

CAMBRIDGE VILLAGE DENVER, NC



AVAILABLE FOR LEASE

1,400 SF

NC Hwy 16 Business/NC Hwy 73
Denver, NC

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**CAMBRIDGE
PROPERTIES**

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

CAMBRIDGE VILLAGE

DEVELOPMENT SUMMARY



Cambridge Village, is a pedestrian friendly neighborhood shopping center anchored by Publix Food & Pharmacy. Opened in 2018, with over 62,000^{sq}ft, 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.

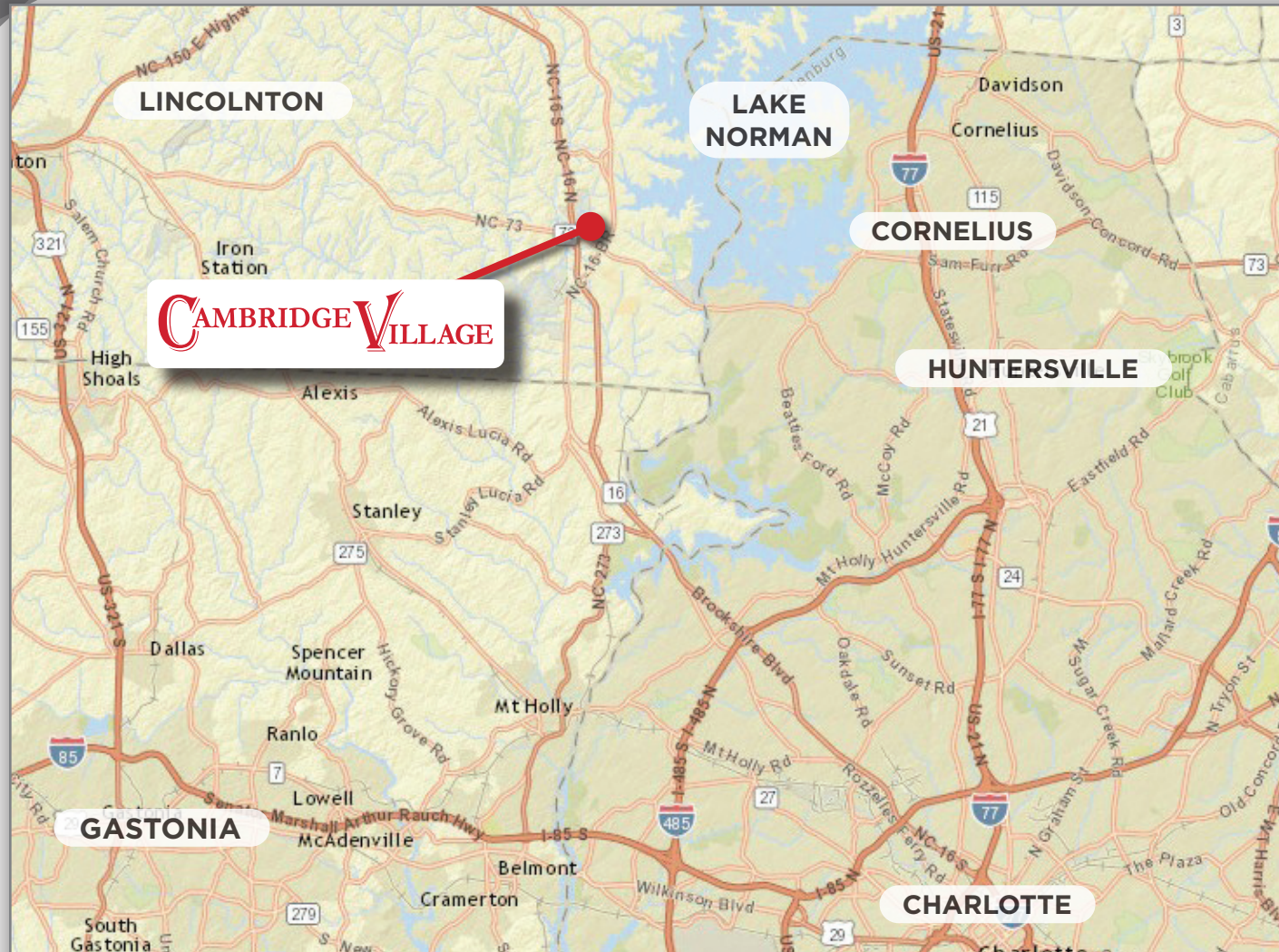
Cambridge Village also features three outparcels, including Dairy Queen and 7-Eleven.





