

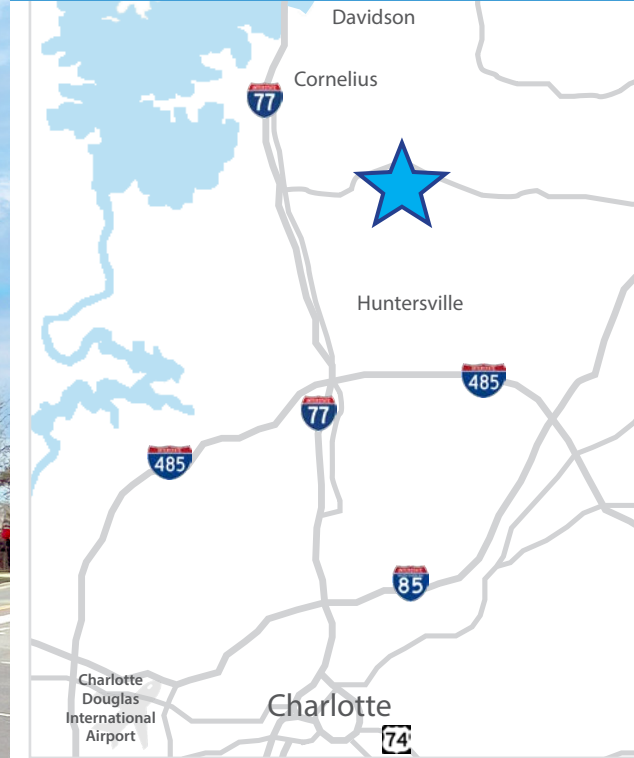
NORTH CREEK VILLAGE

13448 SAM FURR ROAD
HUNTERSVILLE, NC 28078

OUTPARCELS
AVAILABLE

NS New South
Properties
NEWSOUTHPROP.COM






OUTPARCELS AVAILABLE FOR LEASE



PROJECT OVERVIEW

- GLA +/- 77,000 SF Neighborhood Shopping Center anchored by Publix
- +/- 0.5 - 2 Acre outparcels available for lease
- The 60 Acre Master Planned Development is centrally located at the intersection of Sam Furr Rd (NC-73) and Davidson-Concord Rd to serve the towns of Huntersville, Cornelius and Davidson
- Strong visibility with 1,270 feet of frontage on Sam Furr Rd (NC-73)
- Two signalized access points on Sam Furr Road (NC-73)

DEMOGRAPHICS (2023)

	1 MILE	3 MILES	5 MILES
 POPULATION	2,897	20,149	87,840
 AVERAGE HH INCOME	\$247,466	\$207,344	\$162,727
 MEDIAN HH INCOME	\$224,510	\$162,596	\$124,830
 SOME COLLEGE OR HIGHER	91.8%	86.1%	81.9%
 RETAIL EXPENDITURES	\$67.33 M	\$403.06 M	\$1.53 B

BROKER CONTACT

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SITE PLAN

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BUILDING 1		
SUITE	TENANT	SF
100	SynergyVet	2,723
300	Jersey Mike's	1,459
400	Bambu Organic Massage	1,557
600	Fresh Chef Kitchen	2,715

BUILDING 2		
SUITE	TENANT	SF
100	Heartland Dental	4,009
400	Domino's Pizza	1,352
600	Tacos y Mas	2,746

BUILDING 3		
SUITE	TENANT	SF
1A	Publix	48,387
100	Magnolia Nails	2,450
300	Sundance Pet Grooming	1,827
400	Sport Clips	1,400
500	BriVanna Boutique	1,342
600	F45 Training	2,480
800	Pure Capelli Salon & Med Spa	2,480



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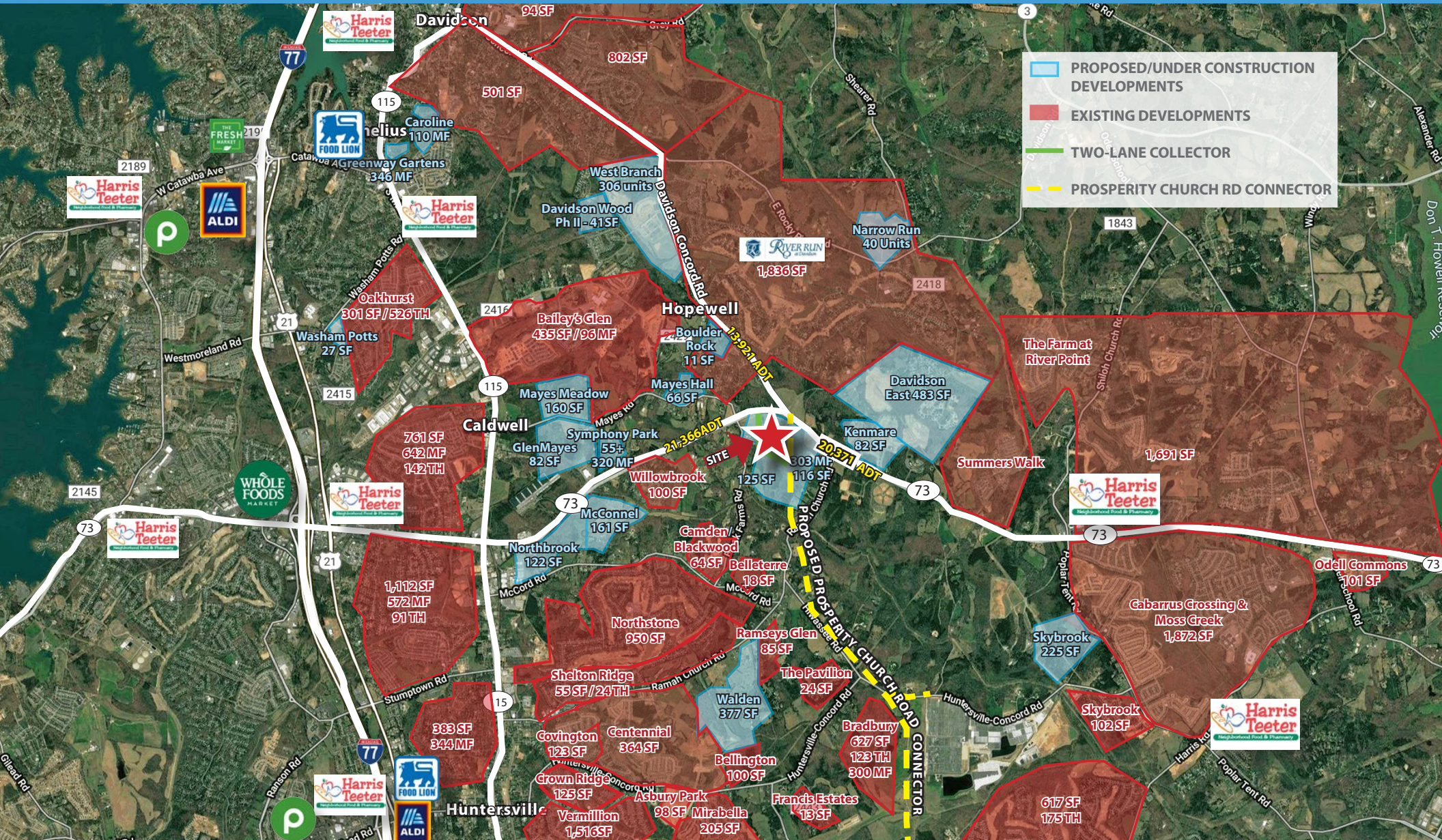


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MARKET
AERIAL

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