

CAMBRIDGE VILLAGE DENVER, NC



NC Hwy 16 & NC Hwy 73



MEREDITH RICHMOND
980-260-2772
MLR@CAMBRIDGEPROP.COM


**CAMBRIDGE
PROPERTIES**

831 E. Morehead St., Ste. 245
Charlotte, NC 28202

cambridgeprop.com

Exceptional Development Since 1990

CAMBRIDGE VILLAGE

DEVELOPMENT SUMMARY



Cambridge Village, is a pedestrian friendly neighborhood shopping center anchored by Publix Food & Pharmacy. Opened in 2018, with over 62,000SF, Cambridge Village offers a wide array of retail services including Daisy Nails & Spa, Dog Supplies, The UPS Store, Denver Eye Care and Crafty Burg'r N'Tap.

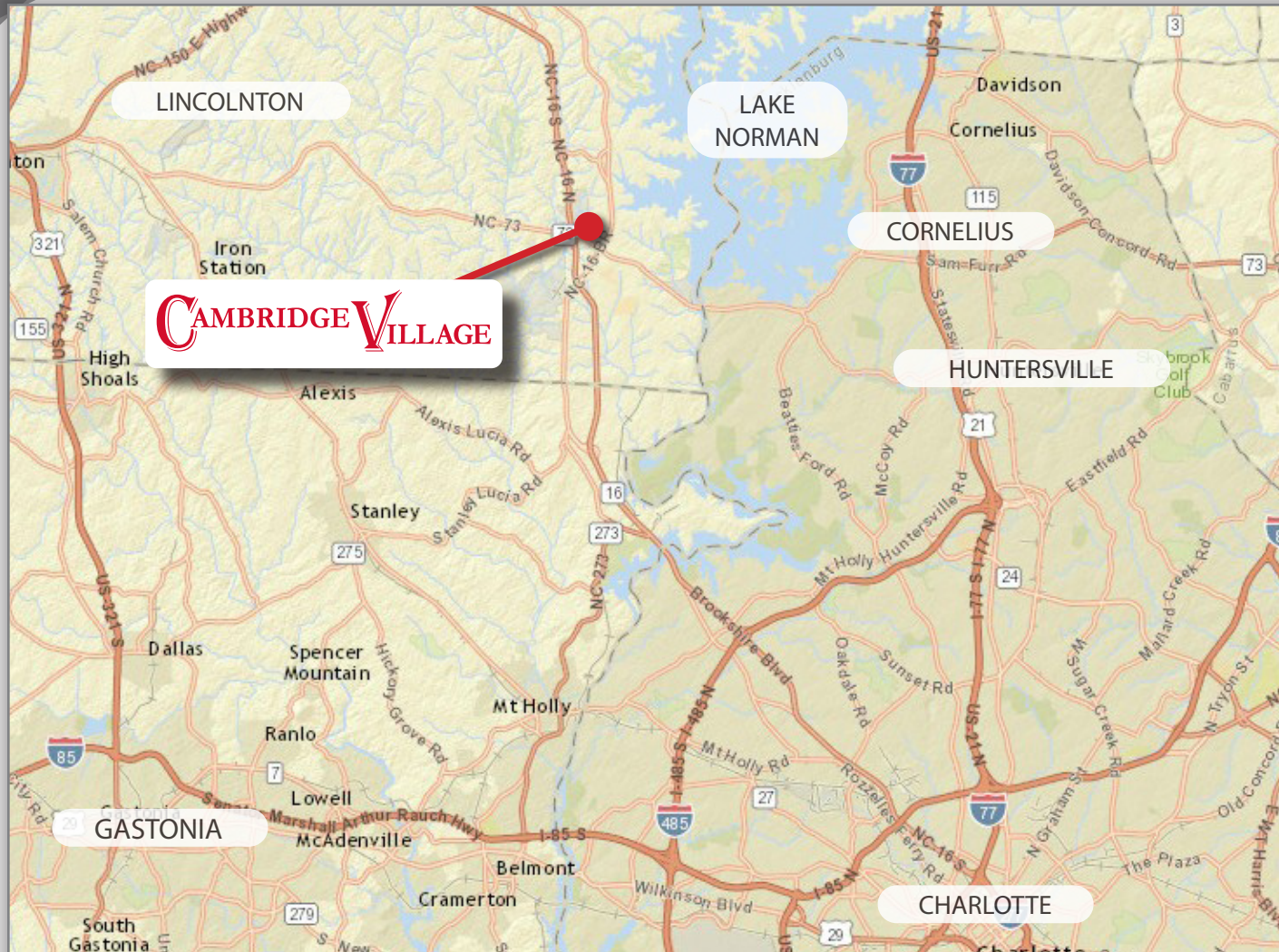
Cambridge Village also features three outparcels, including Dairy Queen and 7-Eleven.