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.

30 Years of Exceptional Development
cambridgeprop.com

CAMBRIDGE VILLAGE

AREA DEVELOPMENT

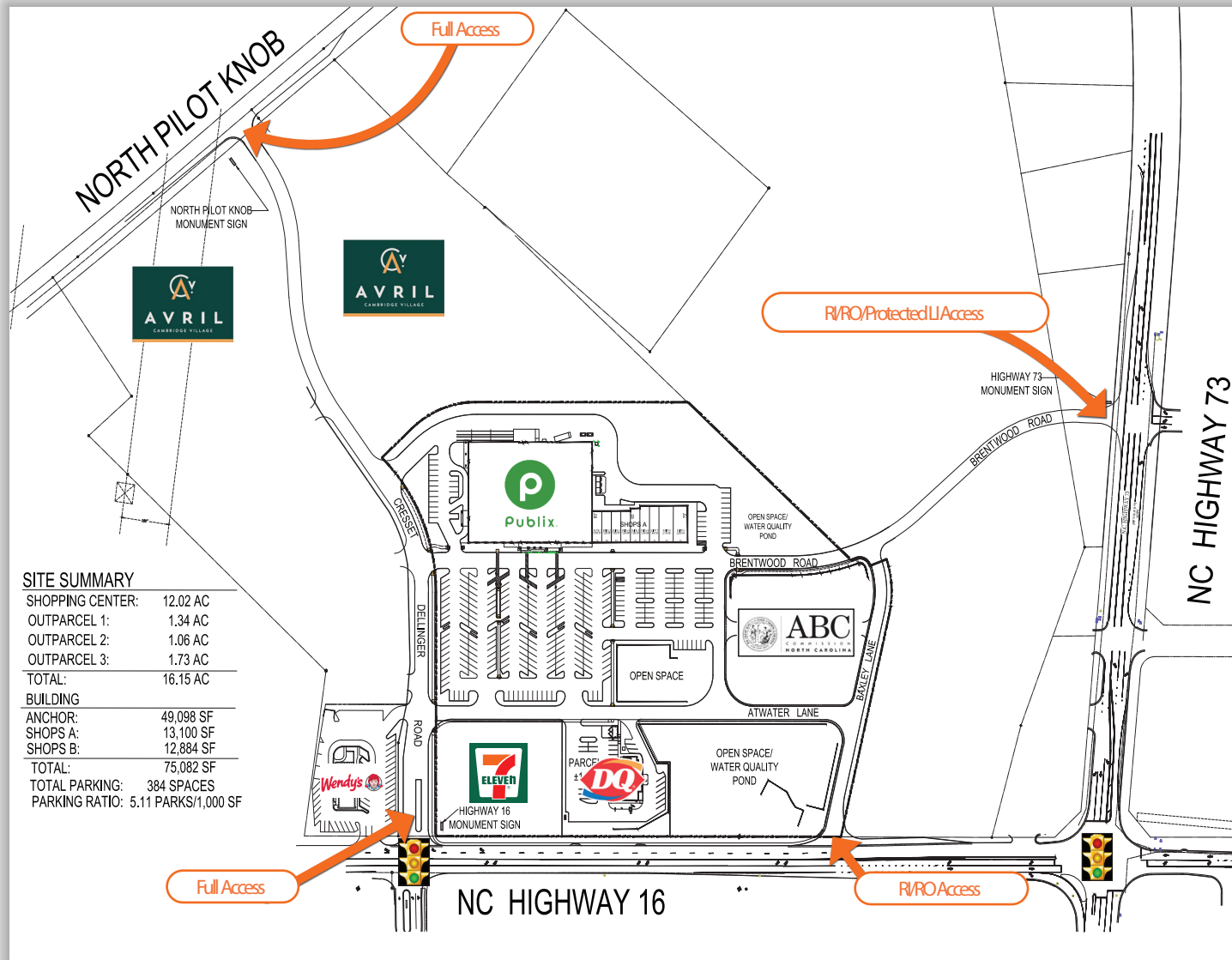


1. Discount Tire
2. Murphy Oil
3. Burger King
4. AutoZone
5. Heartland Dental
6. Meinecke Car Care
7. Chesterbrook Academy
8. Midtown Sundries
9. Goodwill
10. Bojangle
11. Advance Auto
12. Tractor Supply
13. Shell Oil
14. Arby's
15. McDonald's
16. TacoBell
17. Bank of America
18. Valvoline
19. Autobell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



