



MAGNOLIA

REAL ESTATE AND MANAGEMENT COMPANY, LLC

SARA HASSELL | 704-313-9465

publix
FOOD & PHARMACY

NORTH CREEK VILLAGE

NOW OPEN

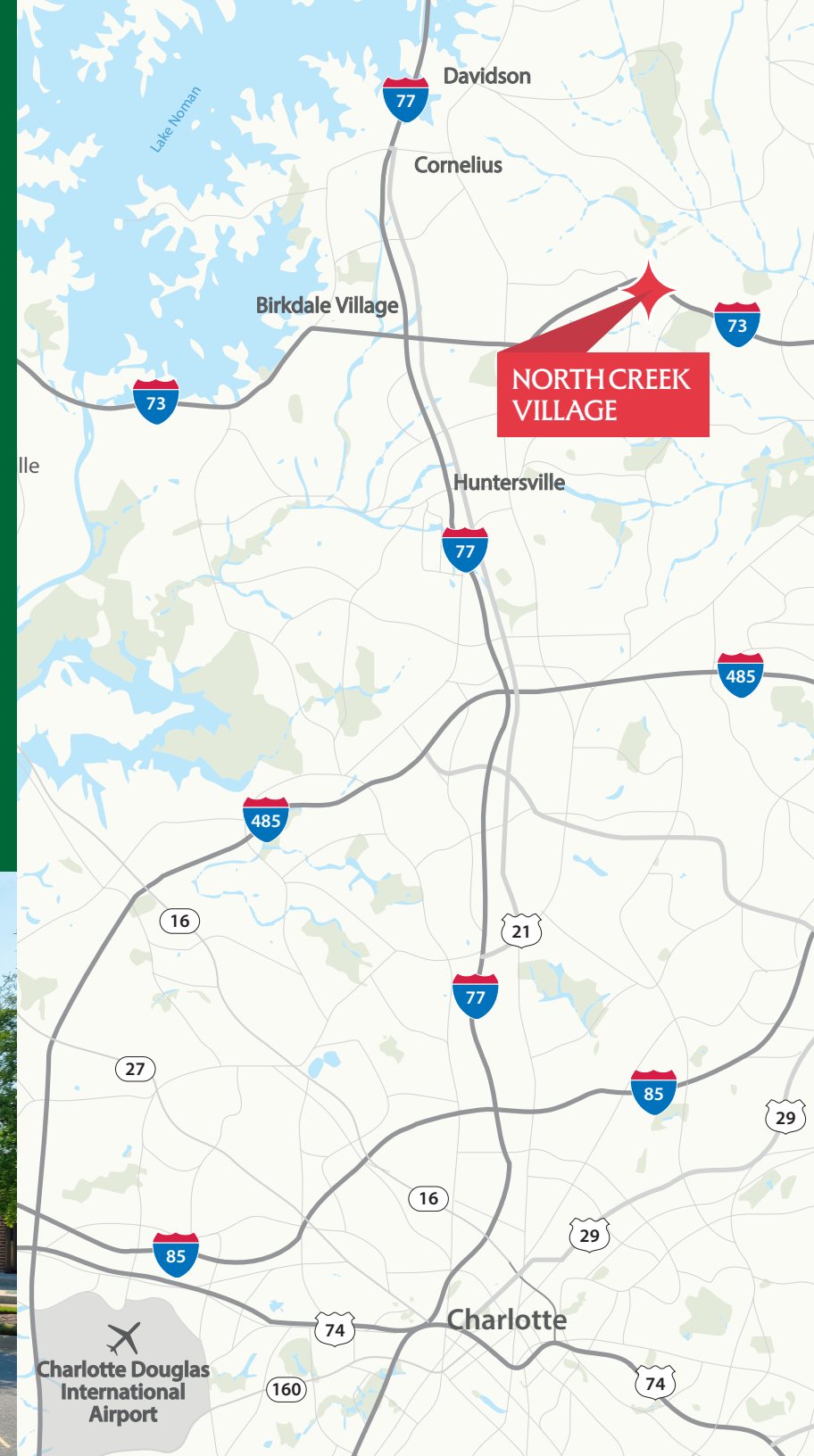
15004 Village Crossing Rd, Huntersville, NC 28078

