



ROSEDALE VILLAGE



Available for Lease
+/- 1,426 and 2,354 SF Retail Spaces Available



Property Overview

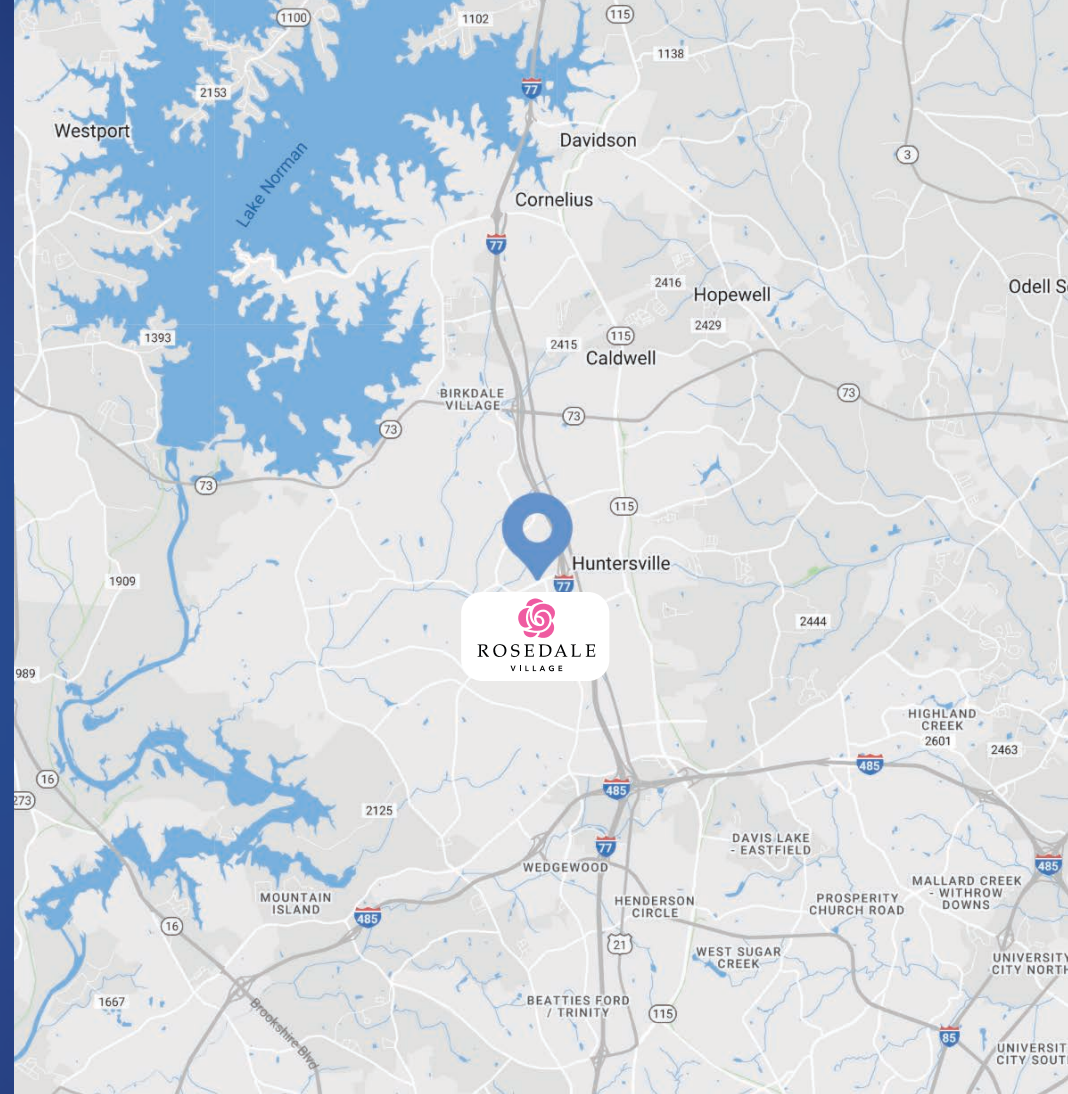
Rosedale Village

Available for Lease

This 75,000 SF lifestyle center is positioned along Gilead Road directly off of I-77 at exit 23, between Presbyterian Hospital and Lowes Foods anchored The Park Commons. The site is directly across from Harris Teeter anchored Rosedale Shopping Center as well as Publix anchored Market Square. Rosedale Village serves the rapidly growing city of Huntersville, North Carolina.

