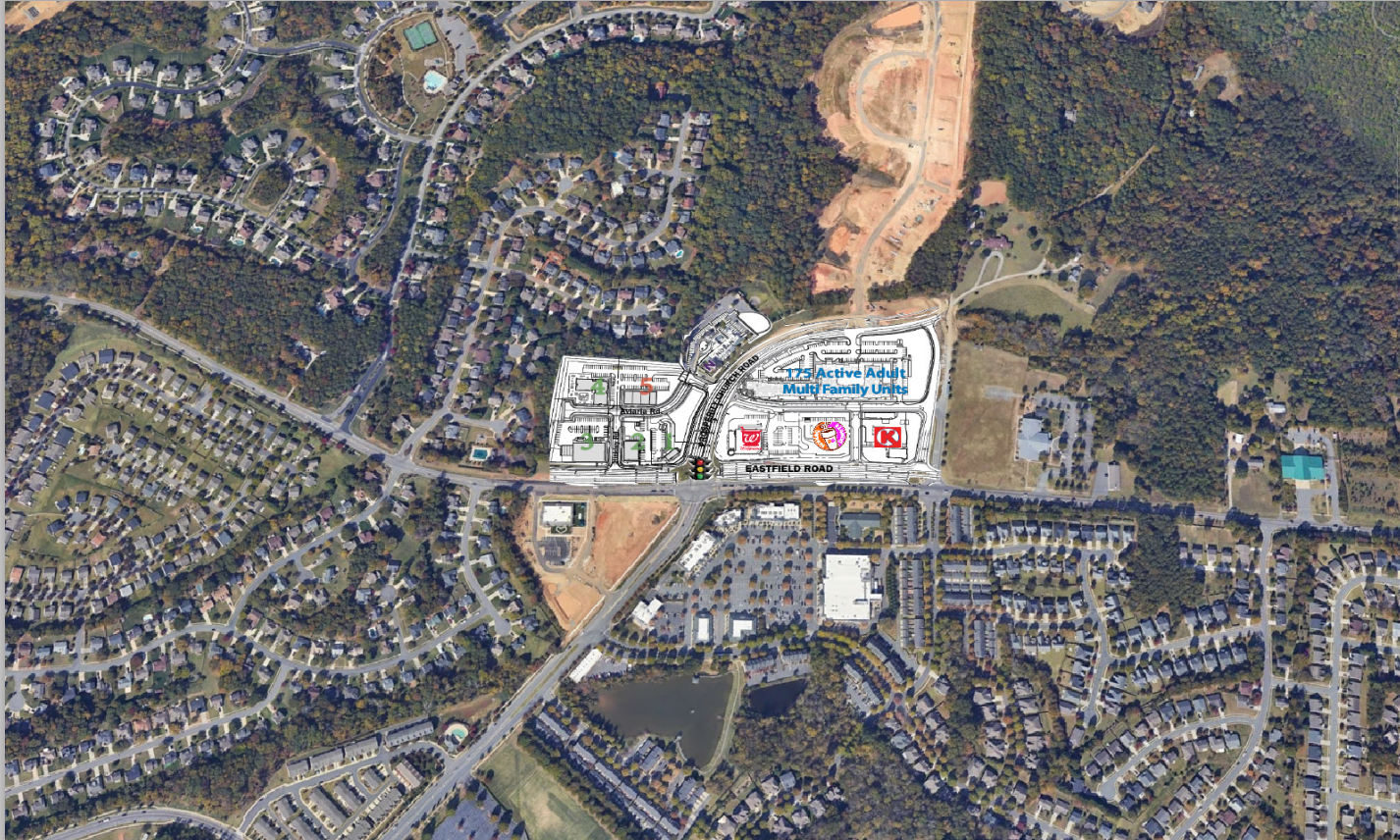


HUNTERSVILLE MARKET

HUNTERSVILLE, NC



**HUNTERSVILLE
MARKET**

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

AVAILABLE FOR LEASE
Medical Office Space
1,500 - 10,010sf

