



ROSEDALE VILLAGE

Available for Lease
+/- 1,270 - 3,018 SF Retail Spaces Available



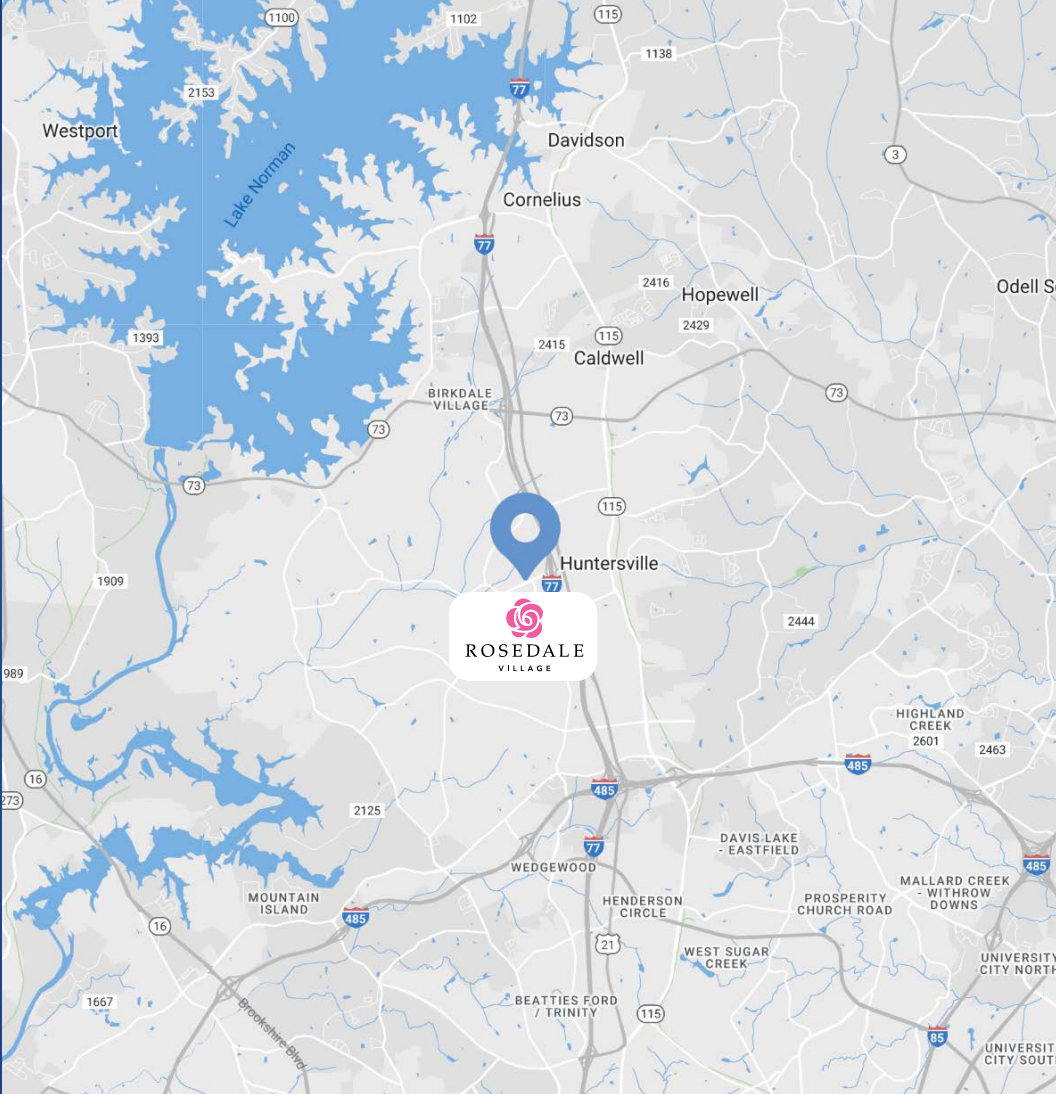
Rosedale Village

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

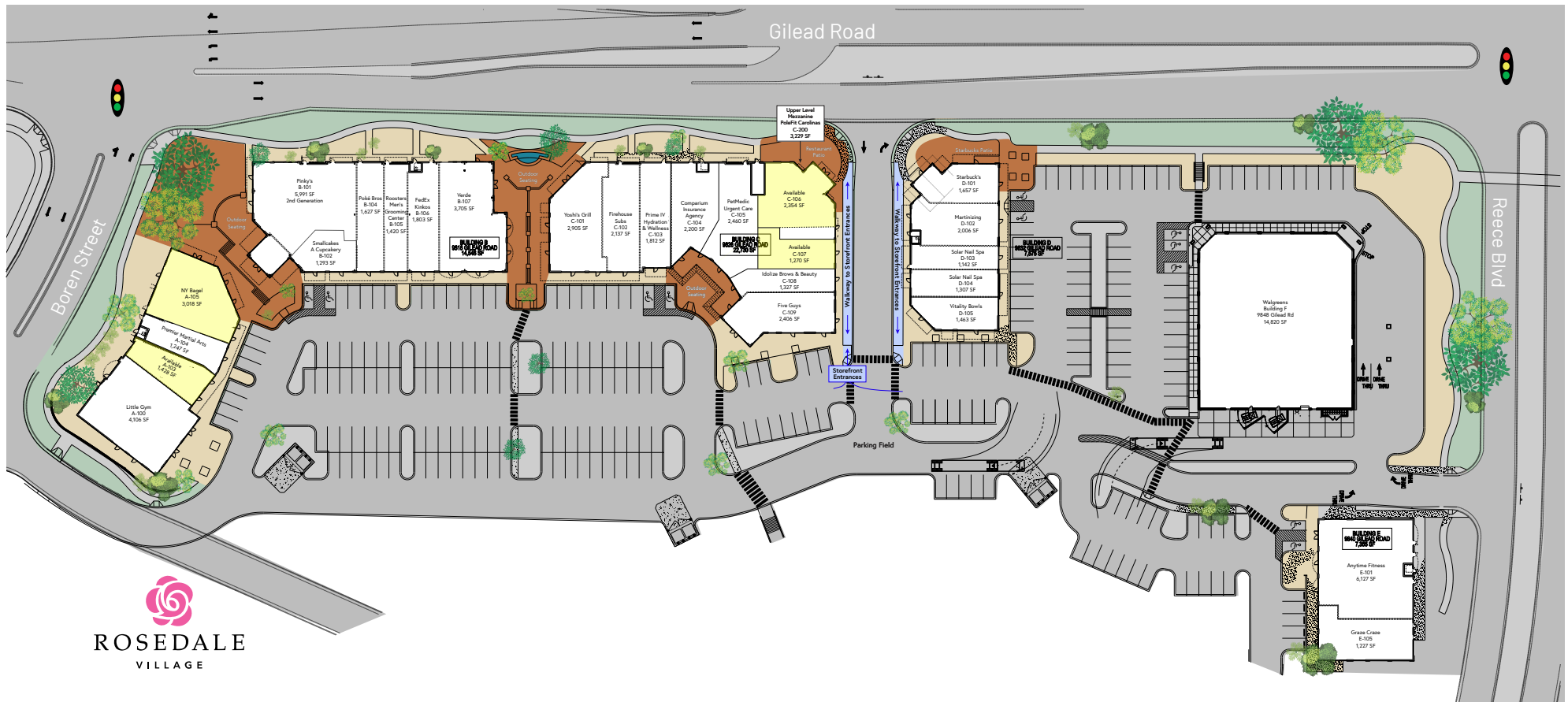
Address	9826 Gilead Road Huntersville, NC 28078
Availability	+/- 1,270 SF - 3,018 SF Available for Lease
GLA	+/- 75,000 SF Lifestyle Center
Access	Directly off I-77 at Exit 23
Traffic Counts	I-77 92,500 VPD Gilead Road 35,000 VPD
Lease Rate	Call for Leasing Details
Features	Plaza areas with outdoor seating and water features Excellent visibility, access and parking
Additional Details	The Original NY Bagels is currently still operating *PLEASE DO NOT DISTURB TENANT*



