



**WALK**  
**—**

**RETAIL AVAILABLE**  
**14,700 SF**

206 - 208 GILEAD ROAD, HUNTERSVILLE, NC

**FOUNDRY**  
COMMERCIAL



## WALK23

Walk23 is a mixed-use development positioned along Gilead Road in Huntersville, NC. The development reflects Huntersville uniqueness and character by perfecting a balance of combining the old and the new. The Victorian style yellow home encompasses Huntersville origin roots and small-town feel, blending with soon to be constructed 29 town homes and 12,000 square feet of retail/office space. The connectivity of the future greenway with the development encourages the connection and walkability that remain important to the residents and visitors of Huntersville. With almost 5,000 square feet of outdoor patio space opportunity, this development encourages residents and visitors to stop by and stay a while.

## the YELLOW HOUSE BRINGS



## HIGHLIGHTS

### 3.91 ACRES

total acres of future mixed-use development

### 3,200 SF

existing home conversion with ability to expand up to 2,000 additional SF

### GREENWAY

Future Greenway connectivity to the property

### DELIVERY 2023

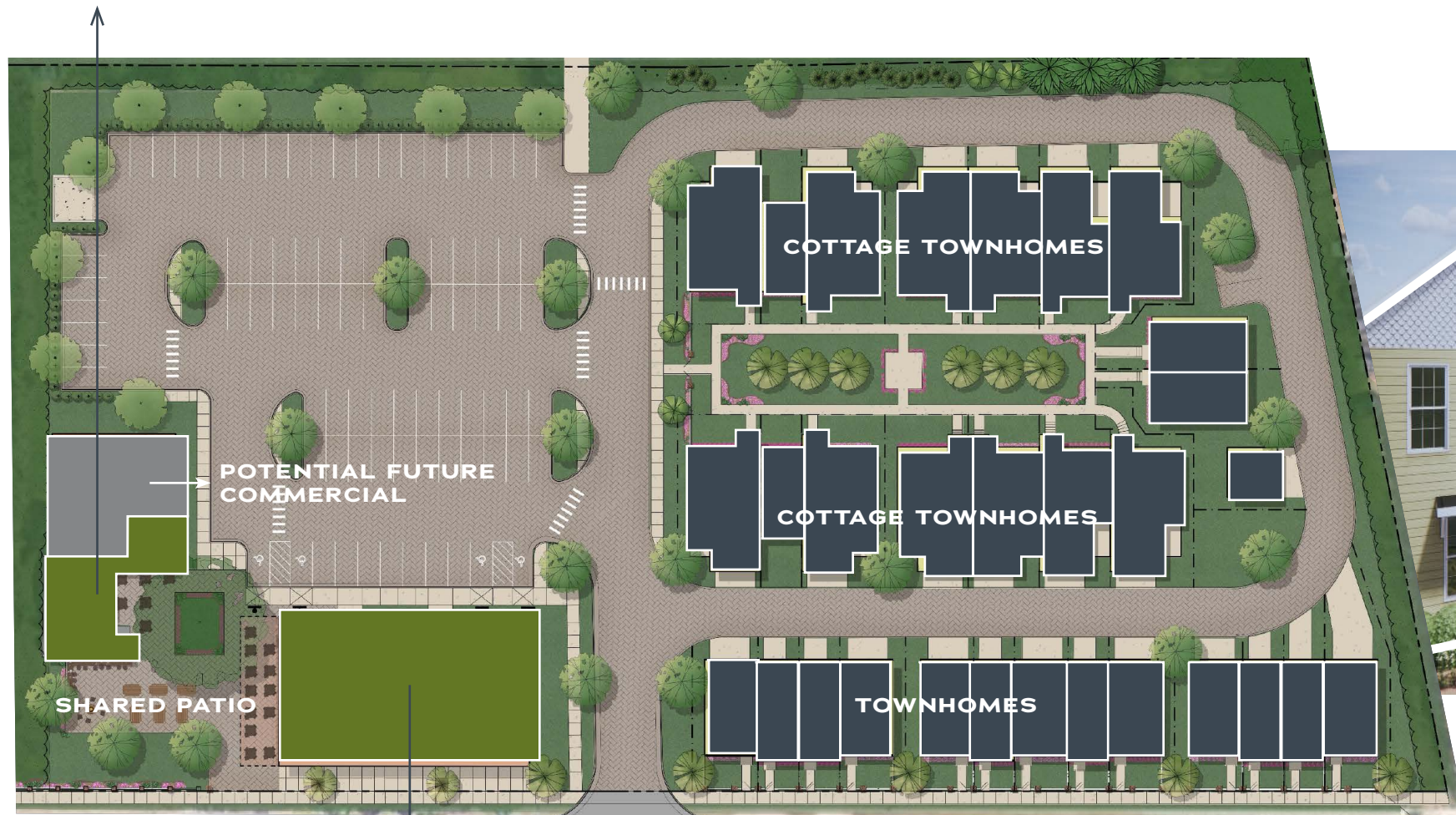
Anticipated Delivery Fall 2023



# the the EXPERIENCE the EXPERIENCE

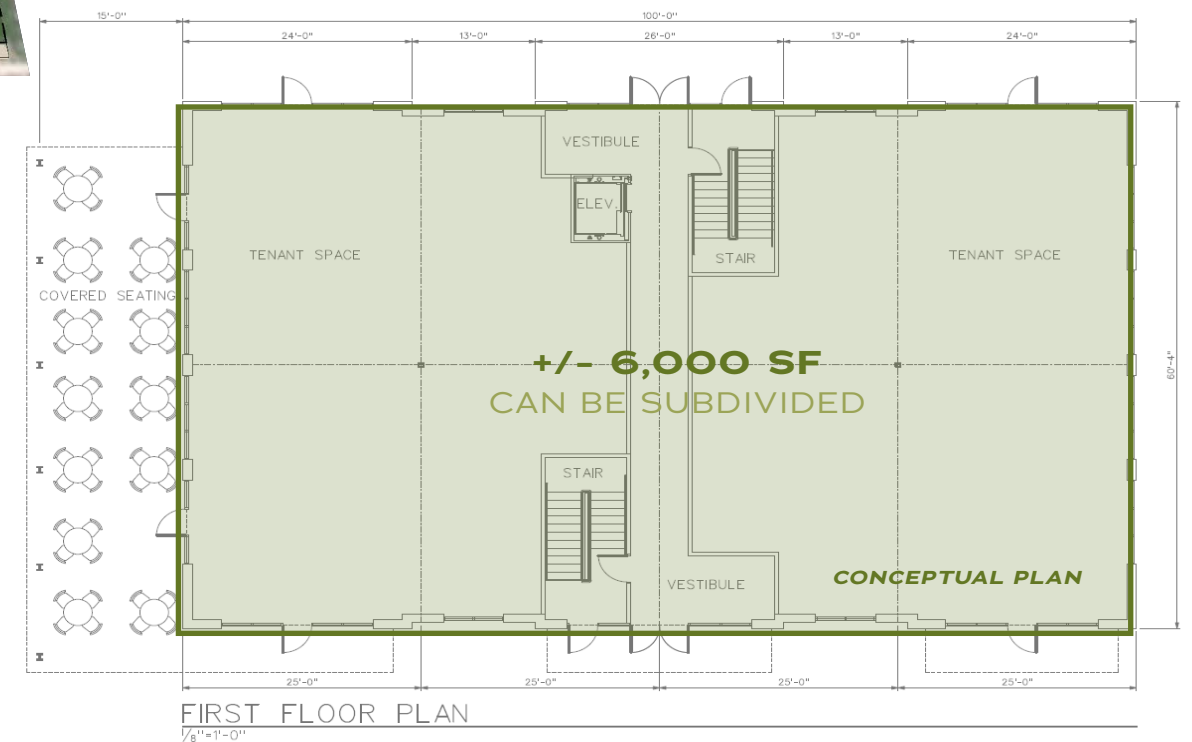


EXISTING  
**2,700 SF HOUSE**



6,000 SF 2 STORY  
**12,000 SF TOTAL**

# THE OPPORTUNITY





North Carolina grew by 133,000+ people from July 2021 to July 2022 making it the third-fastest growing state in the nation.