Eastfield Road & Prosperity Church Road
Huntersville, NC

30 Years of Exceptional Development


**CAMBRIDGE
PROPERTIES**

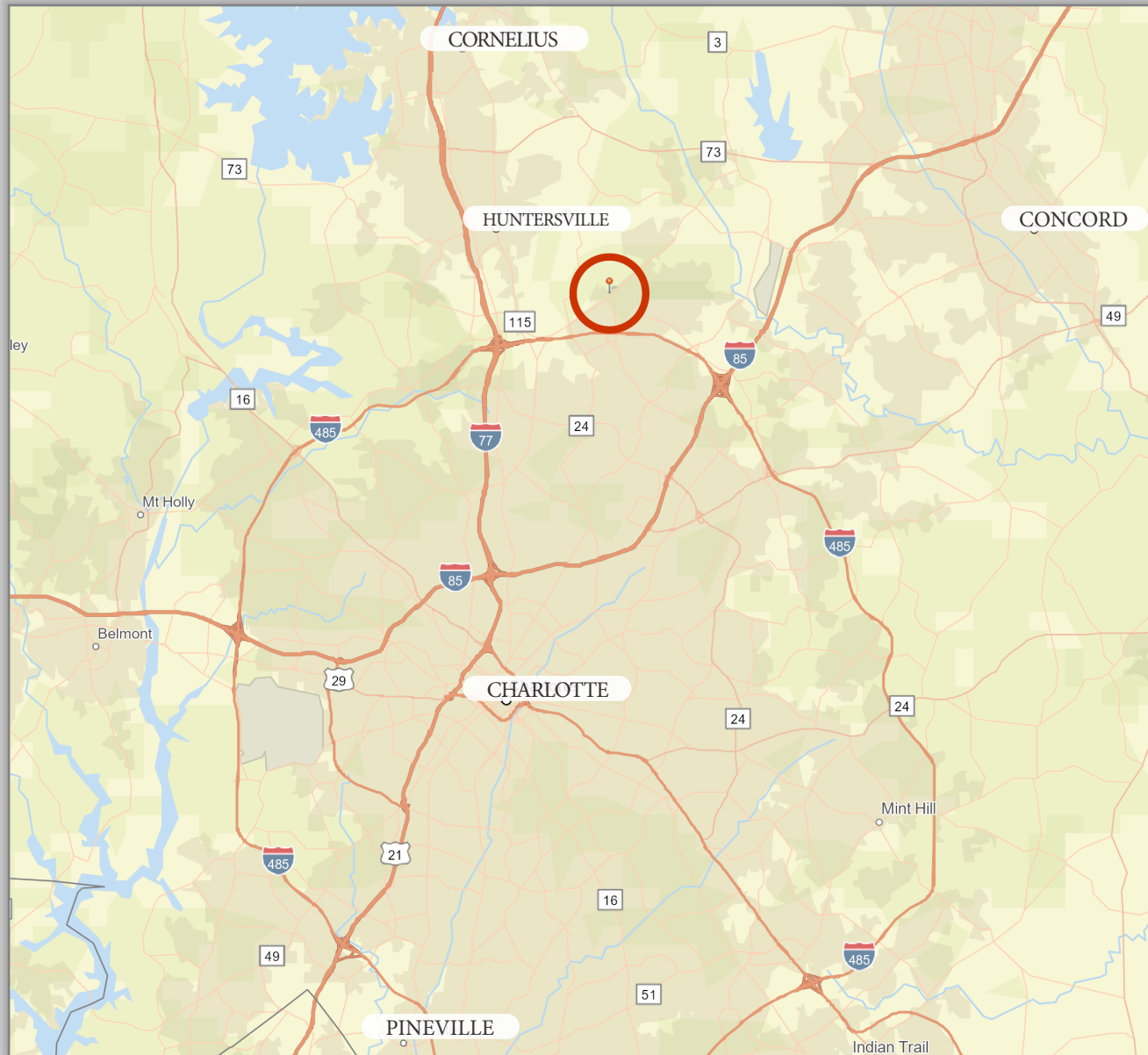
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