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,175	49,547	111,127
Avg. Household Income	\$127,150	\$154,736	\$146,022
Median Household Income	\$94,056	\$116,842	\$109,113
Households	3,004	19,045	44,136
Daytime Employees	9,157	26,096	55,224





Available Space

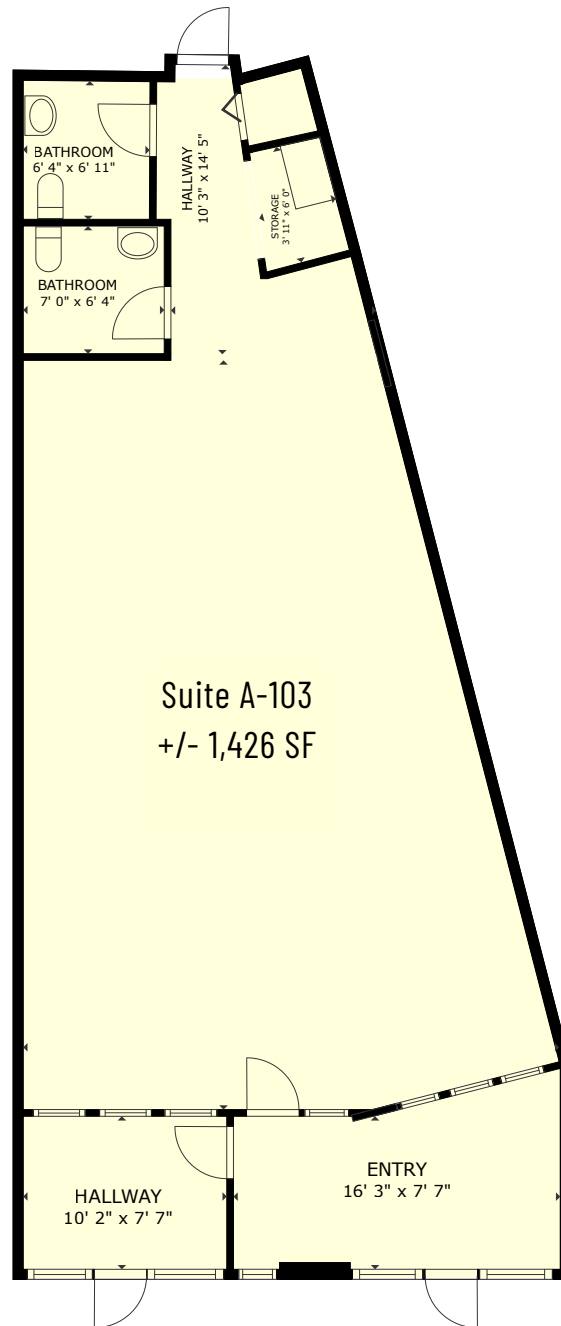
A-103	Inline Retail	1,426 SF
A-105	2nd Generation Restaurant	3,018 SF
C-106	2nd Generation Retail	2,354 SF
C-107	Cold Dark Shell	1,270 SF

