

HUNTERSVILLE MARKET



**AVAILABLE FOR BUILD-TO-SUIT
OR GROUND LEASE**

2 OUTPARCELS

Eastfield Road & Prosperity Church Road

HUNTERSVILLE, NC

FOR MORE
INFORMATION CONTACT:

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

JOHN J. PRIESTER
980-260- 2777
JJP@CAMBRIDGEPROP.COM

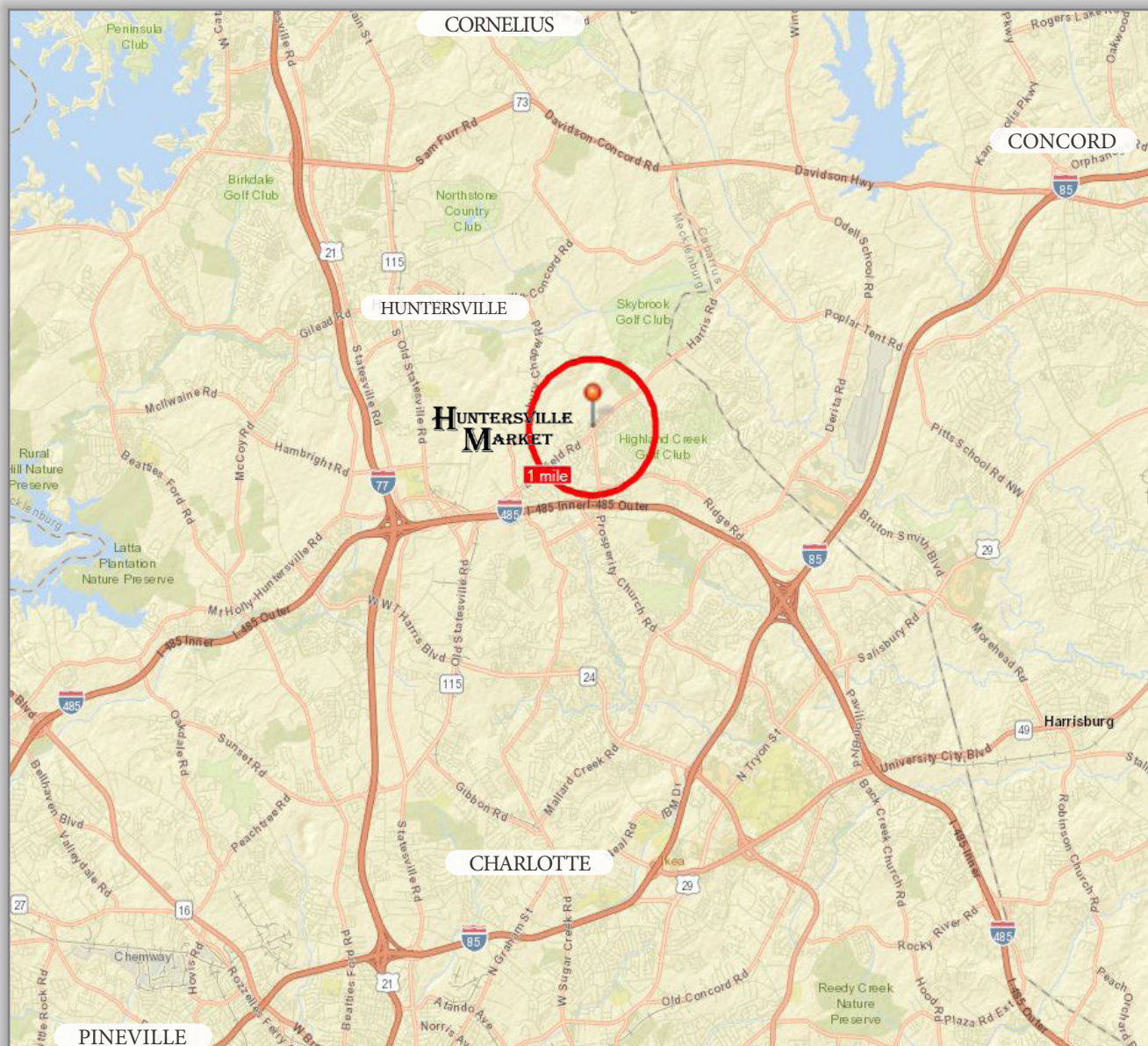

**CAMBRIDGE
PROPERTIES**

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

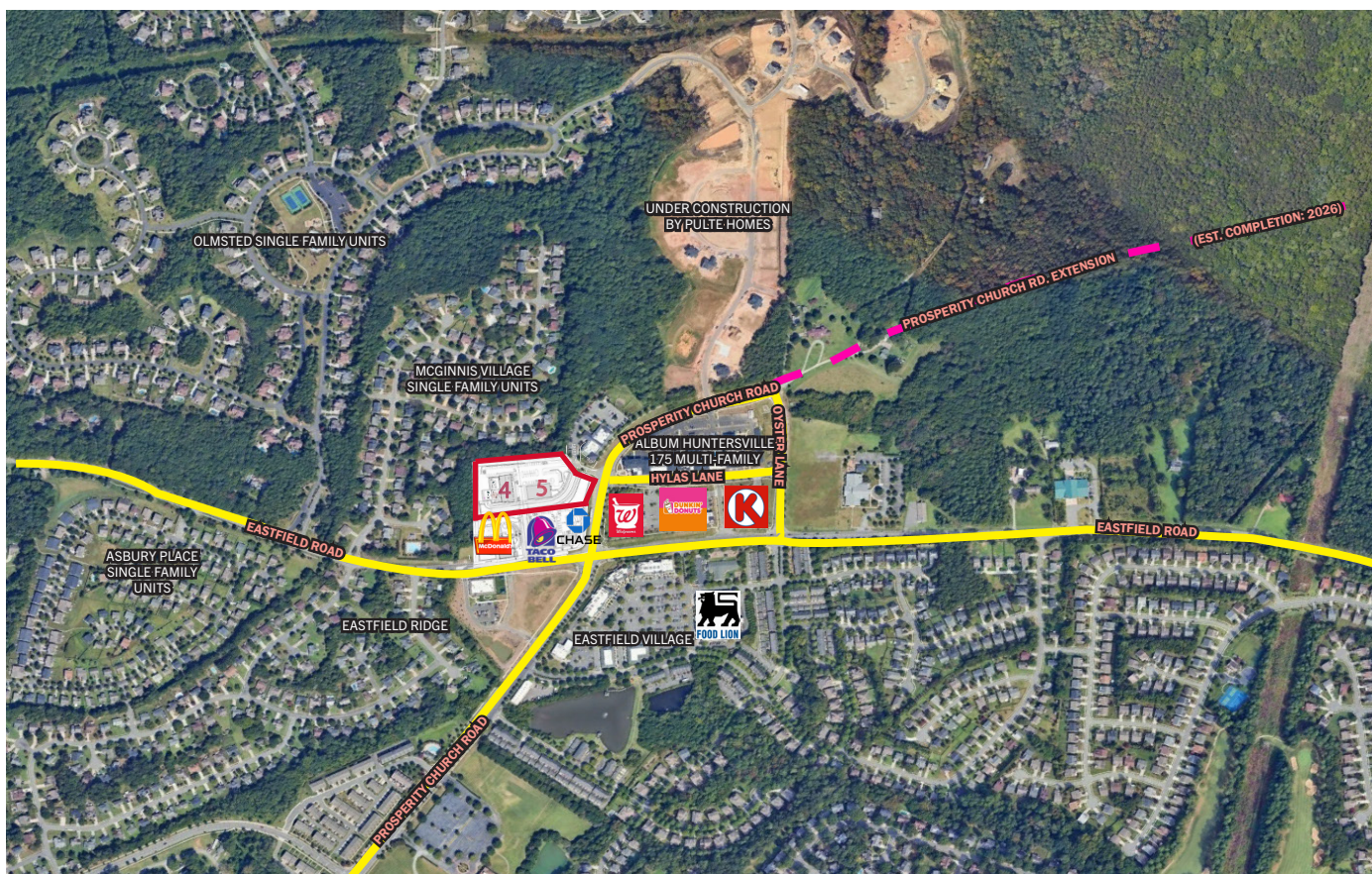
cambridgeprop.com

Exceptional Development Since 1990

LOCATION MAP



LOCATION MAP



