSVILLE

Not only is Huntersville convenient to uptown Charlotte (13 miles north via I-77), it is home to national and internationally known companies such as SABIC Innovative Plastics, Rubbermaid, Pactiv Corporation, Metrolina Greenhouses, Novant Health, Southwire, GM Financial and Ensemble Health Partners just to name a few.

Huntersville has a AAA bond rating from both Moody's Investors Services and Standard & Poor's, which is the highest credit rating a municipality can receive. Huntersville is home to housing that is affordable for families, nationally acclaimed preschool facilities, exceptional education institutions and safe neighborhoods.

**No. 3**

Best Cities in North Carolina to Live  
(ChamberofCommerce.org June 2019)

**Lake Norman Charter School**

on the U.S. News & World Report list of  
Best High Schools in the Country in 2017

**No. 19**

Best Places for Young Families in North Carolina  
(Nerd Wallet 2017)

**No. 2**

Best Places to Raise a Family  
(Wallet Hub 2016)





# PROPERTY OVERVIEW

- 26,769 SF +/- former Earth Fare situated on 3.06 acres in the heart of Huntersville, NC
- 2 dock high loading bays
- Ample parking with approximately 99 dedicated parking spaces
- Signalized full access to Gilead Rd (34,500 AADT), full access to McCoy Rd (11,000 AADT), as well as immediate access via Boren St, Conner Dr and Kinsey Ave
- 0.53 miles from I-77/Exit 23 (100,000 AADT) and 3.1 miles from the I-77/I-485 interchange
- 0.31 miles west of Novant Health Huntersville Medical Center (139 beds)

# SITE AERIAL

Former Earth Fare  
Huntersville, NC

Colonial Grand  
at Huntersville  
250 Units

Gilead Rd  
34,500 AADT

EXIT 23

INTERSTATE  
77

100,000 AADT

Novant Health  
Huntersville  
139 Beds

Industrial Flex  
Office Building  
52,503 SF

Medical  
Office Building  
10,660 SF

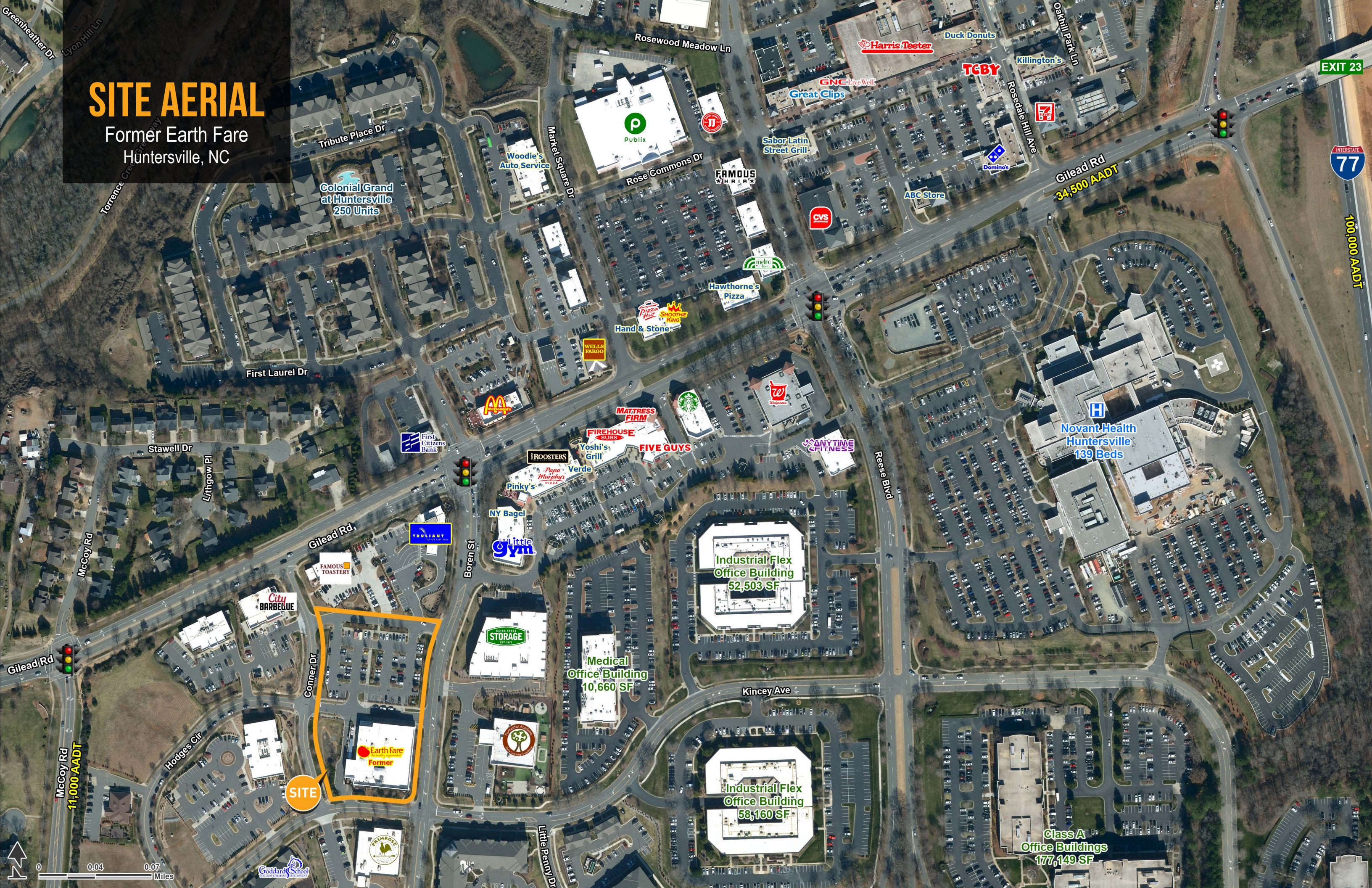
Industrial Flex  
Office Building  
58,160 SF