CAMBRIDGE VILLAGE

LOCATION MAP



Strategically located to serve Lake Norman and Eastern Lincoln County, Cambridge Village, a Publix anchored shopping center, has direct access from NC Highway 73, Pilot Knob Road and two access points from Highway 16 Business, including one full turn movement with a traffic signal.

Exceptional Development Since 1990
cambridgeprop.com

CAMBRIDGE VILLAGE

AREA DEVELOPMENT



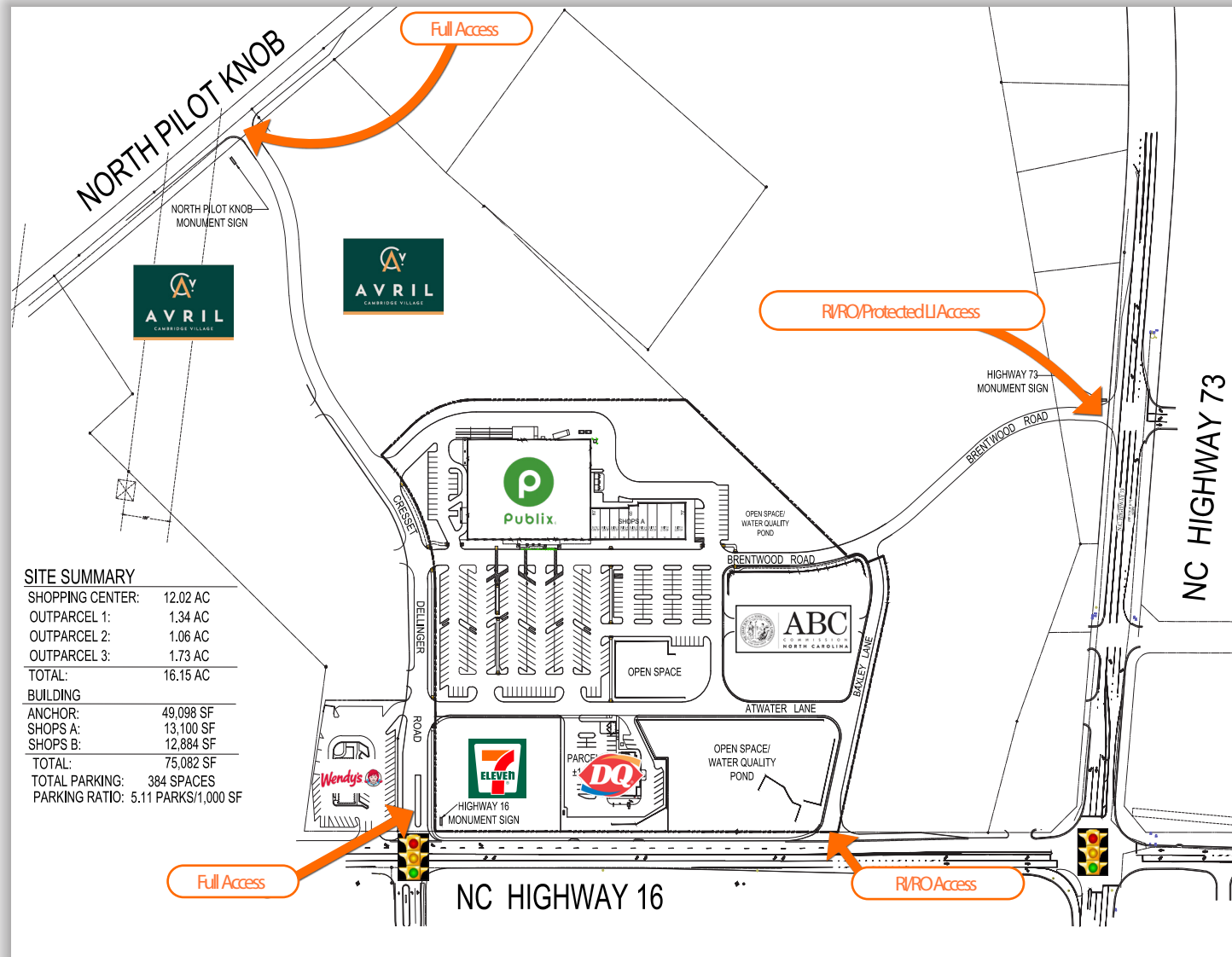
1. Discount Tire
2. Murphy Oil
3. Burger King
4. AutoZone
5. Heartland Dental
6. Meinecke Car Care
7. Chesterbrook Academy
8. Midtown Sundries
9. Goodwill
10. Bojangles
11. Advance Auto
12. Tractor Supply
13. Shell Oil
14. Arby's
15. McDonald's
16. TacoBell
17. Bank of America
18. Valvoline
19. Autobell
20. Cook Out
21. Kangaroo Express
22. Walgreens
23. Quick Trip
24. Zaxby's
25. Wendy's