# THIRD FASTEST

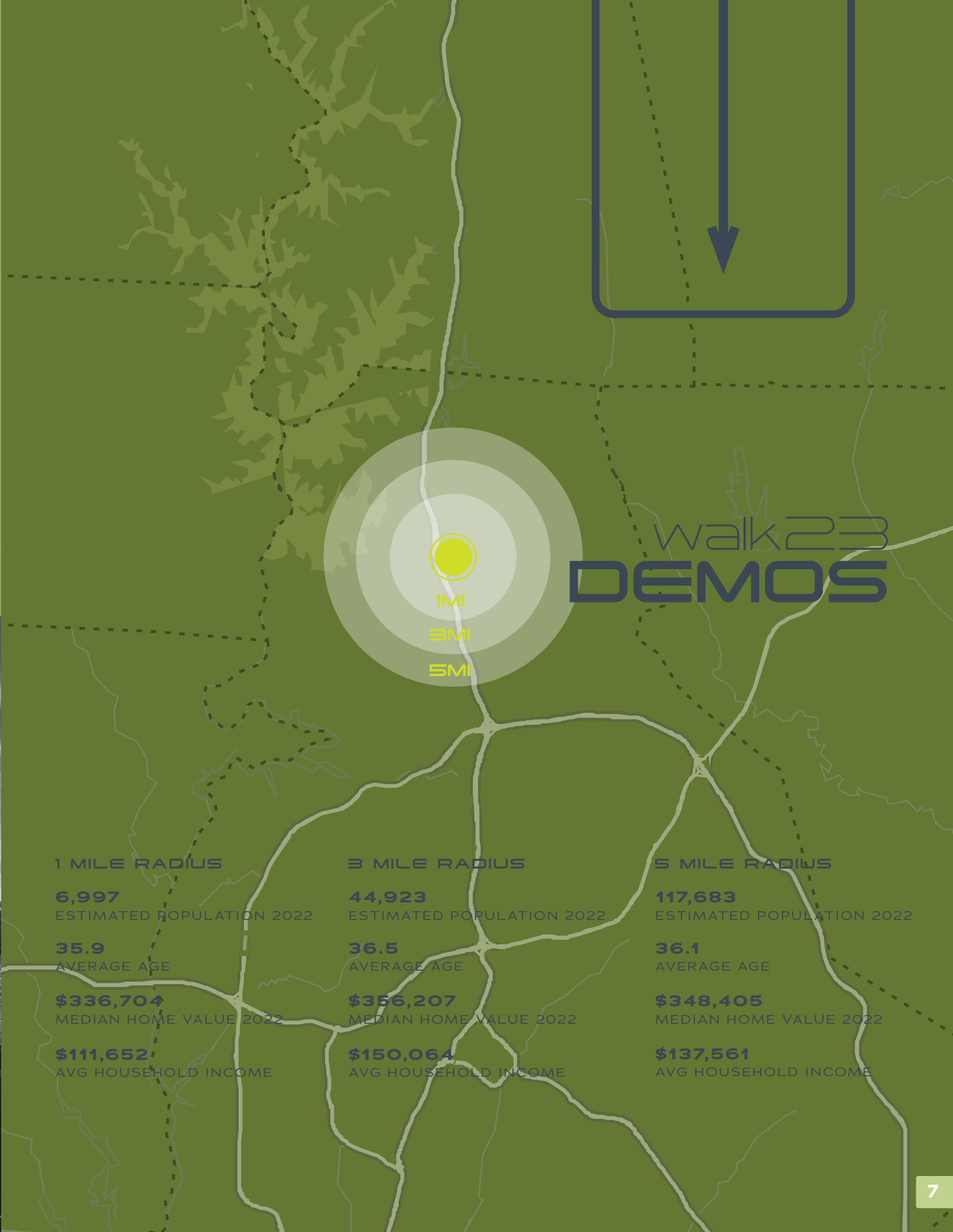
Huntersville is the 16th largest city in North Carolina with a population of 61,380.

## 16th largest

Spanning over 41 miles, Huntersville has a population density of 1,531 people per square mile.

# 7th Fastest

The Charlotte region's 1.1% growth outpaced the nation from 2020-2021 making it the seventh-fastest growing metro in the U.S.





**1ST**

in CNBC's 2022  
Top States for  
Business rankings

**1ST**

state for economic  
development

**3RD**

largest financial  
hub in the U.S.

**5TH**

busiest airport in  
the world

**8TH**

fastest-growing economy  
in the nation

**10TH**

highest headquarter  
concentration in the  
U.S.