Class A  
Office Buildings  
177,149 SF

Earth Fare  
Former

SITE

McCoy Rd  
11,000 AADT



# SITE PLAN

Former Earth Fare  
Huntersville, NC

KINCEY AVENUE

26,769 SF +/-  
AVAILABLE

155'4"

35'8"

111'7"

HODGES CIRCLE

CONNER DRIVE

99 TOTAL PARKING SPACES

BOREN STREET



# HUNTERSVILLE TRADE AREA 3-MILE RADIUS



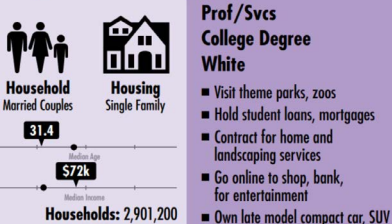
2019 POPULATION  
**46,469**



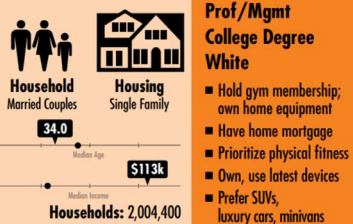
2019 AVERAGE HOUSEHOLD INCOME  
**\$119,140**

## TOP 4 TAPESTRY SEGMENTS

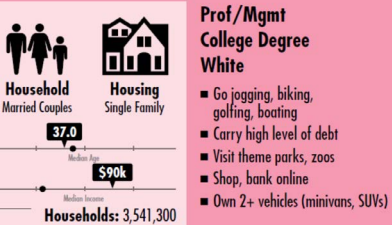
### Up and Coming Families



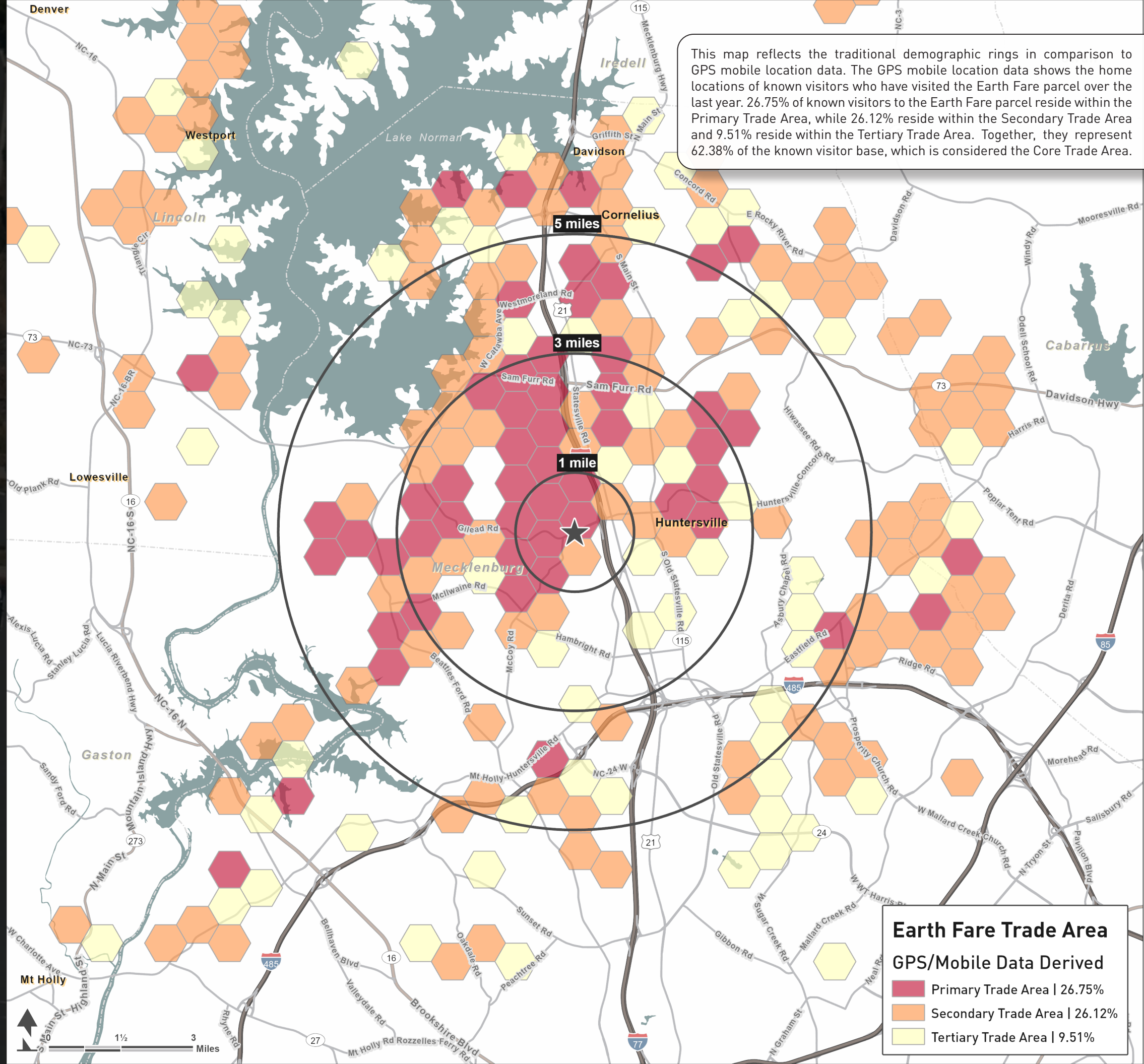
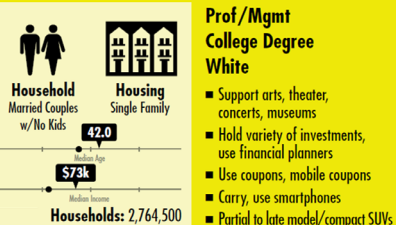
### Boomburbs



### Soccer Moms



### In Style



This map reflects the traditional demographic rings in comparison to GPS mobile location data. The GPS mobile location data shows the home locations of known visitors who have visited the Earth Fare parcel over the last year. 26.75% of known visitors to the Earth Fare parcel reside within the Primary Trade Area, while 26.12% reside within the Secondary Trade Area and 9.51% reside within the Tertiary Trade Area. Together, they represent 62.38% of the known visitor base, which is considered the Core Trade Area.

### Earth Fare Trade Area

GPS/Mobile Data Derived

- Primary Trade Area | 26.75%
- Secondary Trade Area | 26.12%
- Tertiary Trade Area | 9.51%

