



HUNTERSVILLE MARKET

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

1 Outparcel Remaining

Eastfield Road & Prosperity Church Road
HUNTERSVILLE, NC



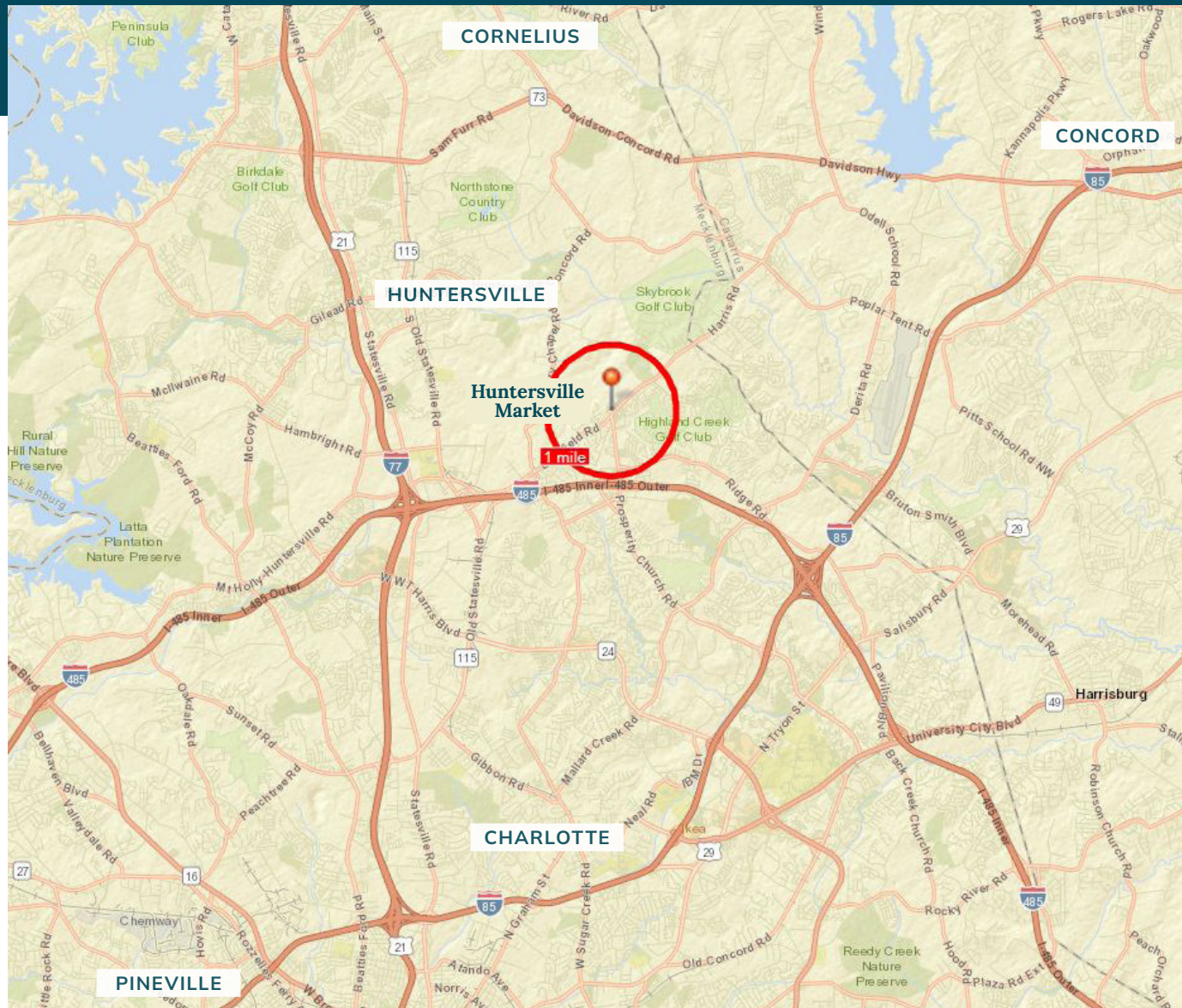
**CAMBRIDGE
PROPERTIES**

CambridgeProp.com

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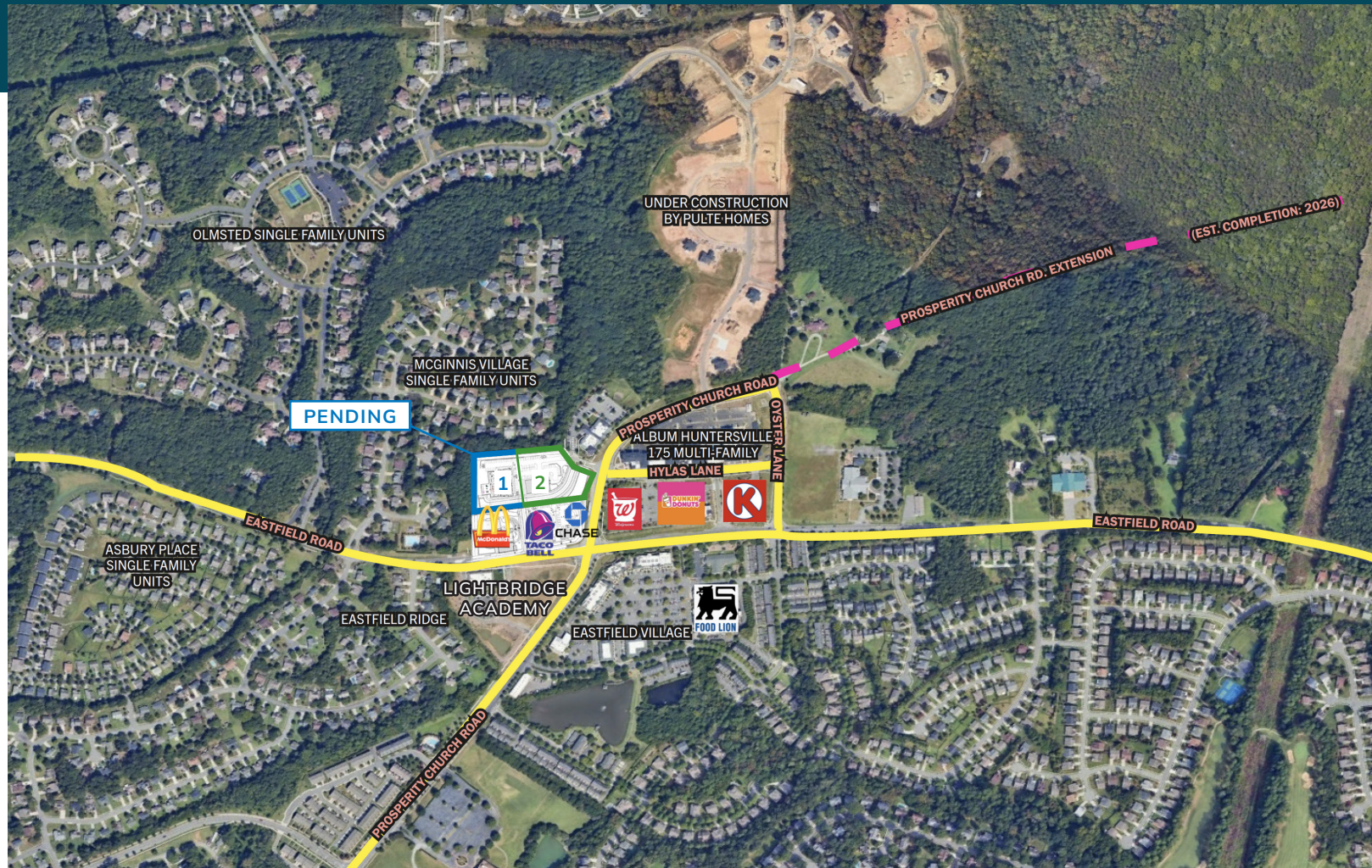
LOCATION MAP

