



ROSEDALE VILLAGE

Available for Lease
+/- 1,554 - 3,908 SF Retail Space Available



Property Overview

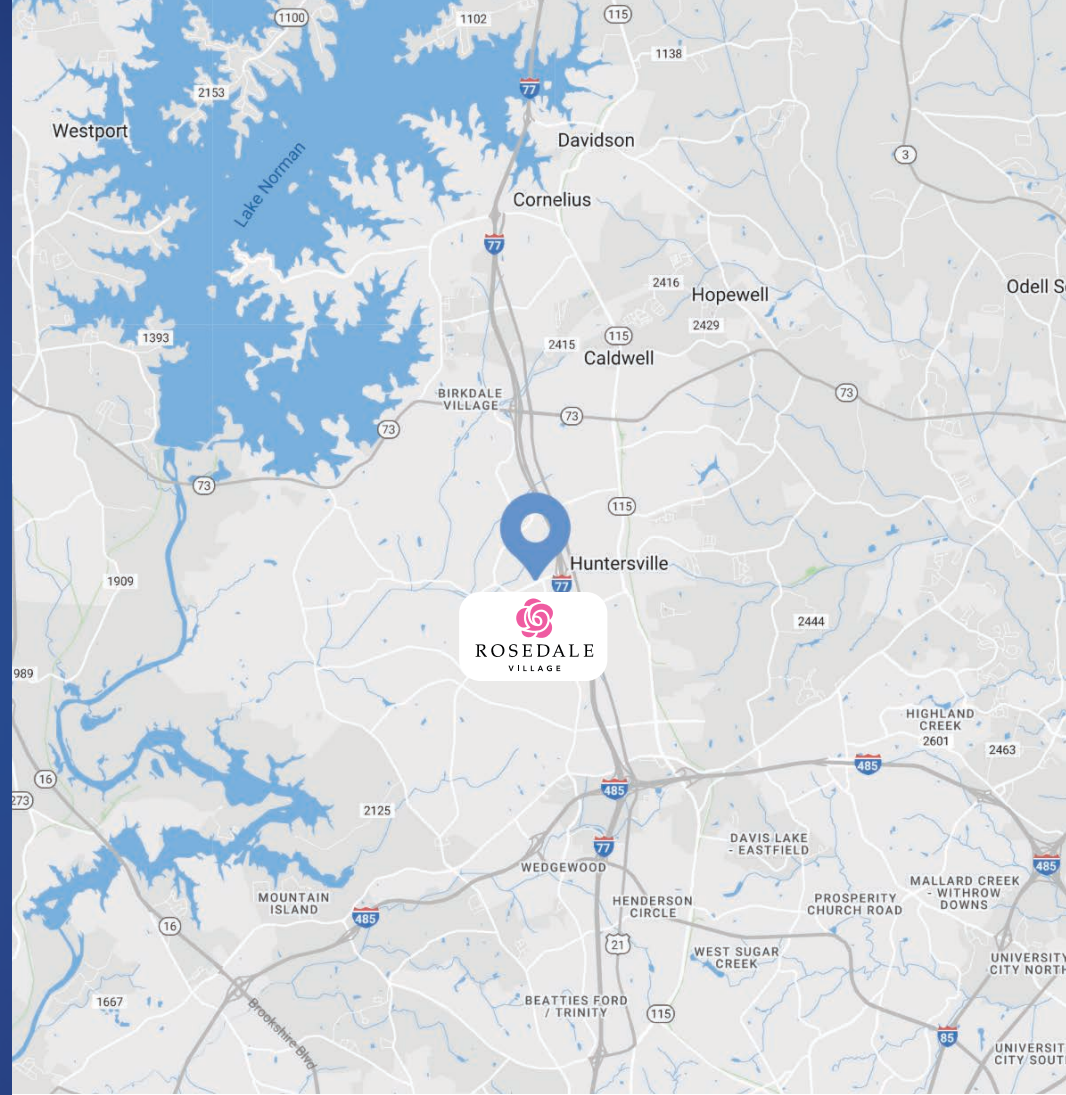
Rosedale Village

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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	+/- 1,554 SF - 3,908 SF Available Retail 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
2022 Population	7,232	49,977	107,278
Avg. Household Income	\$108,951	\$140,886	\$129,593
Median Household Income	\$81,848	\$105,239	\$97,504
Households	3,041	19,161	42,438
Daytime Employees	8,290	23,719	49,308



Available Space		
C-106*	2nd Generation Retail	2,354 SF
C-107*	Cold Dark Shell	1,554 SF

