

HUNTERSVILLE MARKET

HUNTERSVILLE, NC



AVAILABLE FOR LEASE

**Medical Office Space
1,500 - 10,010sf**

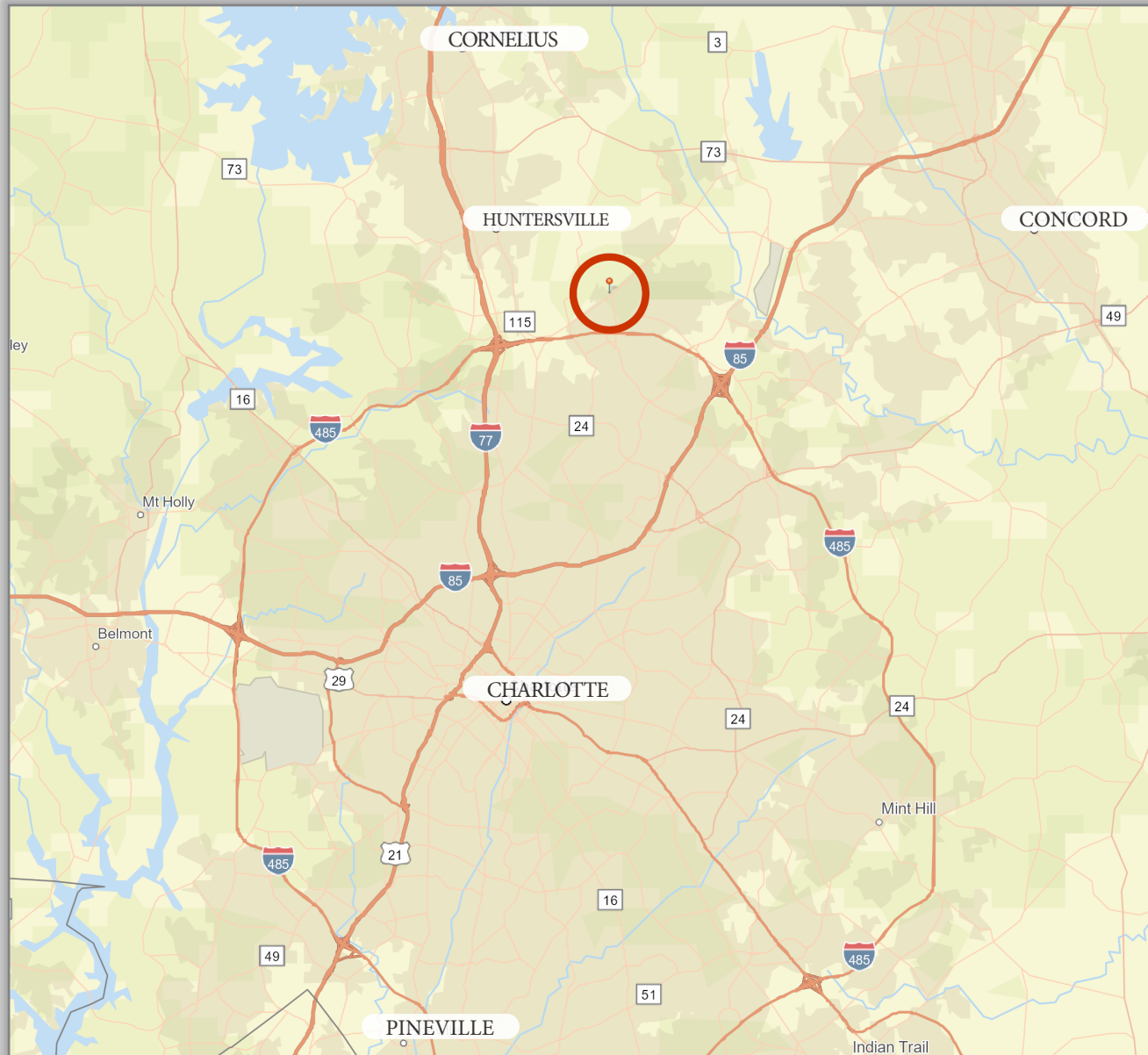