Huntersville
Market



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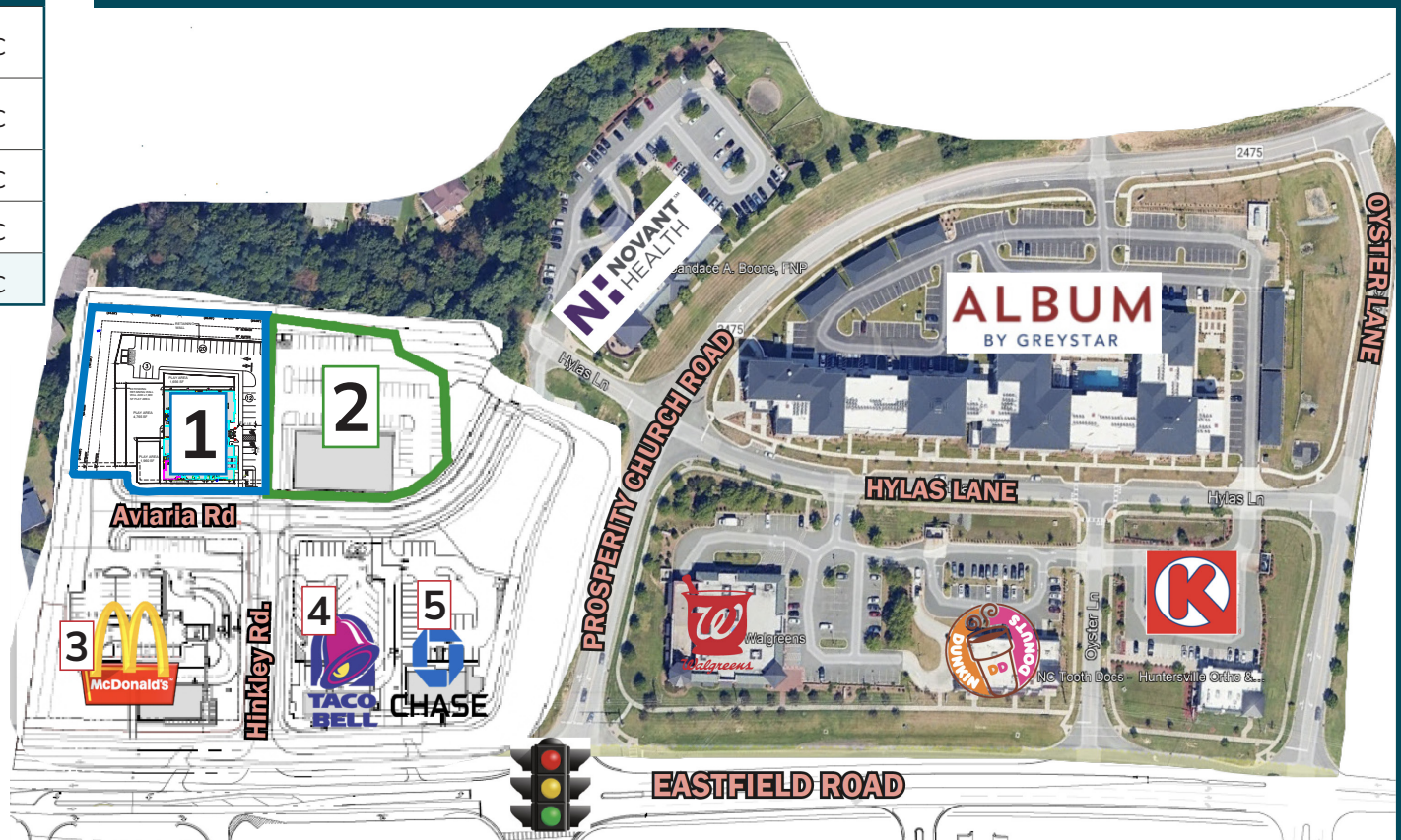