CAMBRIDGE VILLAGE

OVERALL SITE PLAN



CAMBRIDGE VILLAGE

SITE PLAN



SHOPPING CENTER PARCEL

Publix	49,098SF
Shops A	13,100SF

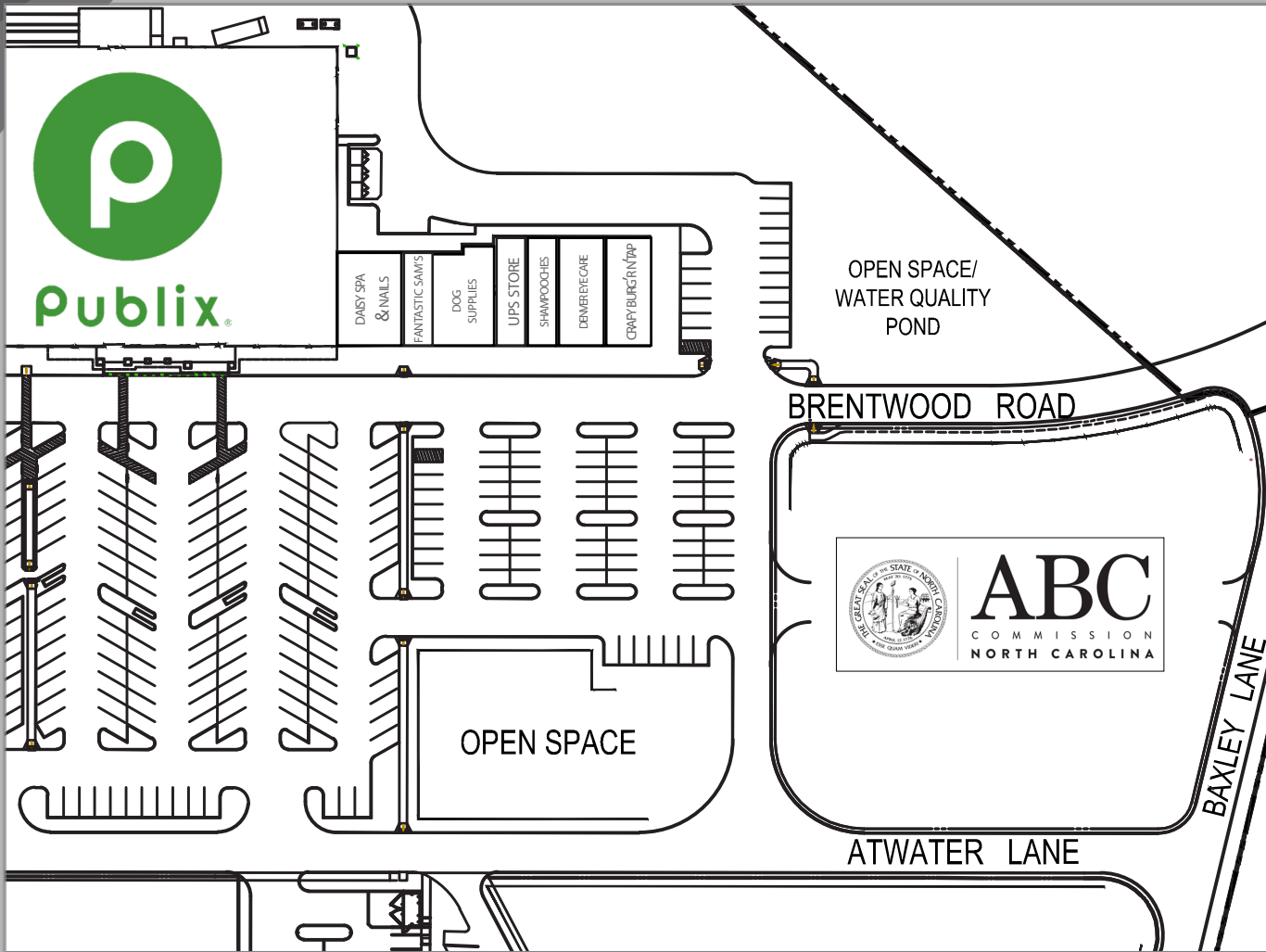
OUTPARCELS

Outparcel 1	±1.34 AC
7-ELEVEN	
Outparcel 2	±1.06AC
DAIRY QUEEN	
Outparcel 3	±1.73 AC
ABC STORE	