Eastfield Road & Prosperity Church Road

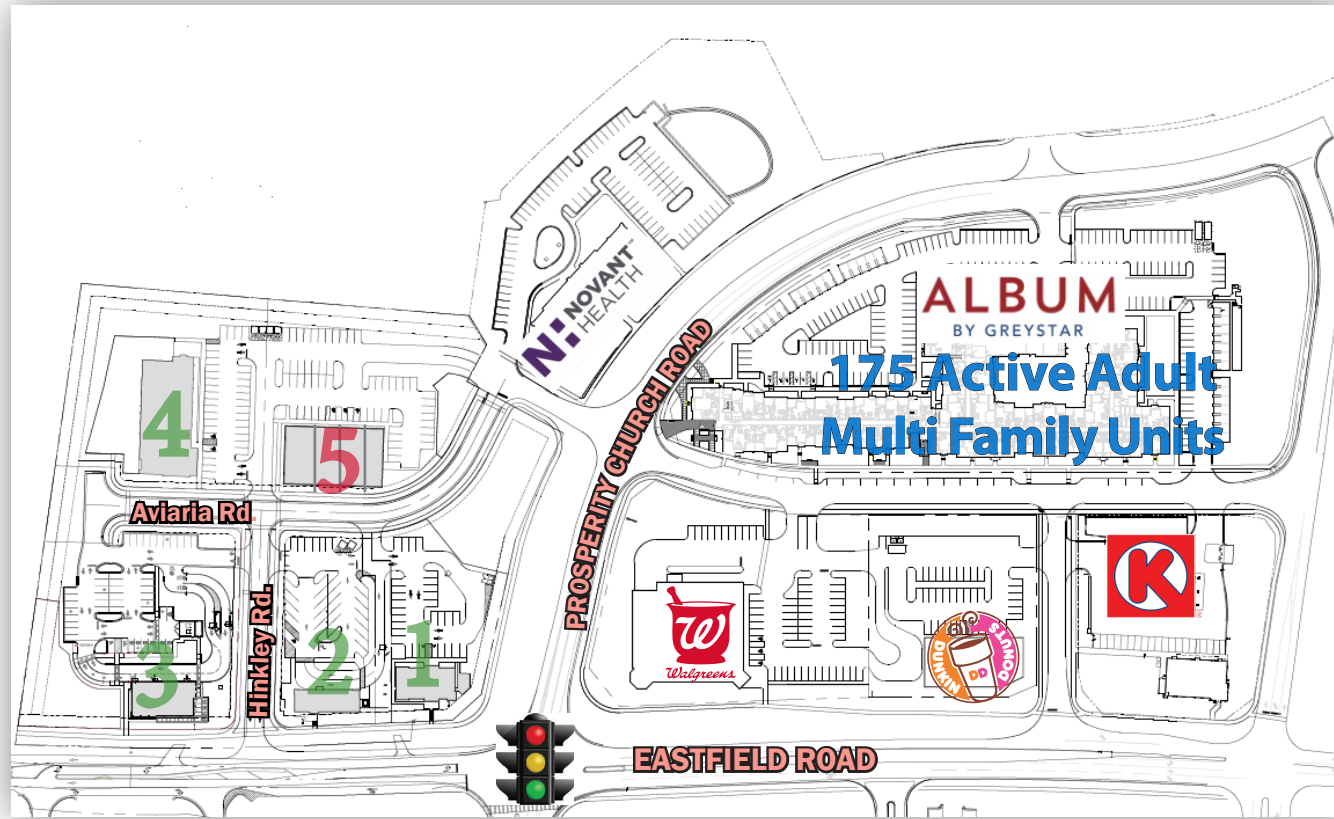
**HUNTERSVILLE
MARKET**

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**CAMBRIDGE
