



FOUNDRY
COMMERCIAL

FOOD LION

HUNTERSVILLE SQUARE

STATESVILLE RD AT GILEAD RD, HUNTERSVILLE, NC 28278

±1,200 - 13,000 SF AVAILABLE FOR LEASE



DESCRIPTION

- ±1,200 - 13,000 SF Available for Lease
- Suites B4 & B5 can be combined to a total of 2,800 SF
- Anchored by a 40,100 SF Food Lion, Huntersville Square features excellent visibility from one of Huntersville's major thoroughfares – Gilead Road (33,000 VPD)
- Located immediately off I-77's Exit 23 at the signalized intersection of Gilead and Statesville roads, the center offers quick access to downtown Huntersville, I-485 and downtown Charlotte
- With over 113,000 people in a 5-mile radius, Huntersville Square has access to attractive demographics – average household incomes in the 5-mile radius are above \$137,000

BUILDING FEATURES

PROPERTY SIZE	±92,777 SF
AVAILABLE	±1,200 - 13,000 SF

TRAFFIC

STATESVILLE RD	17,900 VPD
GILEAD RD	33,000 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

TOMMY TRIMBLE | 704.414.7460
 Senior Vice President/Broker
 tommy.trimble@foundrycommercial.com
 Licensed Real Estate Broker

NICOLE EDMONDS | 704.972.2617
 Senior Associate/Broker
 nicole.edmonds@foundrycommercial.com
 Licensed Real Estate Broker

FOUNDRY
 COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

DEMOGRAPHICS



1 MILE RADIUS

	6,870 ESTIMATED POPULATION 2023
	34.6 AVERAGE AGE
	\$121,868 AVG HOUSEHOLD INCOME 2023
	5,052 TOTAL EMPLOYEES

3 MILE RADIUS

	48,145 ESTIMATED POPULATION 2023
	36.4 AVERAGE AGE
	\$149,518 AVG HOUSEHOLD INCOME 2023
	22,322 TOTAL EMPLOYEES

5 MILE RADIUS

	113,481 ESTIMATED POPULATION 2023
	36.1 AVERAGE AGE
	\$137,852 AVG HOUSEHOLD INCOME 2023
	550,830 TOTAL EMPLOYEES

FOR MORE INFORMATION, PLEASE CONTACT:

TOMMY TRIMBLE | 704.414.7460
Senior Vice President/Broker
tommy.trimble@foundrycommercial.com
Licensed Real Estate Broker

NICOLE EDMONDS | 704.972.2617
Senior Associate/Broker
nicole.edmonds@foundrycommercial.com
Licensed Real Estate Broker

FOUNDRY
COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

foundrycommercial.com

SITE PLAN



SUITE	TENANT	SF
A1	NEGOTIATING	3,200
A2	WRIGHTWAY DENTISTRY	2,350
B1	CONFETE SOIREE	4,250
B2/B3	MEZCALI	4,200
B4	AVAILABLE	1,345
B5	AVAILABLE	1,455
B6	AVAILABLE	1,200
B7	SMOKES UNLIMITED	1,000
B8	H&R BLOCK	1,200

SUITE	TENANT	SF
B9	LAI'POSH HOLISTIC & REJUVENATION SPA	1,200
B10	KIM'S NAILS	900
C	FOOD LION	40,100
D	ACTIV FITNESS	8,943
E1	NEGOTIATING	13,000
F1	JELLY DONUT	1,250
F2	MARCO'S PIZZA	1,245
F3-4	URGENT VET	2,764
OUT-PARCEL	NEGOTIATING	1.3 AC

FOR MORE INFORMATION, PLEASE CONTACT:

TOMMY TRIMBLE | 704.414.7460
 Senior Vice President/Broker
 tommy.trimble@foundrycommercial.com
 Licensed Real Estate Broker

NICOLE EDMONDS | 704.972.2617
 Senior Associate/Broker
 nicole.edmonds@foundrycommercial.com
 Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.