cambridgeprop.com



HUNTERSVILLE MARKET

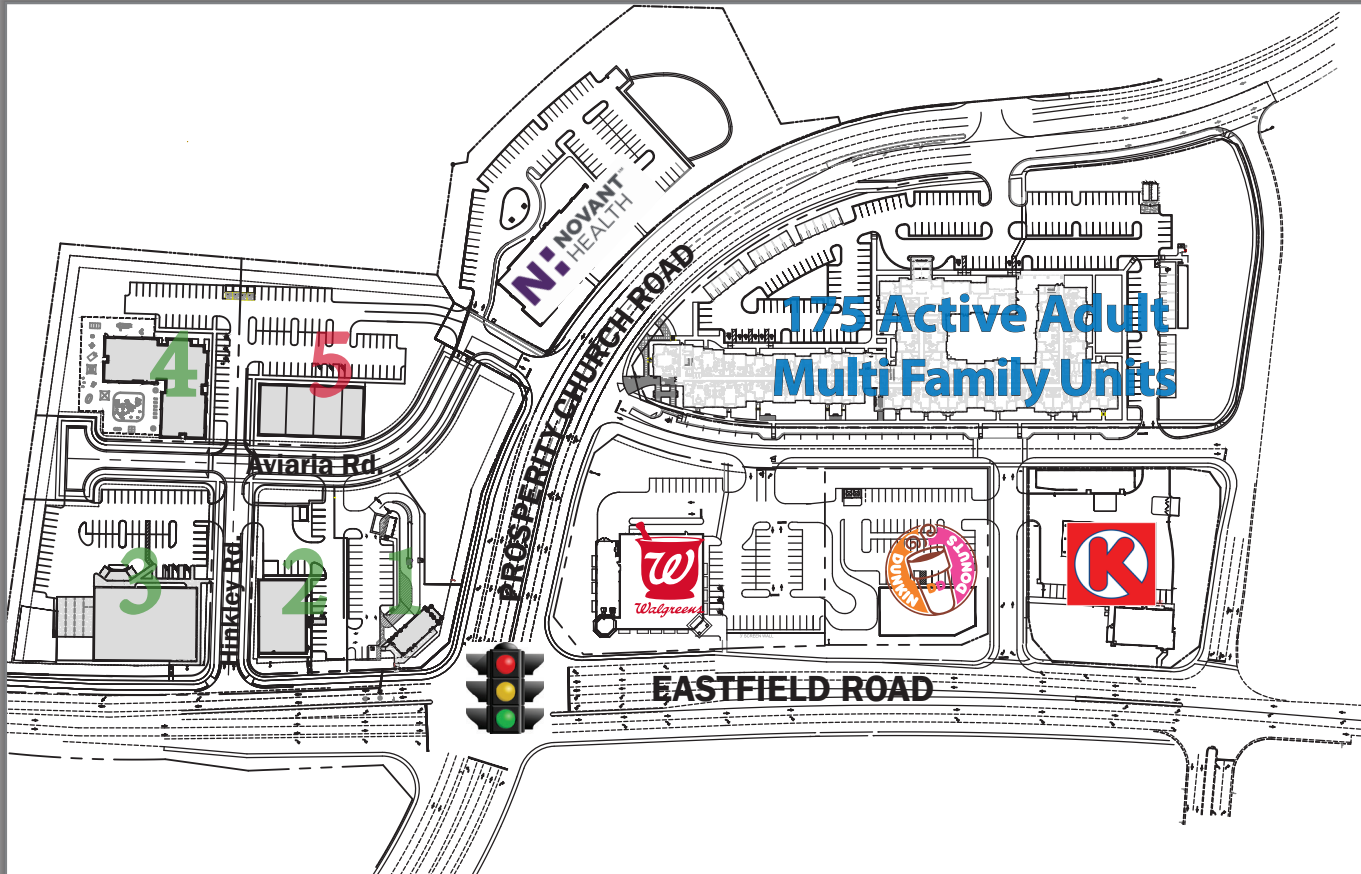
LOCATION MAP



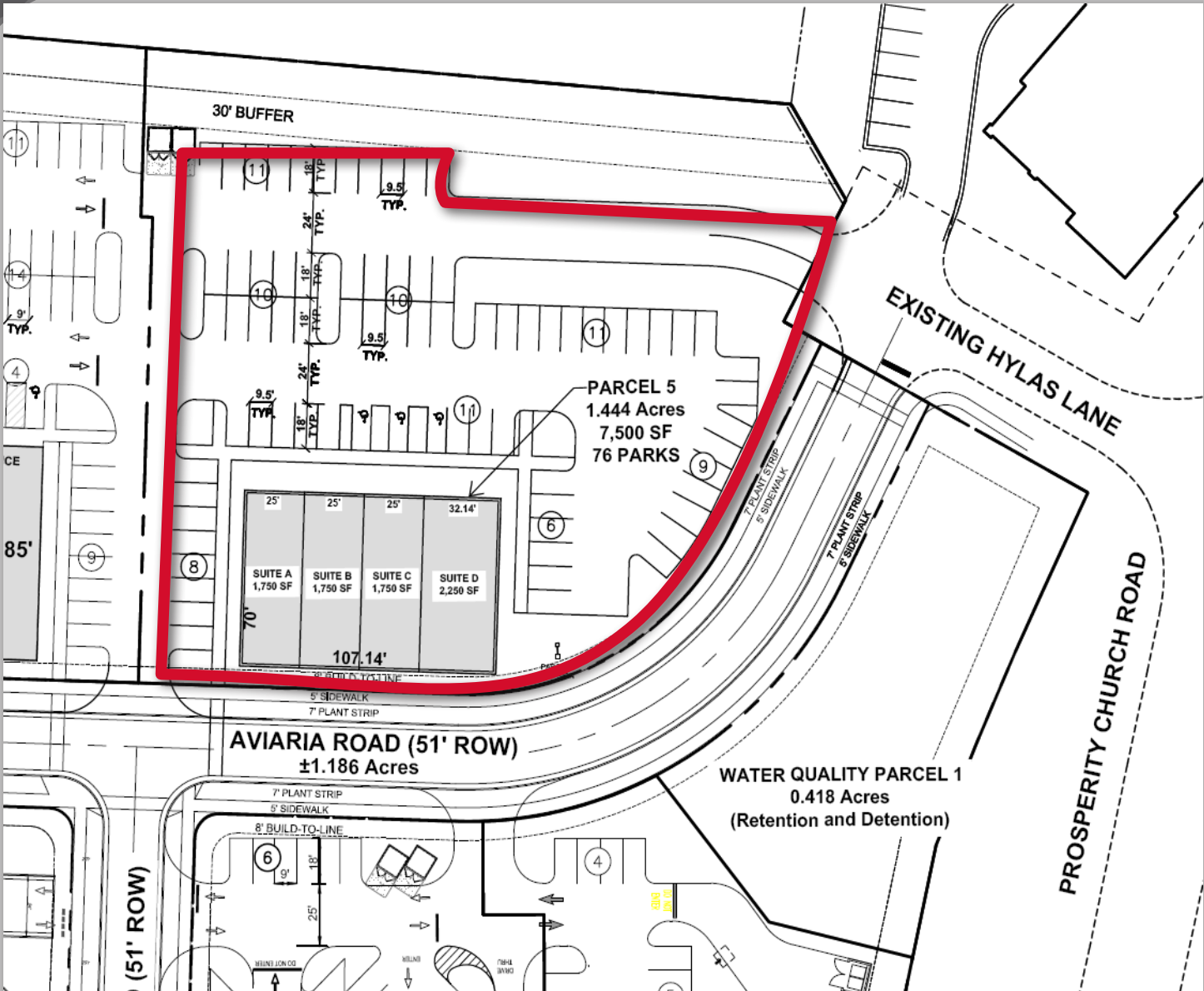
30 Years of Exceptional Development

cambridgeprop.com

PARCEL INFORMATION



● PARCEL 1 (Available)	±0.7AC
Retail w/Drive-Thru	2,500SF
● PARCEL 2 (Available)	±0.7AC
Retail Outparcel	
● PARCEL 3 (Available)	±1.6AC
Retail Outparcel	
● PARCEL 4 (Available)	±1.5 AC
Daycare	15,000SF
● PARCEL 5	±1.4AC
Medical Office	10,010SF