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OVERALL SITE PLAN

PARCEL INFORMATION

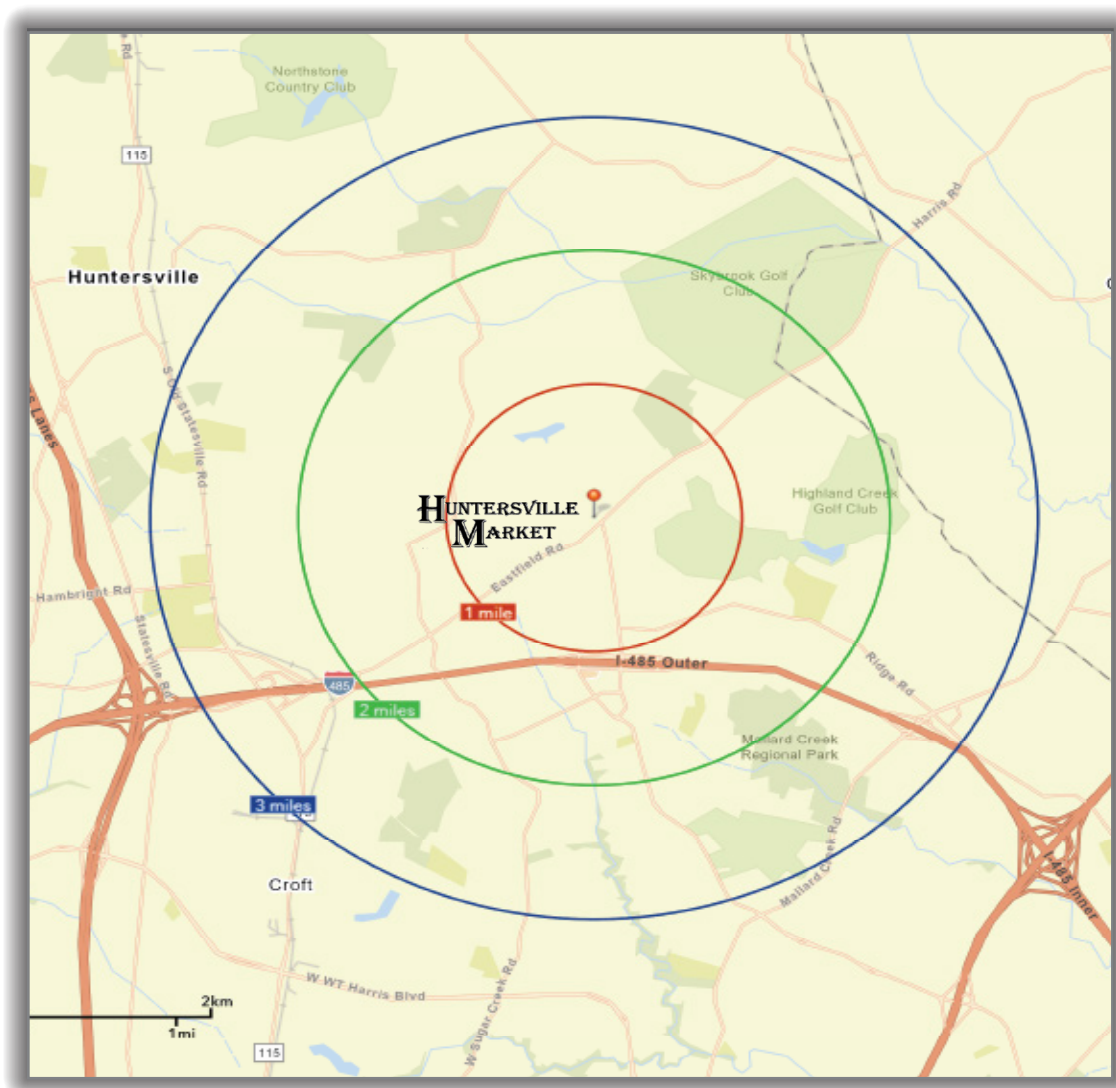
- **PARCEL 1 LEASED** ±0.7AC
Retail w/Drive-Thru
- **PARCEL 2 LEASED** ±0.7AC
Retail Outparcel
- **PARCEL 3 LEASED** ±1.5AC
Retail w/ Drive- Thru
- **PARCEL 4 (Available)** ±1.5 AC
Retail Outparcel
- **PARCEL 5 (Available)** ±1.4AC
Retail Outparcel



SITE PLAN



DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	8,329	28,876	63,945
Population 2024 Projection	8,291	27,439	51,853
Per Capita Income 2029 Forecast	\$61,191	\$61,390	\$62,896
Per Capita Income 2024 Projection	\$50,873	\$51,970	\$53,505
Median HH Income 2029 Forecast	\$113,740	\$115,423	\$128,134
Median HH Income 2024 Projection	\$100,686	\$100,755	\$109,432

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared 09/20/2024



TRAFFIC PROFILE



TRAFFIC COUNTS

Eastfield Road (At Site)	20,000 AADT
Eastfield Road (0.13 miles SW of Site)	12,512 AADT
Eastfield Road (0.04 miles NW of Site)	17,570 AADT
Prosperity Church Road (0.11 miles SE of Site)	16,000 AADT

SOURCE: ©2024 Kalibrate Technologies (Q2 2024). Prepared 09/20/2024