CAMBRIDGE VILLAGE

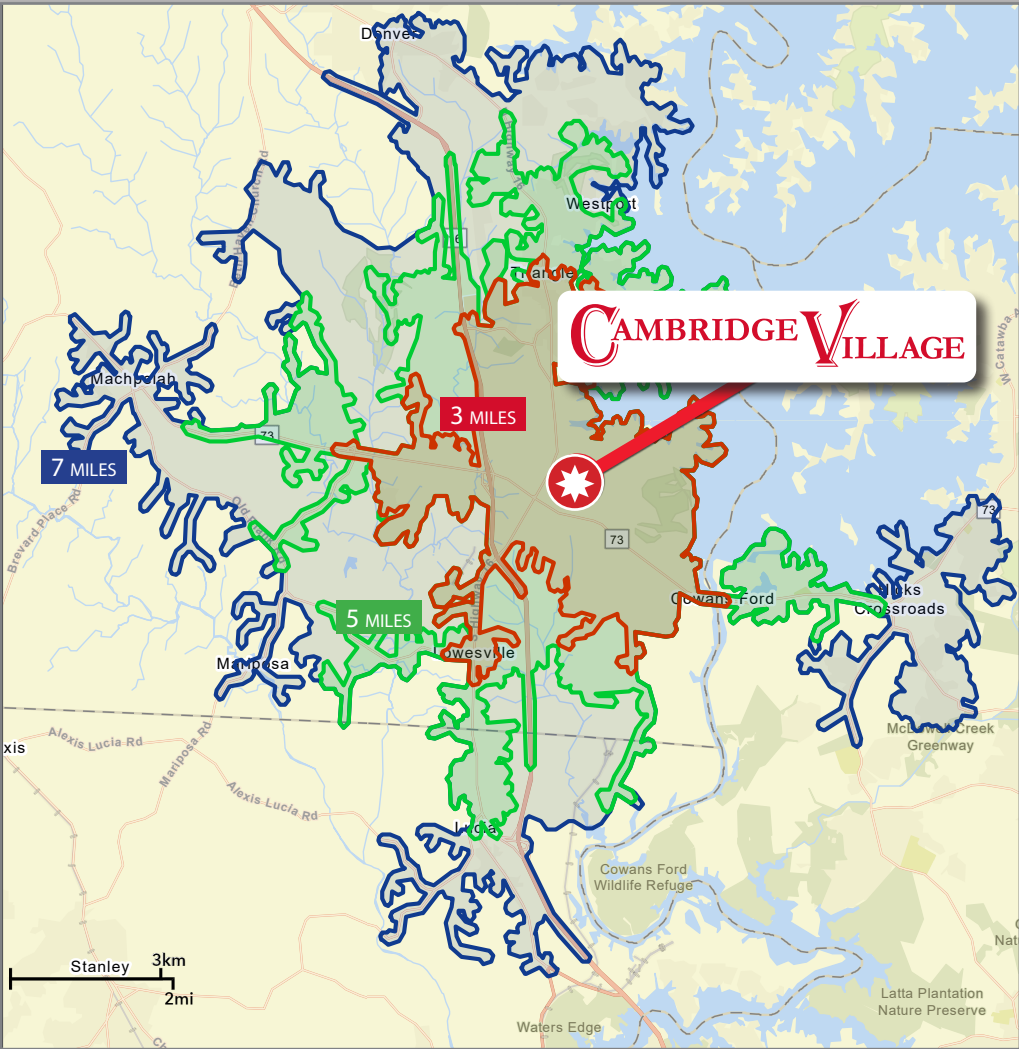
RETAIL SHOPS LEASE PLAN



SHOPS A		13,100SF
SUITE A-1/2	Daisy Spa & Nails	2,400SF
SUITE A-3	Fantastic Sam's	1,200SF
SUITE A-4/5	Dog Supplies	2,500SF
SUITE A-6	UPS Store	1,400SF
SUITE A-7	Shampooches	1,400SF
SUITE A-8	Denver Eye Care	2,100SF
SUITE A-9	Crafty Burg'r N'Tap	2,100SF

CAMBRIDGE VILLAGE

DEMOGRAPHIC PROFILE



STUDY AREA: Drive Distance	3 Miles	5 Miles	7 Miles
Population 2028 Forecast	17,667	34,553	88,949
Population 2023 Projection	16,704	32,879	87,384
Per Capita Income 2028 Forecast	\$66,248	\$67,969	\$69,130
Per Capita Income 2023 Projection	\$57,745	\$59,827	\$60,725
Median HH Income 2028 Forecast	\$112,357	\$116,995	\$121,650
Median HH Income 2023 Projection	\$103,189	\$106,108	\$108,372