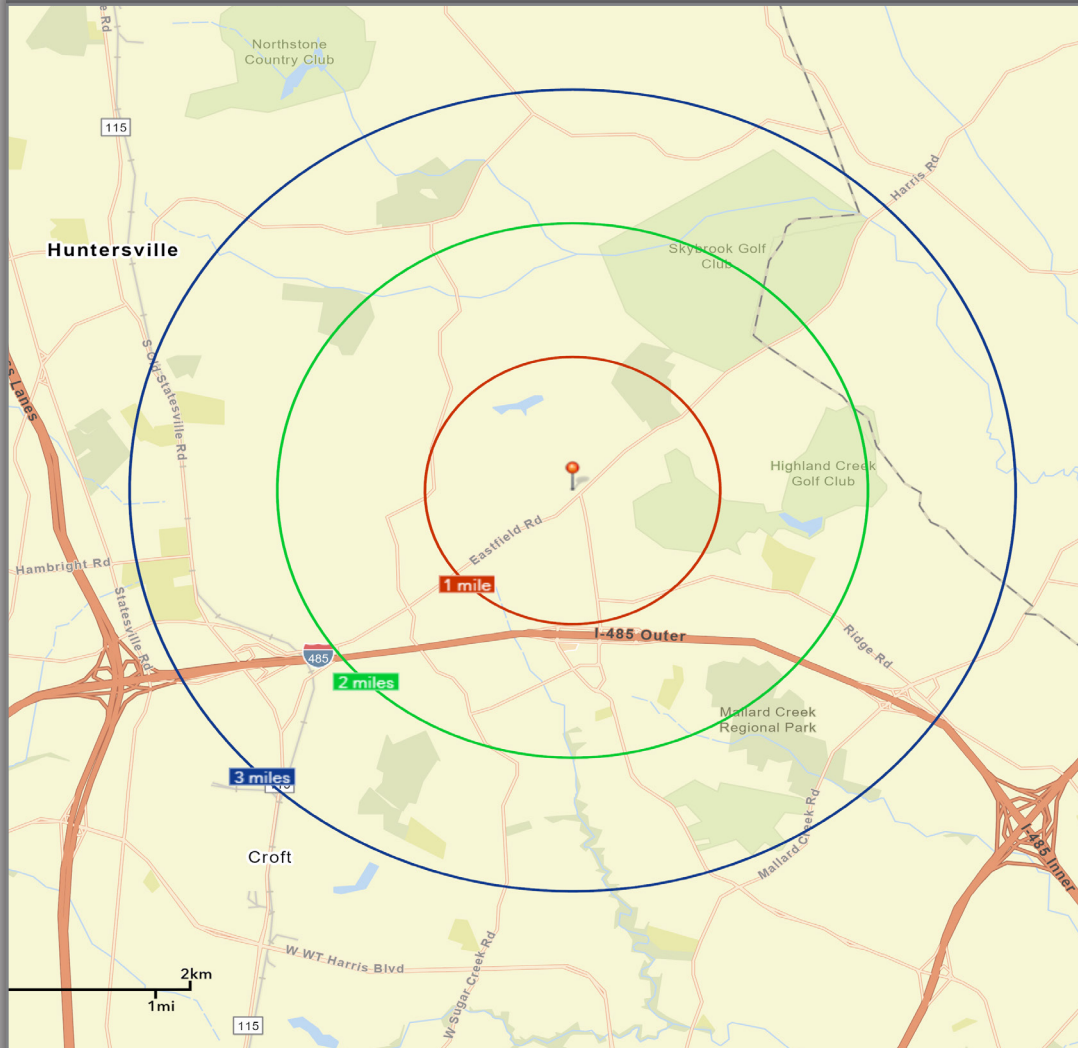
* Demising walls are not final and are subject to change