Huntersville Market

OVERALL SITE PLAN

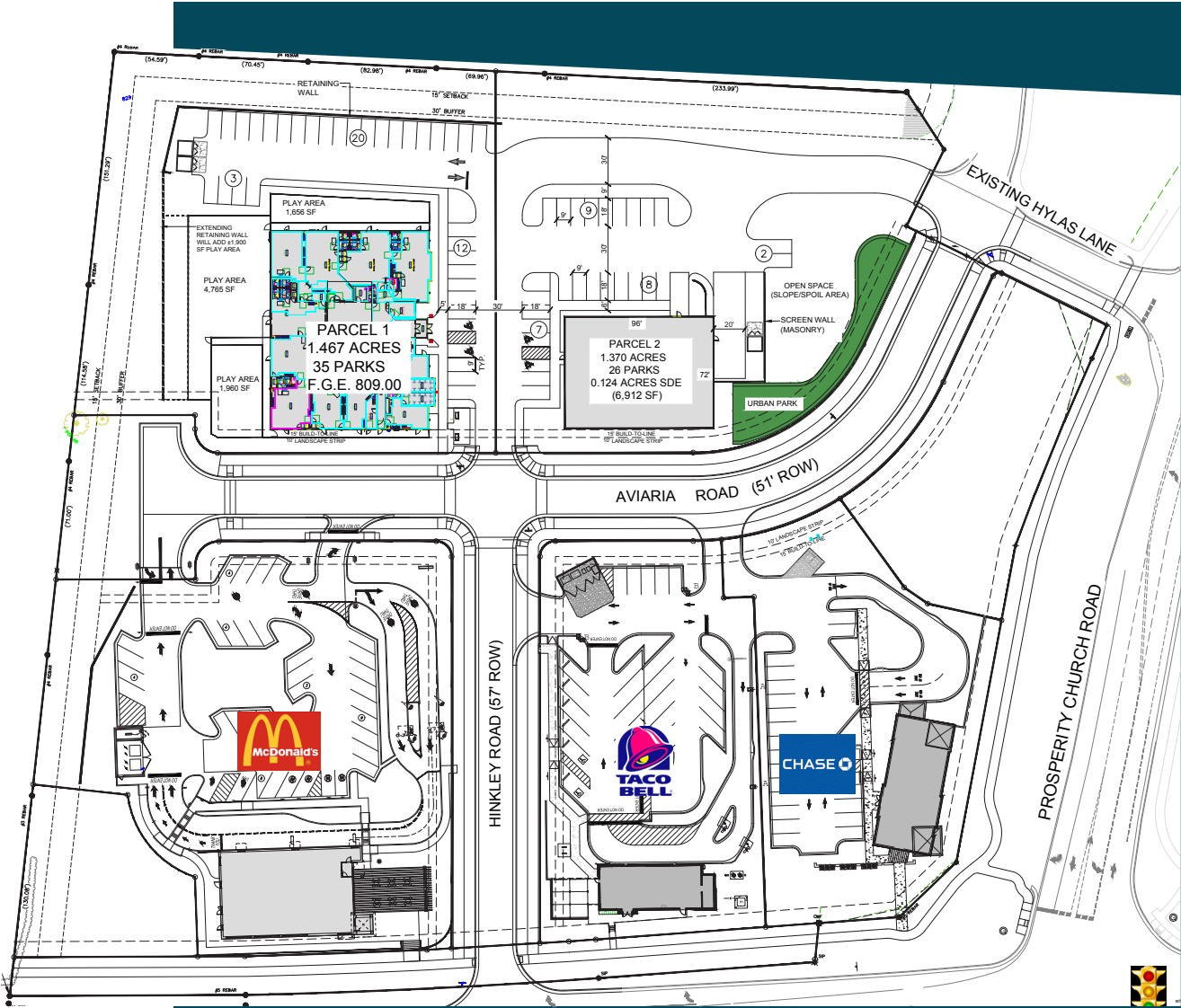
PARCEL INFORMATION

Parcel 1 - PENDING Retail Outparcel	±1.5AC
Parcel 2 - AVAILABLE Retail Outparcel	±1.4AC
Parcel 3 - LEASED	±1.5AC
Parcel 4 - LEASED	±0.7AC
Parcel 5 - LEASED	±0.7AC