*Can be demised or combined to a total of 3,908 SF

Current & Local Tenants

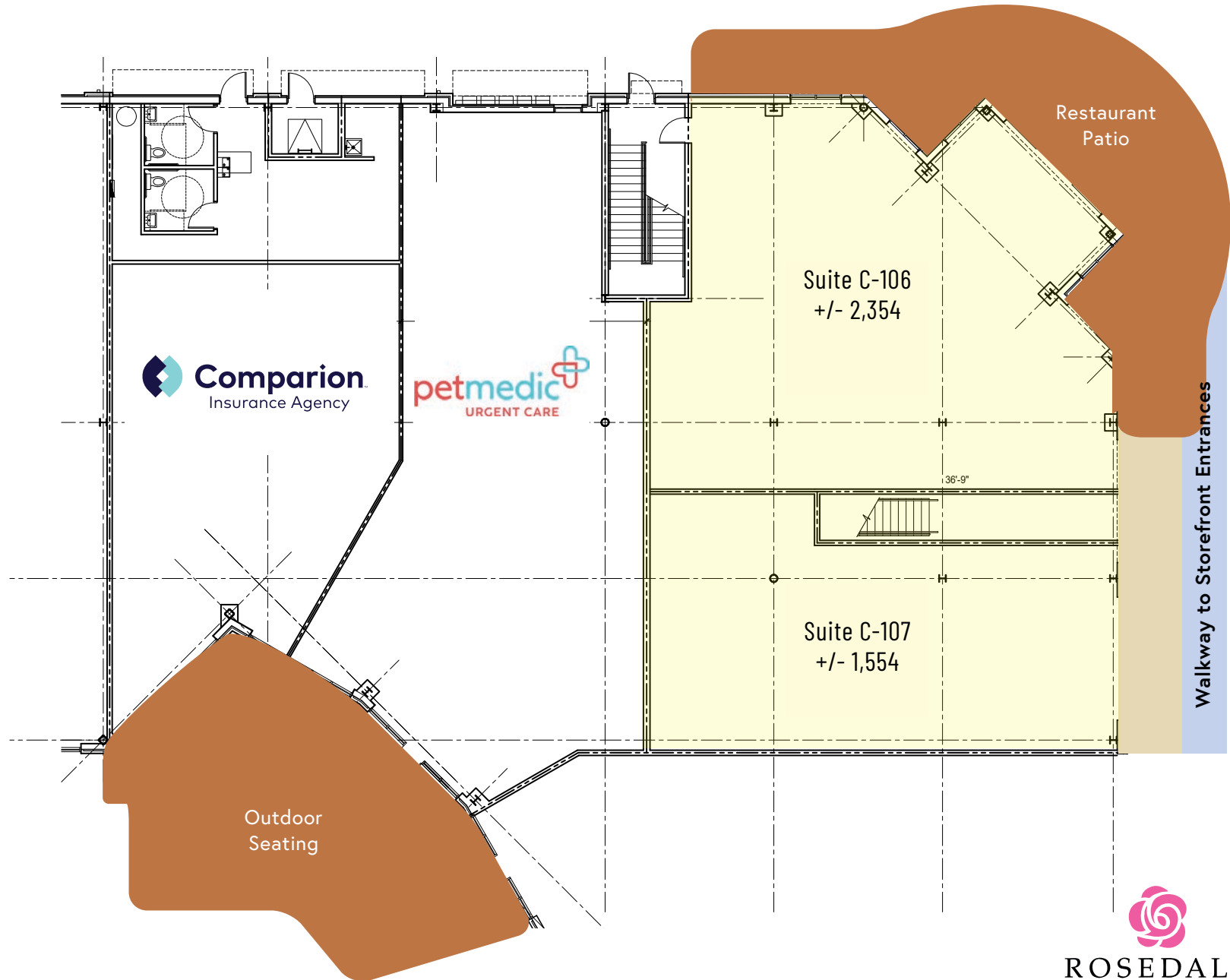
- Walgreens
- Starbucks
- Martinizing Dry Cleaners
- Poké Bros
- NY Bagel
- Anytime Fitness
- PoleFit Carolinas
- Graze Craze
- FedEx Kinko's
- Little Gym
- Smallcakes A Cupcakery
- Solar Nail Spa
- Firehouse Subs
- Verde
- Premier Martial Arts
- Boba Cutea
- Zen Massage
- Yoshi's Grill
- Comparison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

Available

Suite C-106
+/- 2,354 SF

Suite C-107
+/- 1,554 SF

Can be demised
or combined to a
total of 3,908 SF



Rosedale Village | Property Photos

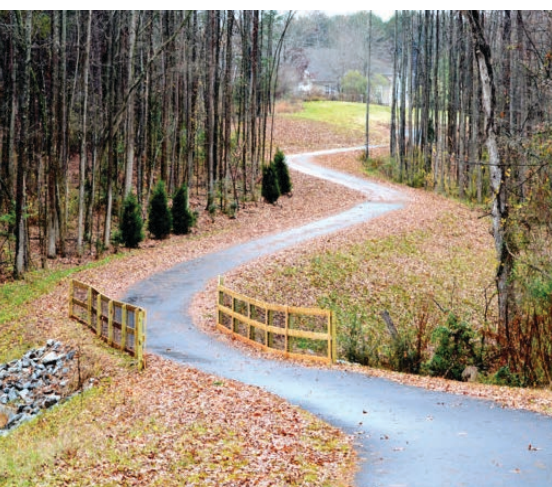



ROSEDALE
VILLAGE

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.