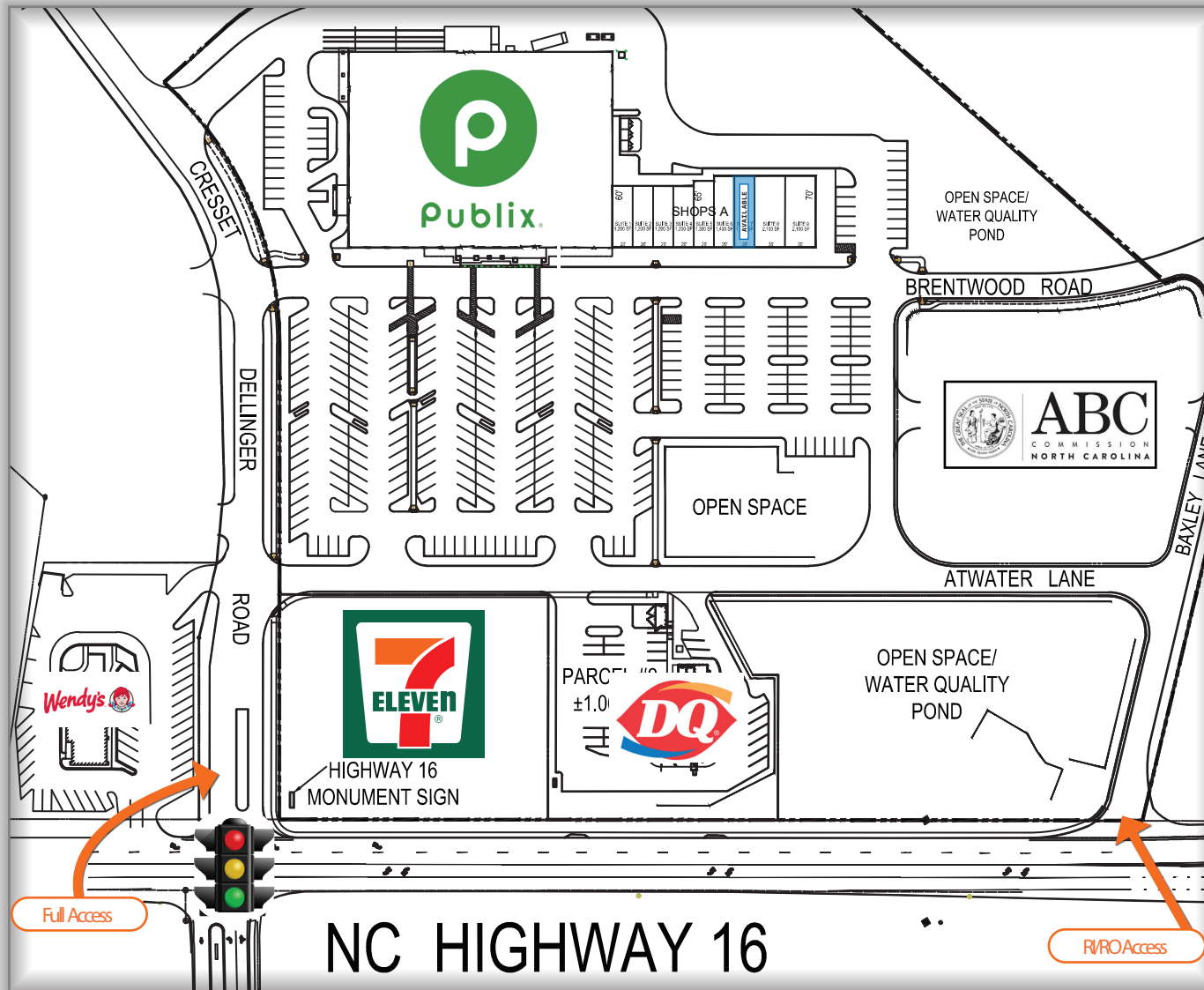
CAMBRIDGE VILLAGE

OVERALL SITE PLAN



CAMBRIDGE VILLAGE

SITE PLAN



SHOPPING CENTER PARCEL

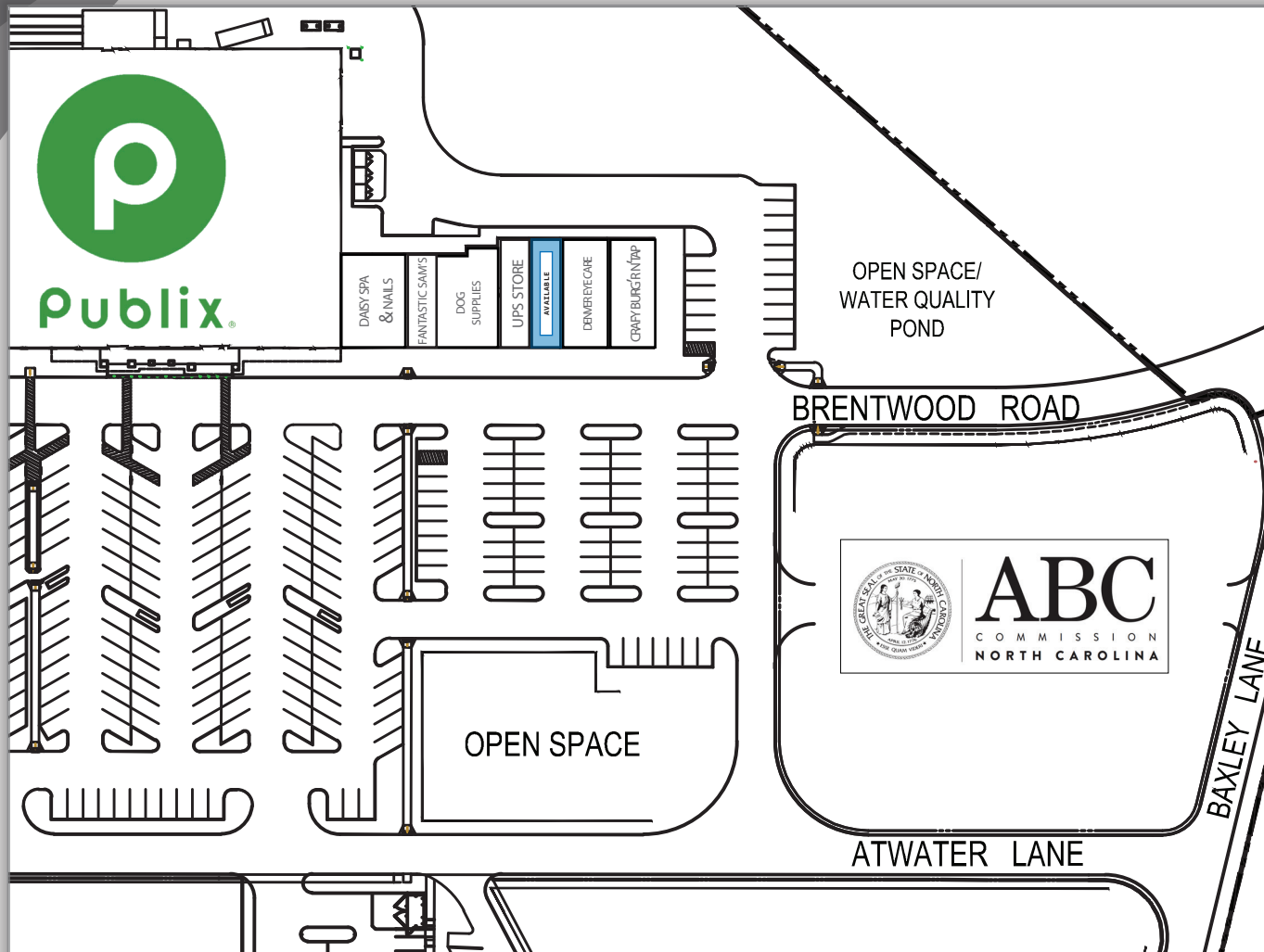
Publix	49,098SF
Shops A	13,100SF

OUTPARCELS

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

CAMBRIDGE VILLAGE

RETAIL SHOPS LEASE PLAN

