

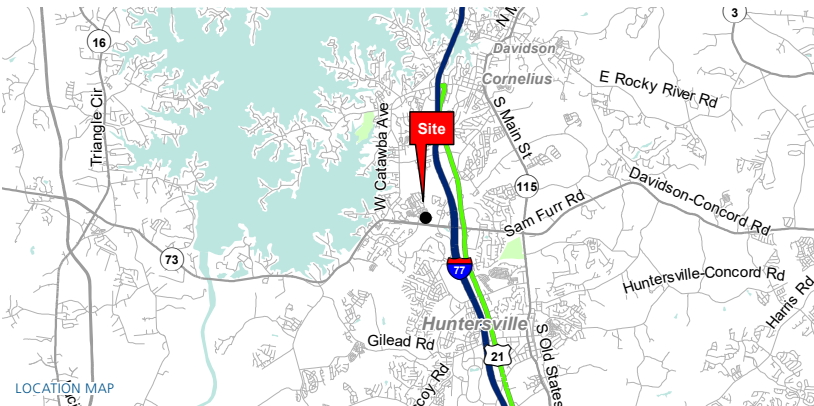


BIRKDALE

16620 CRANLYN RD | HUNTERSVILLE, NORTH CAROLINA



PROPERTY PHOTO



LEASE INFORMATION

SIZE: Please Call
 RATE: Please Call
 TICAM: \$7.00 / SF (ESTIMATED)

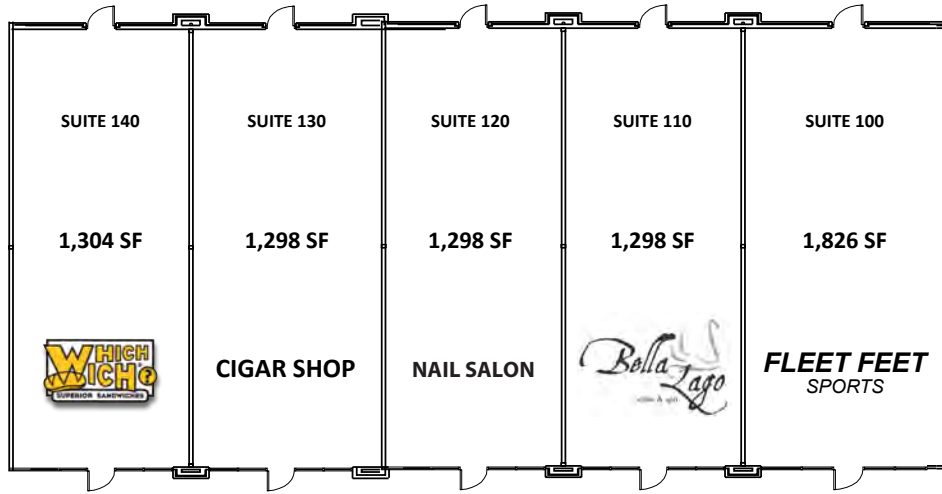
PROPERTY DESCRIPTION

A small shop development within the much larger Birkdale Village, this retail location offers the benefits of Birkdale Village location with lower CAM, taxes & insurance. Birkdale Village is a 300,000+ SF lifestyle center in Huntersville, convenient to both I-77 and the residents of Lake Norman. This 7,000 SF building sits in the southeast corner of Birkdale Village, with close proximity to Dick's Sporting Goods and Regal Cinemas. Other tenants in the building include Which Wich, Fleet Feet Sports, a Cigar Shop a nail salon and a spa.

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
Population	7,448	50,414	90,943
Average HH Income	\$97,487	\$111,816	\$115,565
Median HH Income	\$71,069	\$91,409	\$92,598
Business Establishments	484	2,683	4,306
Daytime Employment	4,700	22,922	45,420

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TRAFFIC COUNTS 2016 (NCDOT)

- 92,000 VPD on I-77
- 33,000 VPD on Sam Furr Rd. (Hwy 73)

300 West Summit Ave. Suite 250 | Charlotte, NC 28203 | Phone (704) 644-4583 | Fax (704) 973-0737
Bryan Wyker | bwyker@providencegroup.com | www.providencegroup.com