PROPERTIES**
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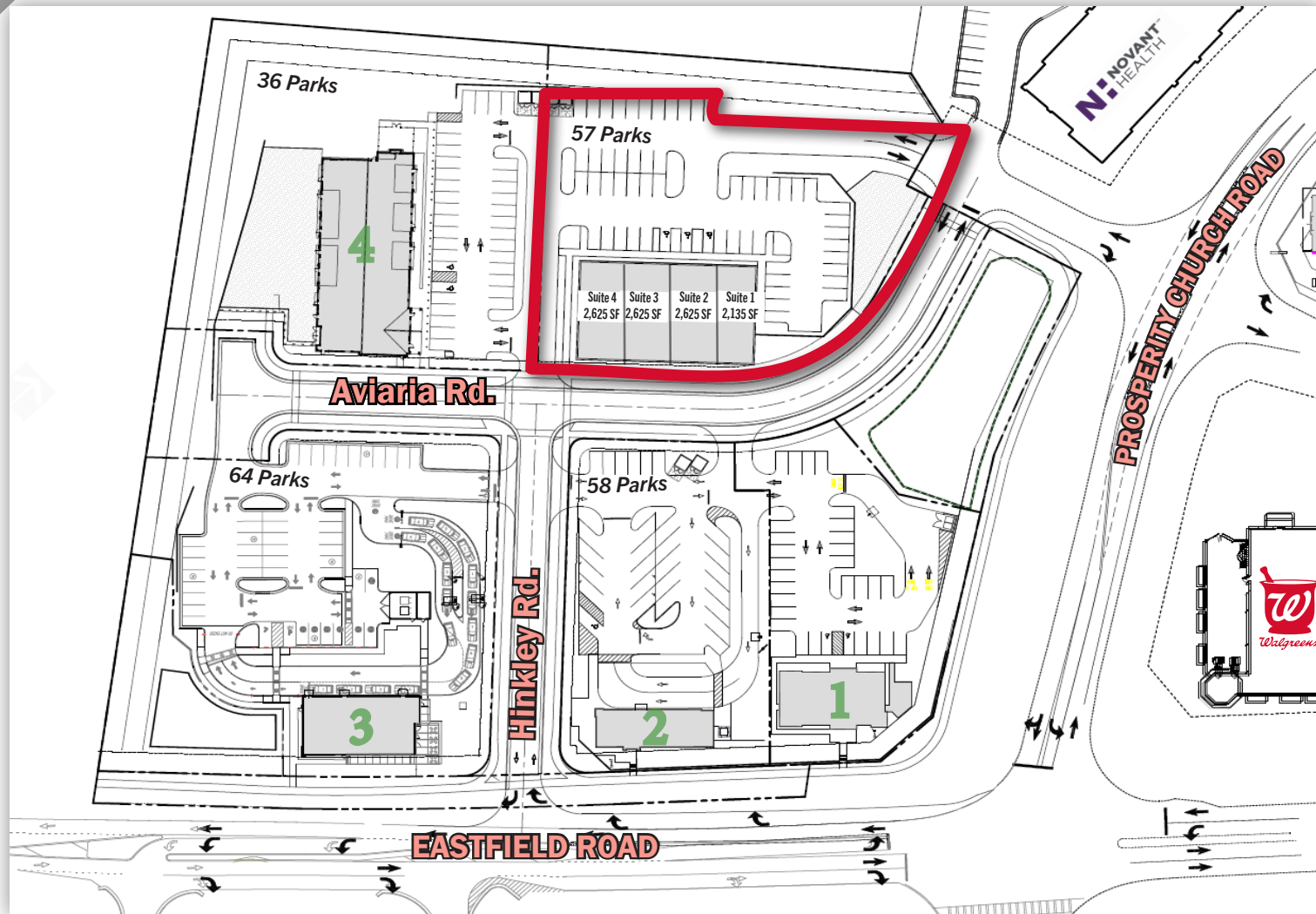
Exceptional Development Since 1990