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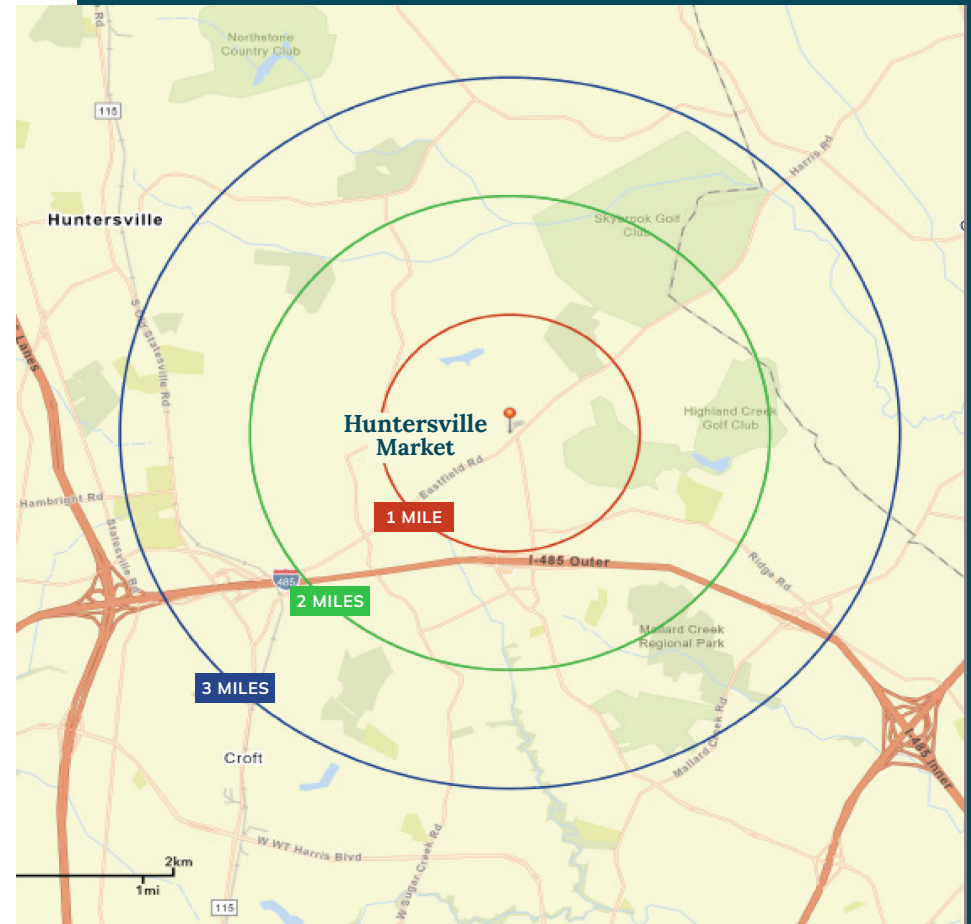
SITE PLAN



Huntersville Market

DEMOGRAPHIC PROFILE

STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2030 Forecast	8,826	19,961	41,584
Population 2025 Projection	8,475	18,541	37,981
Per Capita Income 2030 Forecast	\$67,929	\$66,088	\$65,769
Per Capita Income 2025 Projection	\$57,256	\$57,022	\$57,312
Median HH Income 2030 Forecast	\$132,286	\$133,333	\$145,137
Median HH Income 2025 Projection	\$110,738	\$114,354	\$127,376



POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 3/16/26



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TRAFFIC PROFILE

TRAFFIC COUNTS	
Eastfield Road (At Site)	21,500 AADT
Eastfield Road (0.13 miles SW of Site)	12,500 AADT
Prosperity Church Road (0.11 miles SE of Site)	19,500 AADT



SOURCE: NCDOT 2024 AADT Stations.
Prepared 03/16/2026





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