Property Details

Address	9826 Gilead Road Huntersville, NC 28078
Availability	+/- 1,426 SF and 2,354 SF Available for Lease
GLA	+/- 75,000 SF Lifestyle Center
Access	Directly off I-77 at Exit 23
Traffic Counts	I-77 92,500 VPD Gilead Road 35,000 VPD
Lease Rate	Call for Leasing Details
Additional Details	Plaza areas with outdoor seating and water features Excellent visibility, access and parking



Drone Video

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	7,106	49,973	107,603
Avg. Household Income	\$118,215	\$144,126	\$133,514
Median Household Income	\$89,113	\$107,030	\$101,386
Households	2,978	19,174	42,549
Daytime Employees	8,300	24,121	49,817



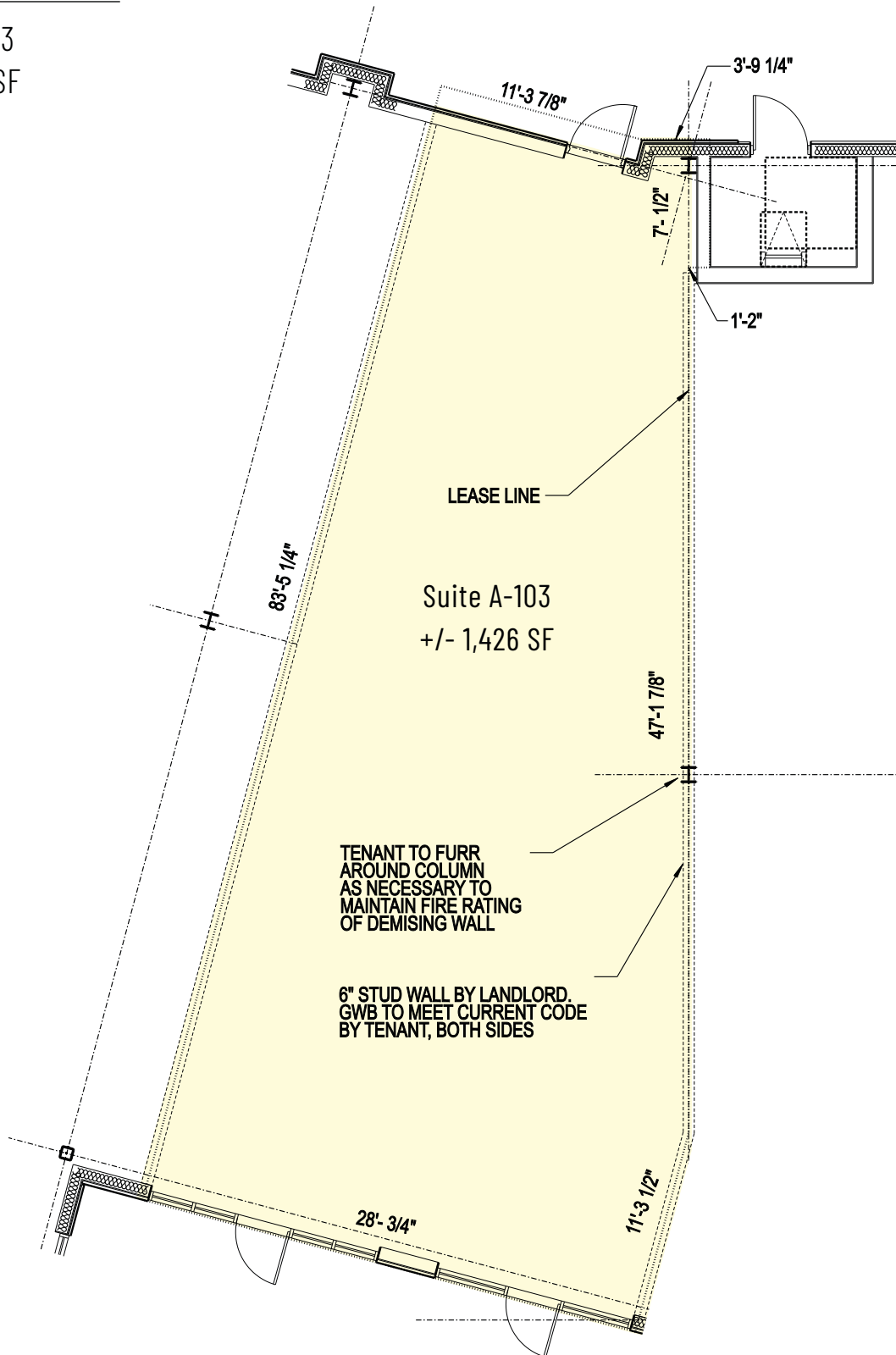
Available Space		
A-103	Inline Retail	1,426 SF
C-106	2nd Generation Retail	2,354 SF

Current & Local Tenants

- Walgreens
- NY Bagel
- FedEx Kinko's
- Firehouse Subs
- Zen Massage
- Five Guys
- Pinky's
- Starbucks
- Anytime Fitness
- Little Gym
- Verde
- Yoshi's Grill
- Rooster's Men's Grooming Center
- Martinizing Dry Cleaners
- PoleFit Carolinas
- Smallcakes A Cupcakery
- Premier Martial Arts
- Companion Insurance Agency
- Idolize Brows & Beauty
- Vitality Bowls
- Poké Bros
- Graze Craze
- Solar Nail Spa
- PetMedic Urgent Care
- Prime IV Hydration & Wellness