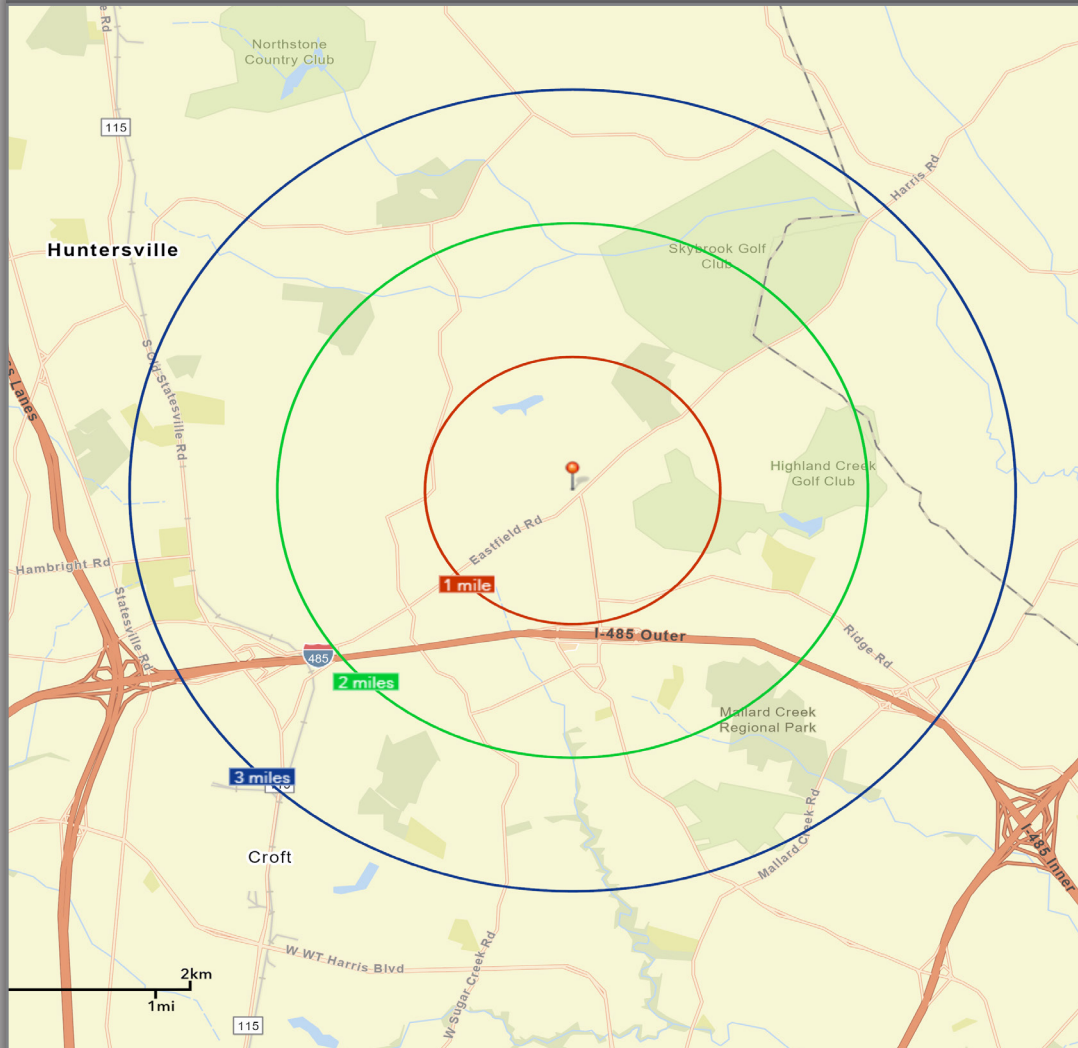


PARCEL INFORMATION

● PARCEL 1 (Available)	±0.7AC
Retail w/Drive-Thru	2,500SF
● PARCEL 2 (Available)	±0.7AC
Retail Outparcel	
● PARCEL 3 (Available)	±1.5AC
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 subject to change



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



A map showing the 0.5-mile radius around the proposed site. The site is marked with a red pin and labeled "SITE". The map includes a scale bar indicating 0.5 miles. Various streets are labeled, including Fairsted Ln, Front Peak Cir, McGinnis Ln, Hylas Ln, Eastfield Rd, Rocky Ford Club Rd, Ziegler Ln, Dryish Ln, Old Blush Cir, Church Rd, and Crown Vista Dr. The map also shows several yellow and red markers with numerical values, likely representing population or other data points. A scale bar in the bottom left corner indicates 0.5 miles.

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

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