2020 Census, Alliance, March 2022

# MAJOR EMPLOYERS

 **avidxchange**<sup>™</sup>

**CENTENE**<sup>™</sup>  
Corporation

**ally**

**Honeywell**

 **amazon.com**<sup>™</sup>

 **TIAA**

 **LOWE'S**

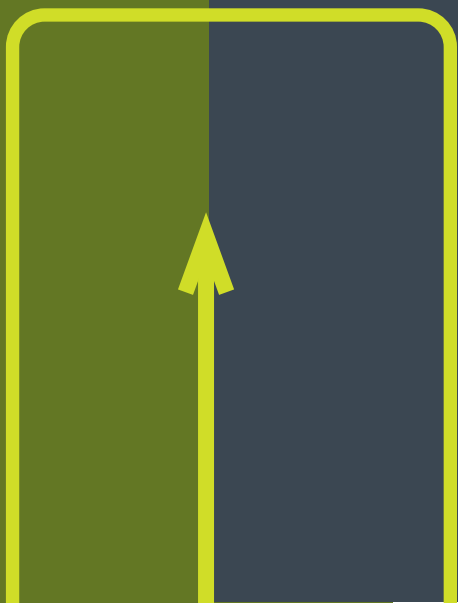
**TRUIST** 

  
BANK OF AMERICA

  
WELLS  
FARGO

 **DUKE  
ENERGY**<sup>®</sup>

  
**IBM**<sup>®</sup>







Chick-fil-A  
DUNKIN' DONUTS



The UPS Store ups



Walgreens



Harris Teeter



Publix

CORNELIUS & DAVIDSON



HUNTERSVILLE

# MARKET OVERVIEW

Publix



Lowes FOODS

FIRST WATCH



Walmart

The UPS Store ups

DUNKIN' DONUTS

Walgreens

CVS



Marshalls

DICK'S SPORTING GOODS

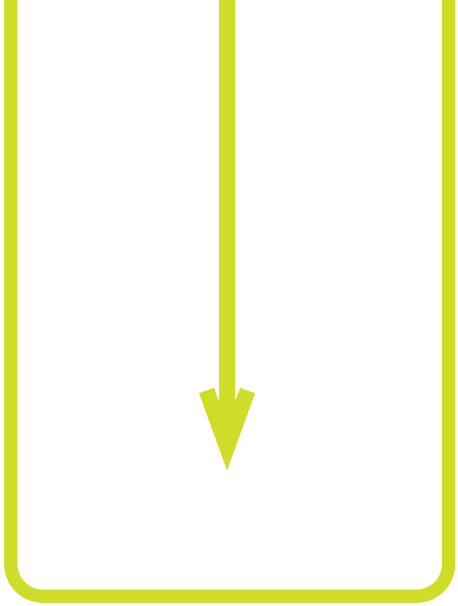
CAVA

HomeGoods

lululemon

NOVANT HEALTH





**NORTHSTONE  
COUNTRY CLUB**

5.0MI



**BIRKDALE VILLAGE**

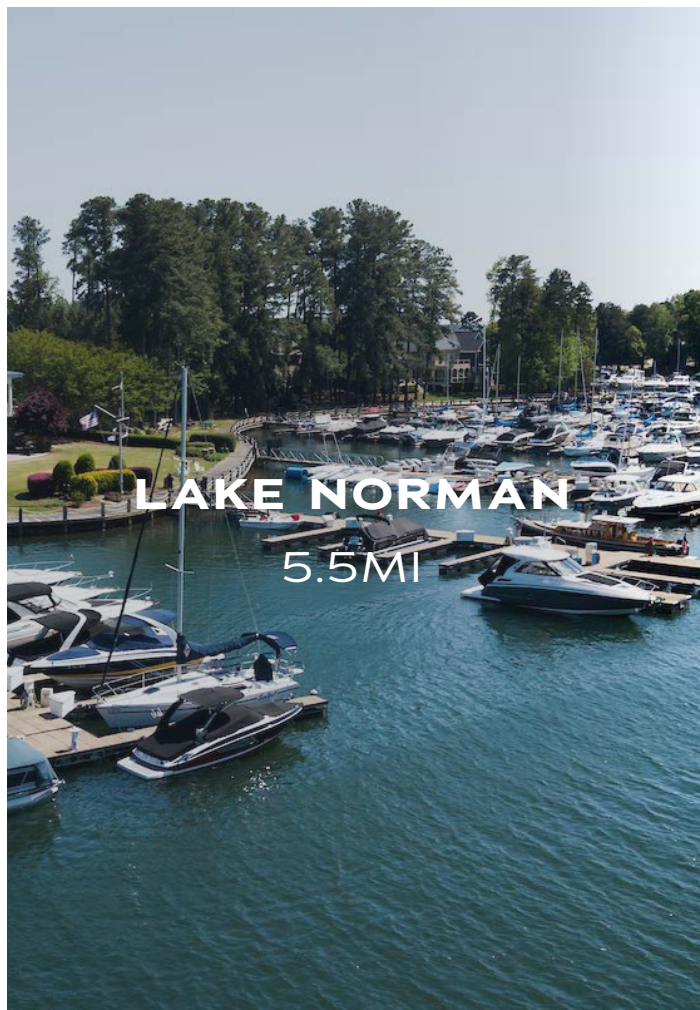
3.7MI

## PRIME LOCATION



**BANK OF AMERICA  
STADIUM**

14.2MI



**LAKE NORMAN**

5.5MI



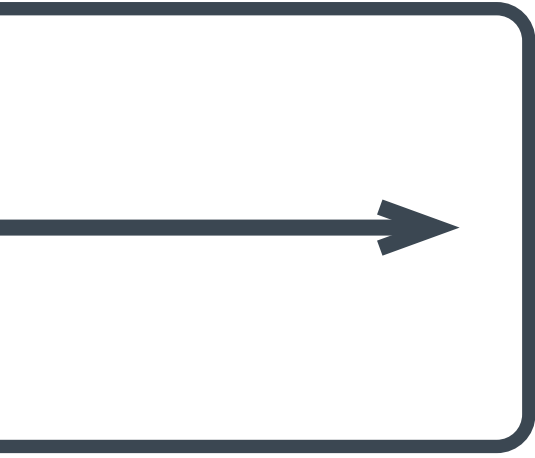
**NORTH HARBOR  
CLUB RESTAURANT &  
BAR**

7.6MI

## huntersville, nc

Nestled in the center of it all, Walk23 is located all within a 15-minute drive time of some of North Carolina's finest shopping, dining and entertainment. Get some retail therapy in at Huntersville's Birkdale Village with plenty of dining, shopping and special events to keep you coming back for more. Get outside and