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**Available**  
Retail For Lease

Front of Building



Rear of Building



# Shoppes at The Park

15425 Hodges Circle | Huntersville, NC 28078

THE NICHOLS COMPANY

## LOCATION

Highly visible +/- 1,447 SF retail space available for lease in proposed strip center located at The Park, a premier mixed-use community just off of I-77 along Gilead Road in Huntersville, NC. The space, ideal for service, office or medical uses, has City Barbeque and Rise Biscuits and Donuts as co-tenants. It is in close proximity to numerous other retail centers, specialty shops and restaurants as well as Earth Fare Grocery store and Novant Health Huntersville Medical Center.



## SITE ATTRIBUTES

- +/- 7,200 Proposed Retail Strip Center
- +/- 1,447 SF Available
- Ideal for Service, Office or Medical Uses
- 41 Parking Spaces
- Delivery: Summer 2017
- Lease Rate: \$32/SF NNN

# AREA MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,901	28,410	66,648
Daytime Population	5,204	37,149	91,029
Avg HH Income	\$97,445	\$107,467	\$102,748

Traffic Counts: 98,000 VPD at I-77 | 35,000 VPD at Gilead Rd.

## THE PARK HUNTERSVILLE



**THE PARK**  
HUNTERSVILLE

The Park, located in Huntersville, NC just outside of Charlotte, is a premier mixed-use community offering space for lease, land for sale and build-to-suit options. Keller Technology, Novant Health Huntersville Medical Center, and Joe Gibbs Racing are just a few of the businesses that are a part of The Park.