Current & Local Tenants

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

Available

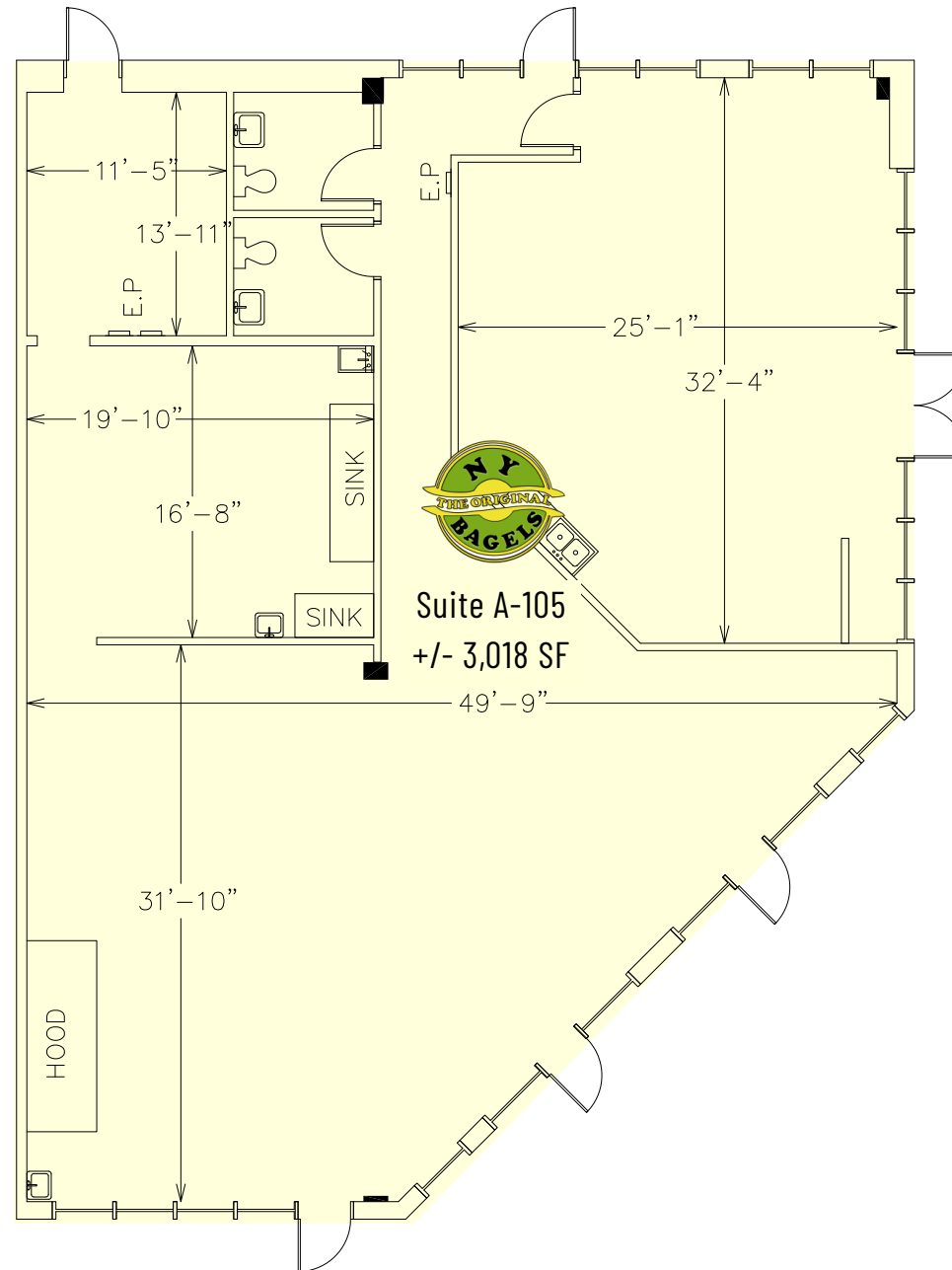
Suite A-103
+/- 1,426 SF



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VILLAGE