# DEMOGRAPHIC COMPARISON

## GPS (PRIMARY AND SECONDARY)

	GPS Trade Area	
<b>Population</b>		
2019 Total Population	209,996	
2024 Total Population	233,947	
2010 Total Population	166,449	
2019 Group Quarters Population	1,164	
2010-2019 Population: Annual Growth Rate	2.54%	
2019-2024 Population: Annual Growth Rate	2.18%	
2019 Male Population	102,414	
2019 Female Population	107,582	
2019 Median Age	36.7	
<b>Households</b>		
2019 Total Households	77,769	
2024 Total Households	86,241	
2019 Owner Occupied Housing Units	55,975	
2019 Median Home Value	\$271,927	
<b>Population By Race</b>		
2019 White Population	142,628	67.92%
2019 Black/African American Population	43,779	20.85%
2019 American Indian/Alaska Native Population	729	0.35%
2019 Asian Population	10,030	4.78%
2019 Pacific Islander Population	99	0.05%
2019 Other Race Population	6,809	3.24%
2019 Hispanic Population	17,326	8.25%
<b>Educational Attainment</b>		
2019 Population Age 25+: Less than 9th Grade	2,413	1.73%
2019 Population Age 25+: 9-12th Grade/No Diploma	3,688	2.64%
2019 Population Age 25+: High School Diploma	18,808	13.47%
2019 Population Age 25+: GED/Alternative Credential	2,209	1.58%
2019 Population Age 25+: Some College/No Degree	26,985	19.33%
2019 Population Age 25+: Associate's Degree	13,077	9.37%
2019 Population Age 25+: Bachelor's Degree	48,461	34.72%
2019 Population Age 25+: Graduate/Professional Degree	23,936	17.15%
<b>Income</b>		
2019 Average Household Income	\$114,332	
2019 Median Household Income	\$87,583	
2019 Per Capita Income	\$43,004	
<b>Business</b>		
2019 Total (NAICS11-99) Businesses	5,267	
2019 Total (NAICS11-99) Employees	53,248	
<b>Daytime Population</b>		
2019 Total Daytime Population	160,497	
2019 Daytime Population: Workers	60,372	
2019 Daytime Population: Residents	100,125	

## TRADITIONAL DEMOGRAPHIC RINGS

	1 mile		3 miles		5 miles	
<b>Population</b>						
2019 Total Population	7,418	46,469	102,678			
2024 Total Population	8,146	52,200	115,302			
2010 Total Population	5,520	36,391	78,046			
2019 Group Quarters Population	132	281	283			
2010-2019 Population: Annual Growth Rate	3.25%	2.68%	3.01%			
2019-2024 Population: Annual Growth Rate	1.89%	2.35%	2.35%			
2019 Male Population	3,550	22,796	50,118			
2019 Female Population	3,868	23,673	52,559			
2019 Median Age	34.9	36.7	36.4			
<b>Households</b>						
2019 Total Households	2,923	17,448	40,338			
2024 Total Households	3,194	19,551	45,234			
2019 Owner Occupied Housing Units	1,631	12,216	26,607			
2019 Median Home Value	\$229,175	\$291,913	\$263,986			
<b>Population By Race</b>						
2019 White Population	5,275	71.11%	36,065	77.61%	71,581	69.71%
2019 Black/African American Population	921	12.42%	5,057	10.88%	19,125	18.63%
2019 American Indian/Alaska Native Population	39	0.53%	174	0.37%	387	0.38%
2019 Asian Population	394	5.31%	1,899	4.09%	4,543	4.42%
2019 Pacific Islander Population	12	0.16%	22	0.05%	35	0.03%
2019 Other Race Population	538	7.25%	2,020	4.35%	4,100	3.99%
2019 Hispanic Population	1,013	13.66%	4,878	10.50%	10,192	9.93%
<b>Educational Attainment</b>						
2019 Population Age 25+: Less than 9th Grade	82	1.65%	459	1.51%	1,077	1.57%
2019 Population Age 25+: 9-12th Grade/No Diploma	139	2.79%	807	2.66%	1,474	2.14%
2019 Population Age 25+: High School Diploma	623	12.52%	3,435	11.31%	8,557	12.44%
2019 Population Age 25+: GED/Alternative Credential	71	1.43%	395	1.30%	936	1.36%
2019 Population Age 25+: Some College/No Degree	1,143	22.97%	5,431	17.88%	12,787	18.59%
2019 Population Age 25+: Associate's Degree	338	6.79%	2,297	7.56%	6,384	9.28%
2019 Population Age 25+: Bachelor's Degree	1,867	37.52%	12,128	39.93%	25,620	37.25%
2019 Population Age 25+: Graduate/Professional Degree	713	14.33%	5,423	17.85%	11,947	17.37%
<b>Income</b>						
2019 Average Household Income	\$92,928	\$119,140	\$110,062			
2019 Median Household Income	\$74,918	\$96,856	\$87,152			
2019 Per Capita Income	\$36,174	\$44,493	\$43,272			
<b>Business</b>						
2019 Total (NAICS11-99) Businesses	495	1,739	3,905			
2019 Total (NAICS11-99) Employees	7,619	22,784	49,478			
<b>Daytime Population</b>						
2019 Total Daytime Population	11,759	49,694	107,988			
2019 Daytime Population: Workers	8,494	27,822	61,754			
2019 Daytime Population: Residents	3,265	21,872	46,234			

Source: Esri, Esri and Infogroup, U.S. Census

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