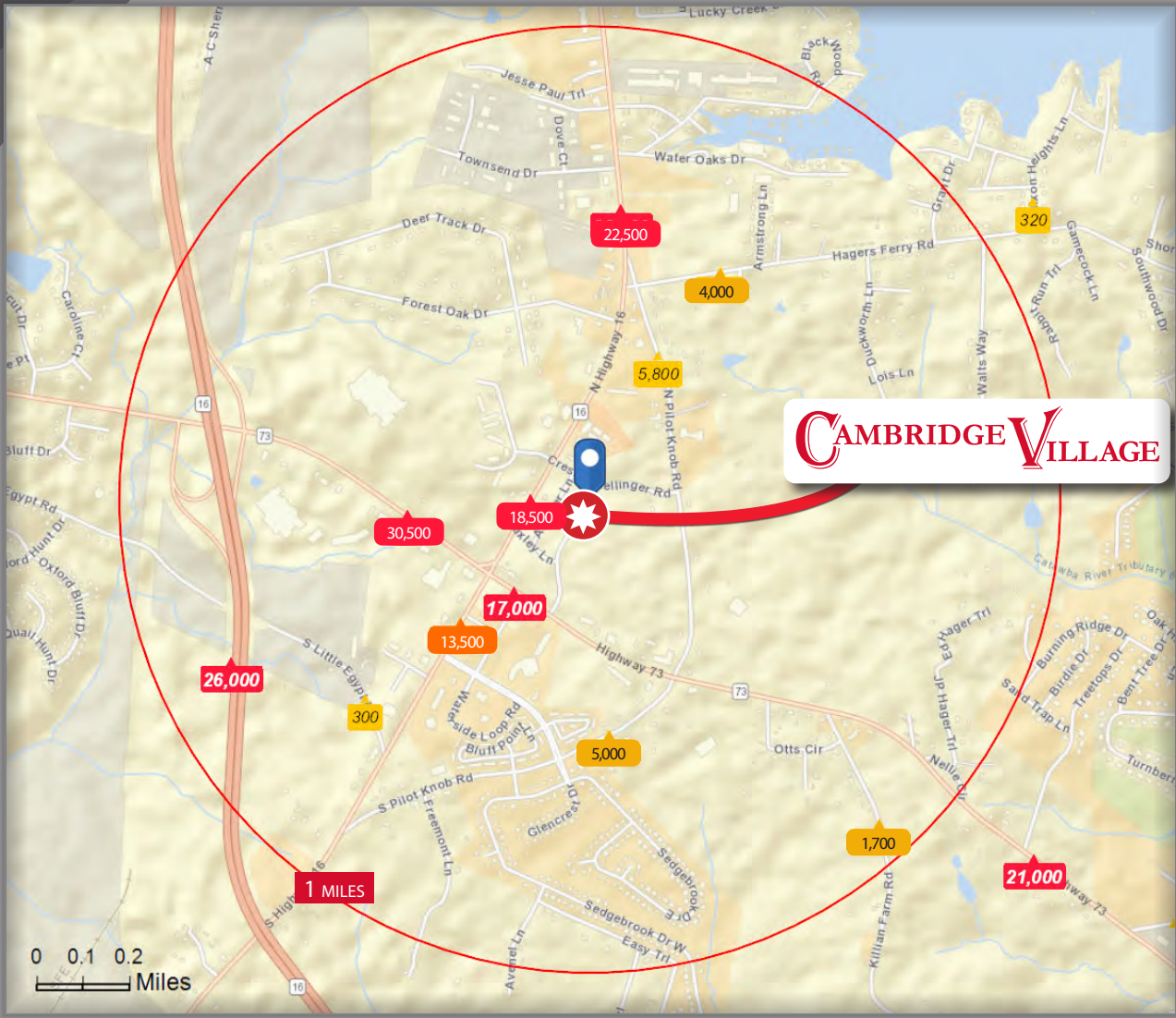
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 04/05/2024





CAMBRIDGE VILLAGE

TRAFFIC PROFILE



TRAFFIC COUNTS

NC Hwy 16-BR (At Site)	18,500 AADT
NC Hwy 73 (0.17 miles S of Site)	17,000 AADT
NC Hwy 73 (0.27 miles W of Site)	30,500 AADT
NC Hwy 16-BR (0.66 miles N of Site)	22,500 AADT
S. Pilot Knob Rd. (0.42 miles N of Site)	5,800 AADT

SOURCE: NC DOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2018

Exceptional Development Since 1990
cambridgeprop.com