

FOOD LION

OUTPARCEL AVAILABLE
±1.3 ACRES

TACO
BELL

STATESVILLE RD

GILEAD RD

HUNTERSVILLE, NC

HUNTERSVILLE SQUARE

OUTPARCEL AVAILABLE FOR GROUND LEASE

±1.3 ACRES



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HUNTERSVILLE SQUARE
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DESCRIPTION

- 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

PROPERTY DETAILS	
EXISTING BUILDING	±3,175 SF
ZONING	Highway Commercial (HC)
TRAFFIC	
STATESVILLE RD	17,900 VPD
GILEAD RD	33,000 VPD

±1.3 ACRES AVAILABLE

HUNTERSVILLE SQUARE | HUNTERSVILLE, NC

DEMOGRAPHICS



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
6,870 ESTIMATED POPULATION 2023	48,145 ESTIMATED POPULATION 2023	113,481 ESTIMATED POPULATION 2023
34.6 AVERAGE AGE	36.4 AVERAGE AGE	36.1 AVERAGE AGE
\$121,868 AVG HOUSEHOLD INCOME 2023	\$149,518 AVG HOUSEHOLD INCOME 2023	\$137,852 AVG HOUSEHOLD INCOME 2023
5,052 TOTAL EMPLOYEES	22,322 TOTAL EMPLOYEES	550,830 TOTAL EMPLOYEES

FOR MORE INFORMATION, PLEASE CONTACT:

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SITE PLAN



SUITE	TENANT	SF
A1	THE HOMESCHOOL ROOM	3,200
A2	AVAILABLE	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	AVAILABLE	1.3 AC

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