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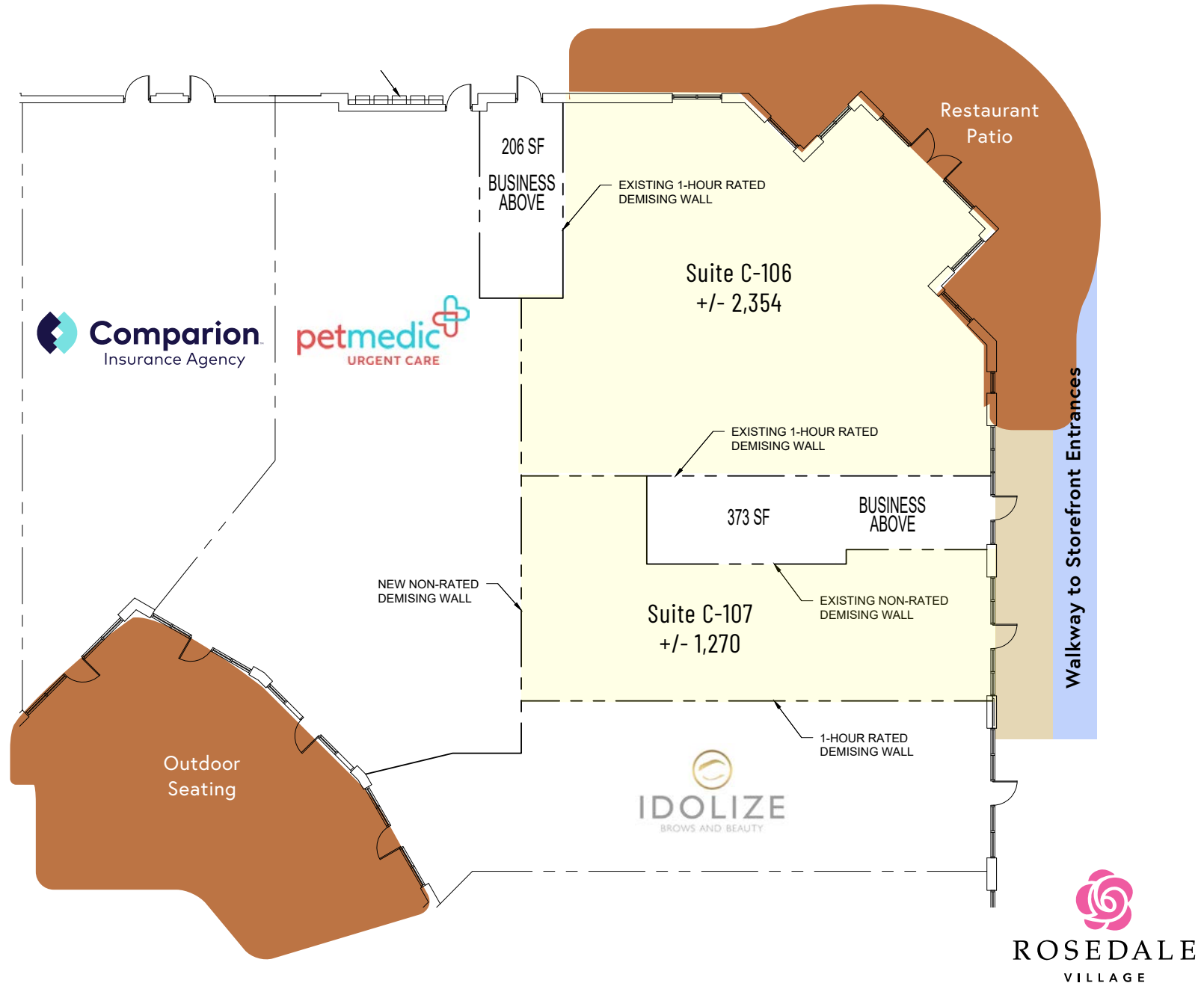
Suite A-105
+/- 3,018 SF



The Original NY Bagels is currently still operating, please do not disturb tenant