# ELEVATION

## Front Exterior



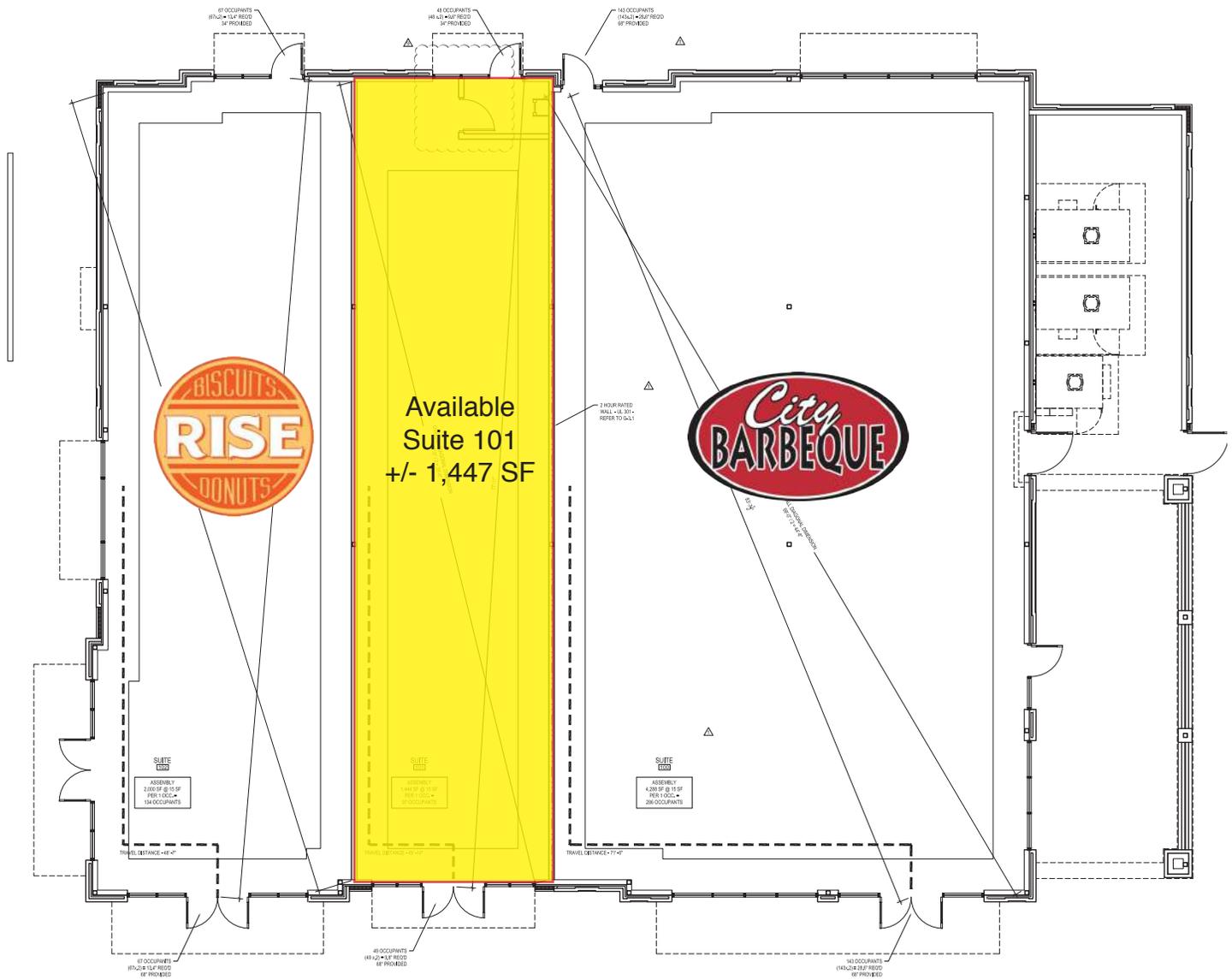
## Rear Exterior



## Side Exteriors

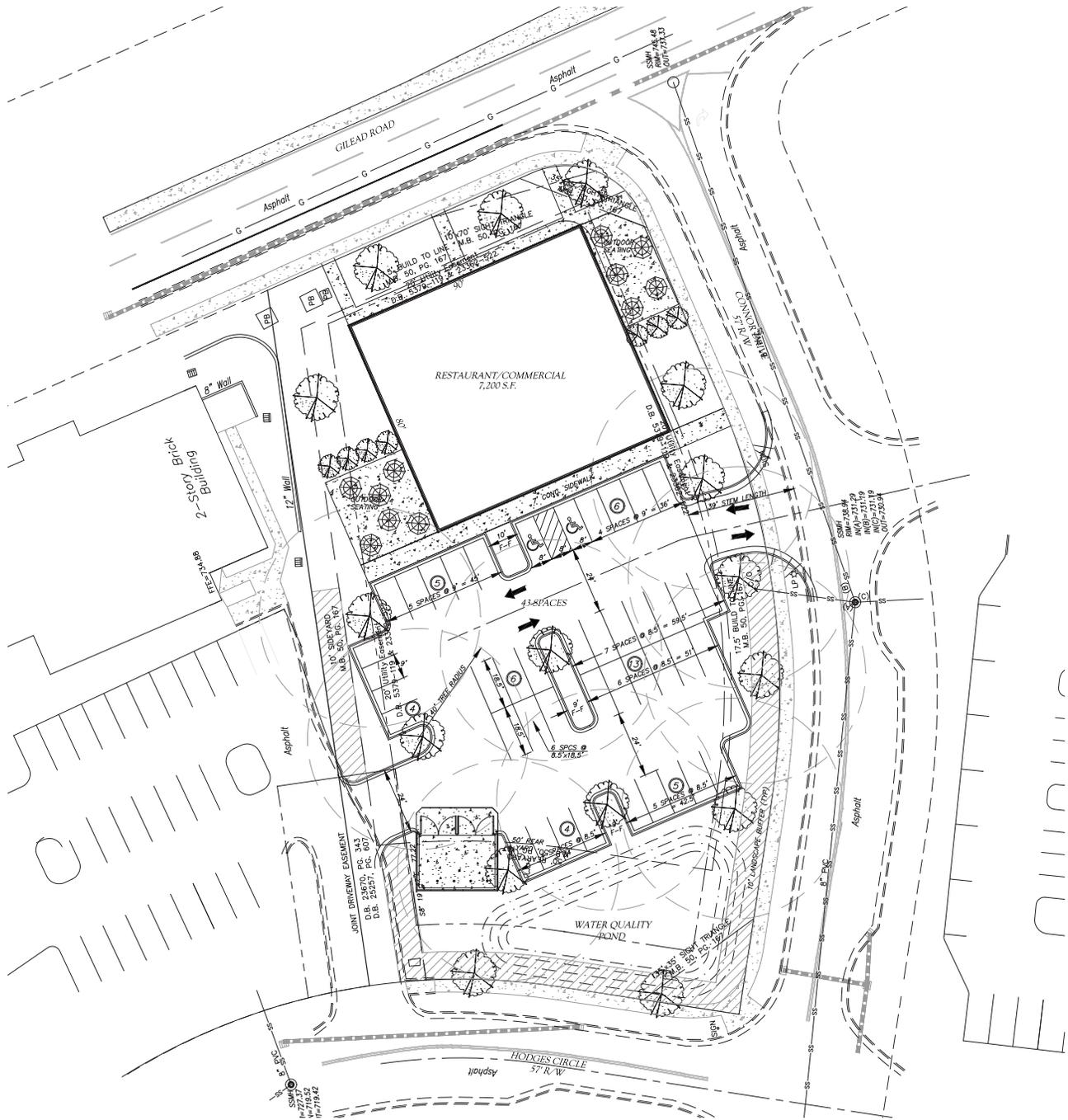


# FLOOR PLAN



<u>Suite</u>	<u>Sq. Ft.</u>	<u>Tenant</u>
100	4,823	City Barbeque
101	1,447	Available
102	2,000	Rise Biscuits & Donuts

# SITE PLAN



For more information please contact:  
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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