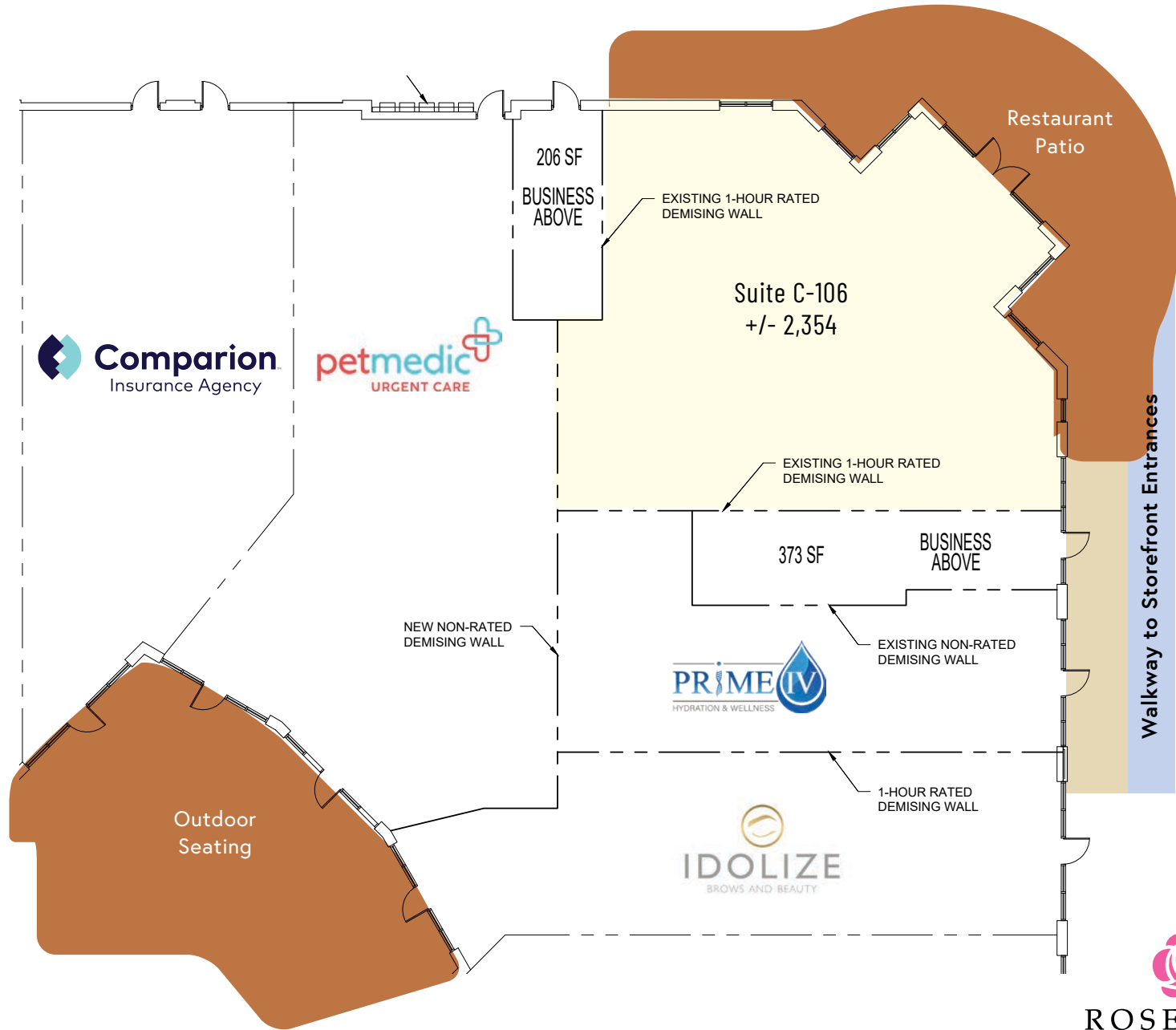
Available

Suite A-103
+/- 1,426 SF



Available

Suite C-106
+/- 2,354 SF

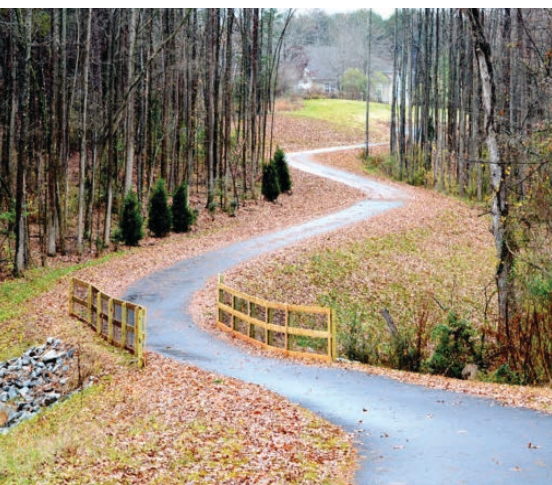




Huntersville

North Carolina

Huntersville is a suburb of Charlotte and is one of the best places to live in North Carolina. Living in Huntersville offers residents a suburban feel and most residents own their homes. The town is known recreationally as a lake community because of its proximity to Lake Norman and Mountain Island Lake.





Opendoor
Huntersville Ranked #1
Hottest Charlotte Submarket

Based on total number of homes to go under contract within 90 days of listing in 2022

[Read Article](#)



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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.