spend some time swimming and sunbathing at Lake Norman, or swinging a golf club at Northstone Country Club. Keep a lookout for the next Charlotte Football Club soccer game or Carolina Panther's football game at Bank of America stadium in Charlotte. For those days you don't feel like cooking, head back on over to Lake Norman for experiential waterfront dining. With so much to do so close by, it's no secret why Walk23 is the next big thing to come to Huntersville.



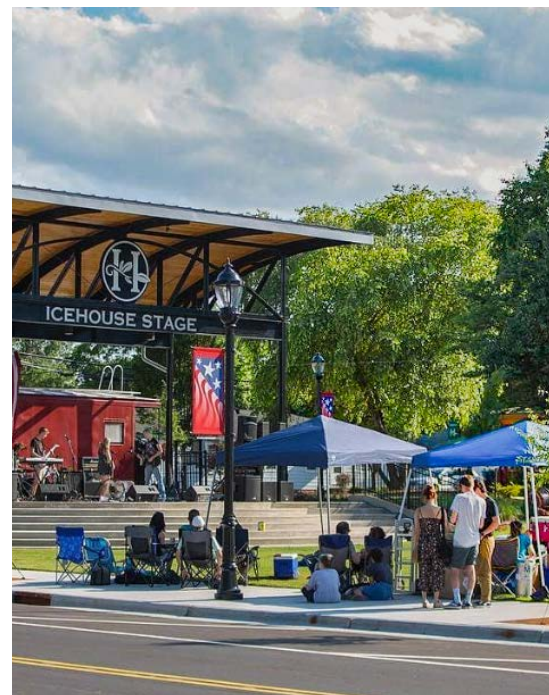


community  
restaurants

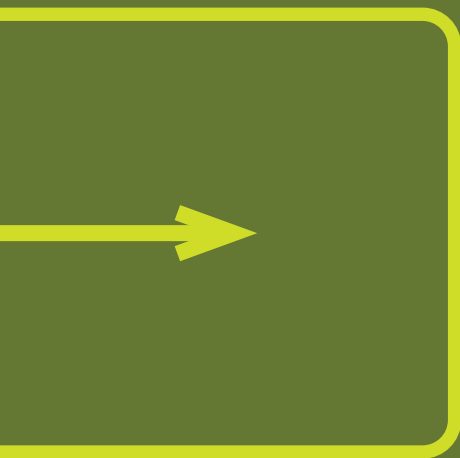
## THE NEIGHBORHOOD

local connectivity  
breweries  
outdoor adventures

Walk23 is positioned in the heart of charming Downtown Huntersville, with a handful of breweries, restaurants and small shops all within walking distance. Grab a beer after work at the newest craft brewery, 760 Craft Works, or gather your friends to listen to an outdoor concert at the Icehouse Amphitheater at Veteran's Park. Enjoy a relaxing stroll on The Vine, Downtown Huntersville's growing greenway consisting of 4 miles of greenways and 3 miles of dirtways. Afterwards make a stop for lunch at one of the food trucks located in Downtown. With so much in your backyard, Walk23 makes for a convenient and fun place to live, work and play.







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