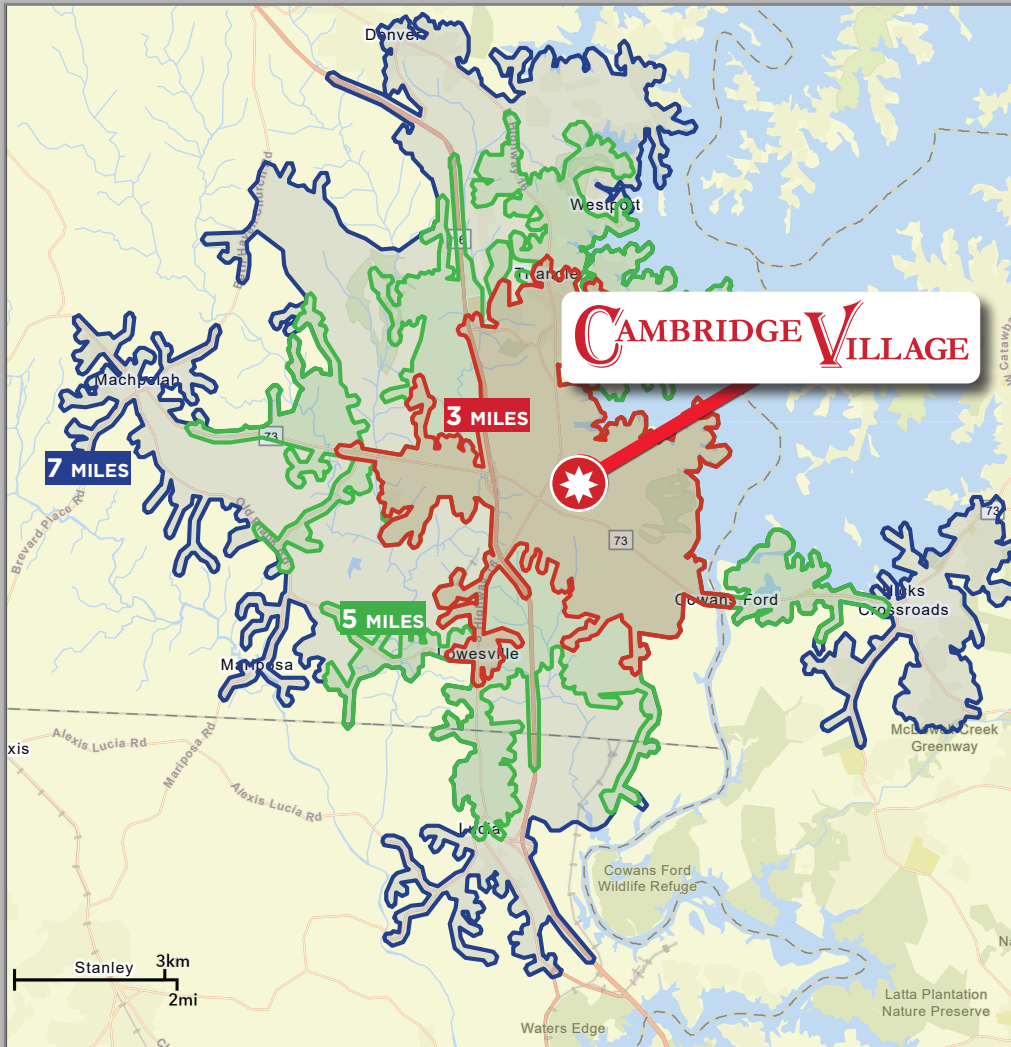


SHOPS A 13,100sf

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	Available	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 2027 Forecast	9,397	16,665	31,571
Population 2022 Projection	8,233	14,841	28,800
Per Capita Income 2027 Forecast	\$61,603	\$62,750	\$60,610
Per Capita Income 2022 Projection	\$53,539	\$54,602	\$52,854
Median HH Income 2027 Forecast	\$120,596	\$116,694	\$119,941
Median HH Income 2022 Projection	\$103,475	\$101,895	\$104,960

POPULATION SOURCE: 2020 © ESRI | Prepared 06/28/2022



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