30 Years of Exceptional Development

cambridgeprop.com

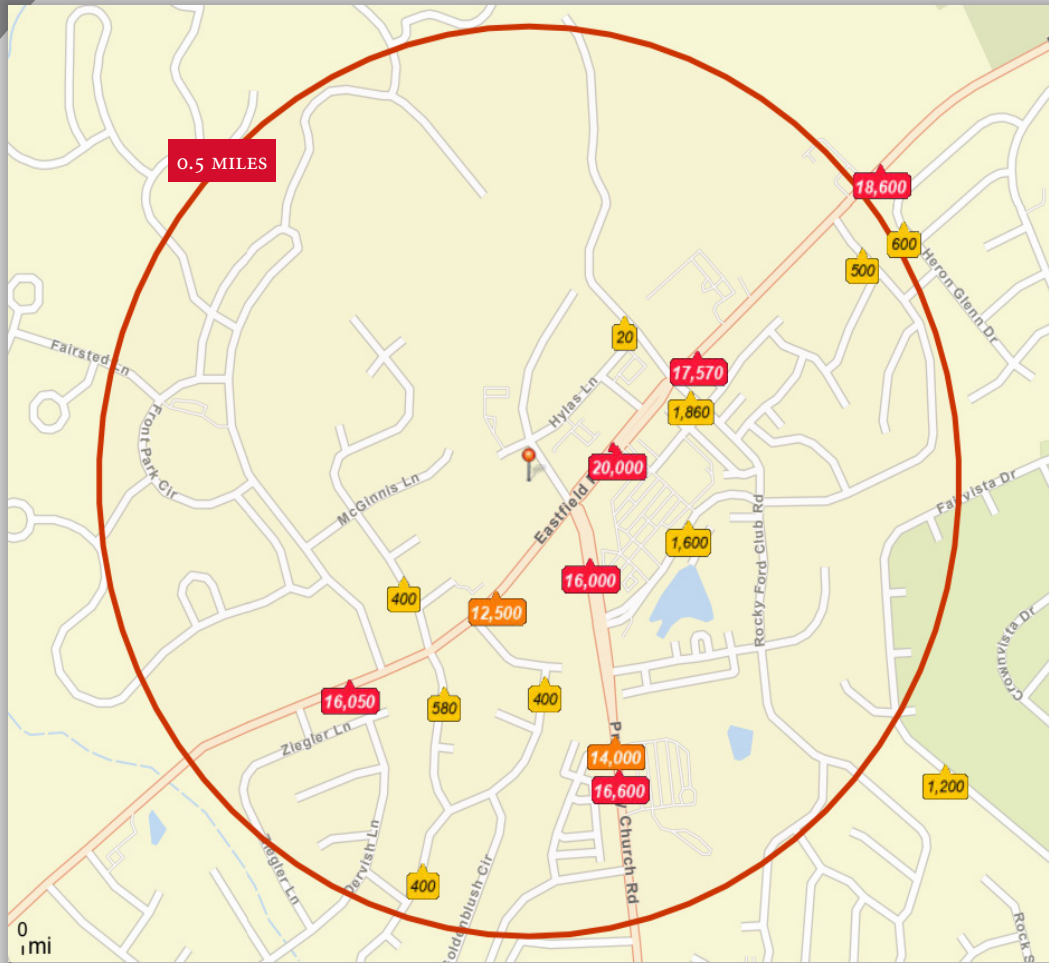
HUNTERSVILLE MARKET

DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2028 Forecast	8,882	26,053	62,632
Population 2023 Projection	8,693	24,863	58,108
Per Capita Income 2028 Forecast	\$54,658	\$54,595	\$57,827
Per Capita Income 2023 Projection	\$46,471	\$46,278	\$49,482
Median HH Income 2028 Forecast	\$103,080	\$103,438	\$114,394
Median HH Income 2023 Projection	\$89,662	\$89,887	\$102,026

POPULATION SOURCE: US Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared 11/1/2023



TRAFFIC COUNTS

Eastfield Road (At Site)	20,000 AADT
Eastfield Road (0.13 miles SW of Site)	12,500 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: 2023 © Kalibrate Technologies Q3 2023 | Prepared 11/6/2023