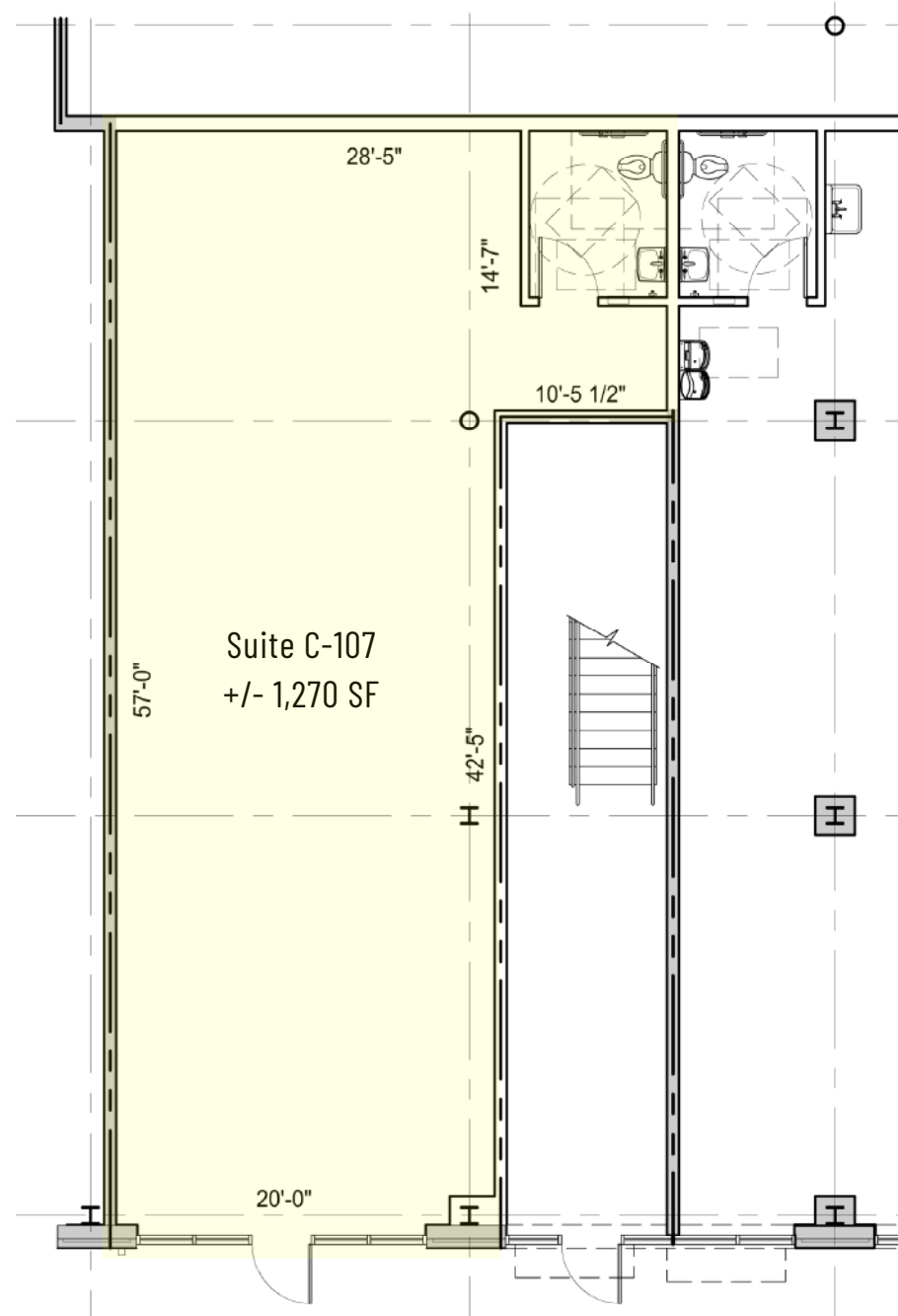
Available

Suite C-106
+/- 2,354 SF



Available

Suite C-107
+/- 1,270 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](#)



ROSEDALE

VILLAGE



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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.