Outparcels For Sale/Ground Lease

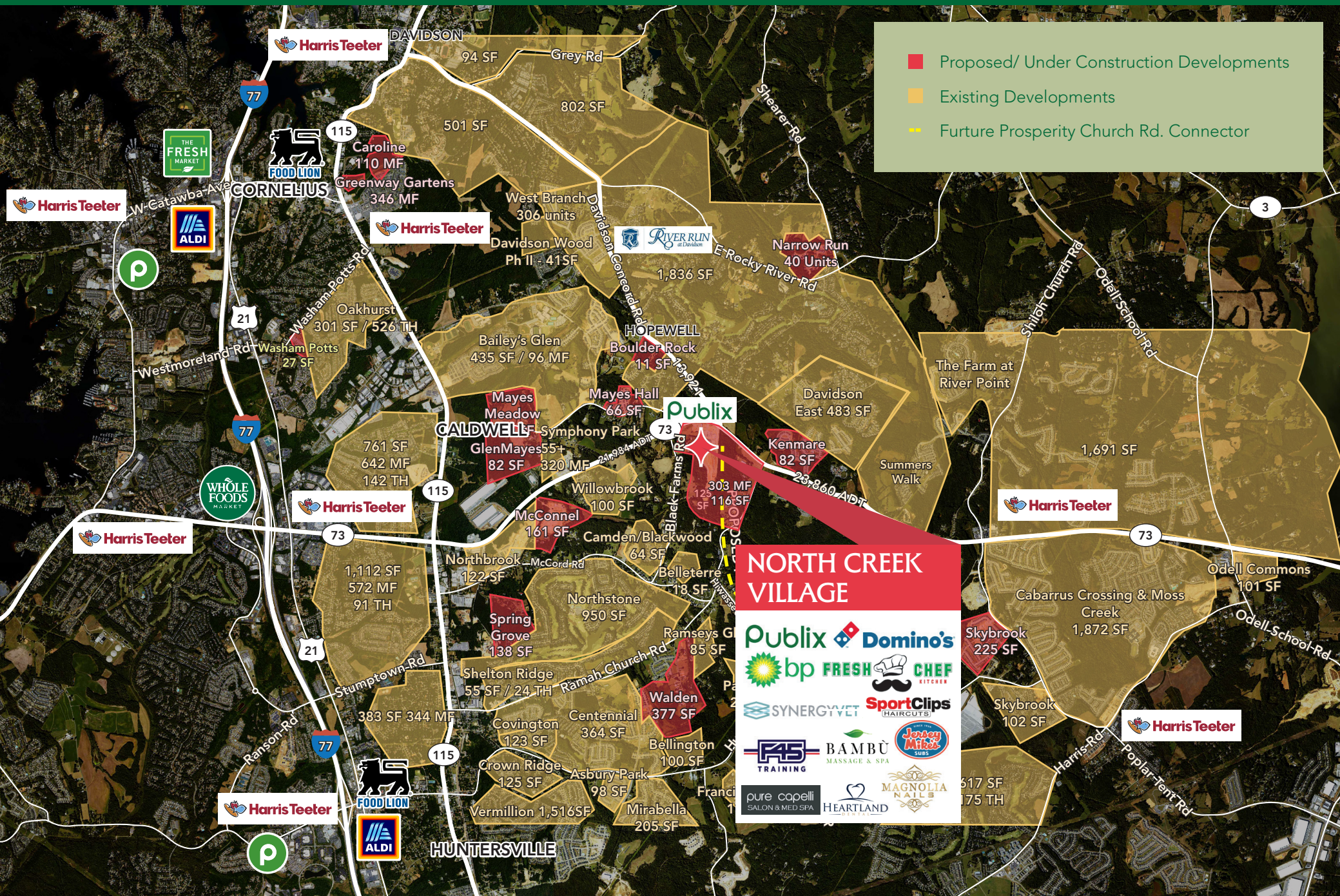
NOW PRE-LEASING PHASE II RETAIL SHOPS
± 1,200 - 7,285 SF RETAIL SPACE

Project Overview

- Now Pre-Leasing Phase II Retail Shops: ±1,200-7,285 SF retail space; **Delivery Summer 2025**
- **GLA ±77,000 SF** Neighborhood Shopping Center anchored by Publix
- **The 140 Acre Master Planned Development**, when complete, will include a residential community comprised of 240 single family units and 300 multifamily units in addition to over 100,000 SF of retail/restaurants
- **±0.9-2 Acre outparcels available for Lease**
- **Centrally located at the intersection of Sam Furr Rd (NC-73) and Davidson-Concord Rd/Prosperity Church Rd.** serving the towns of Huntersville, Davidson, and Cornelius
- **Two signalized access points** on Sam Furr Road (NC-73) with 1,270 feet of frontage



Market Aerial



- Proposed/ Under Construction Developments
- Existing Developments
- Future Prosperity Church Rd. Connector

NORTH CREEK VILLAGE

Harris Teeter

FOOD LION

THE FRESH MARKET

ALDI

Harris Teeter

P

WHOLE FOODS MARKET

Harris Teeter

Harris Teeter

Harris Teeter

Harris Teeter

ALDI

FOOD LION

Harris Teeter

HUNTERSVILLE

DAVIDSON

CORNELIUS

HOPEWELL

CALDWELL

Publix

NORTH CREEK VILLAGE

HUNTERSVILLE

Caroline 110 MF

Greenway Gartens 346 MF

Harris Teeter

Oakhurst 301 SF / 526 TH

Washam Potts 27 SF

761 SF

642 MF

142 TH

Harris Teeter

1,112 SF

572 MF

91 TH

Harris Teeter

Spring Grove 138 SF

Shelton Ridge 55 SF / 24 TH

383 SF 344 MF

Covington 123 SF

Crown Ridge 125 SF

Vermillion 1,516 SF

West Branch 306 units

Davidson Wood Ph II - 41 SF

RIVER RUN

1,836 SF

Bailey's Glen 435 SF / 96 MF

Boulder Rock 11 SF

Mayes Meadow

Mayes Hall 66 SF

GlenMayes55+ 82 SF

320 MF

Willowbrook 100 SF

McConnel 161 SF

Northbrook 122 SF

Spring Grove 138 SF

Shelton Ridge 55 SF / 24 TH

383 SF 344 MF

Covington 123 SF

Crown Ridge 125 SF

Vermillion 1,516 SF

802 SF

501 SF

Grey Rd

Shearer Rd

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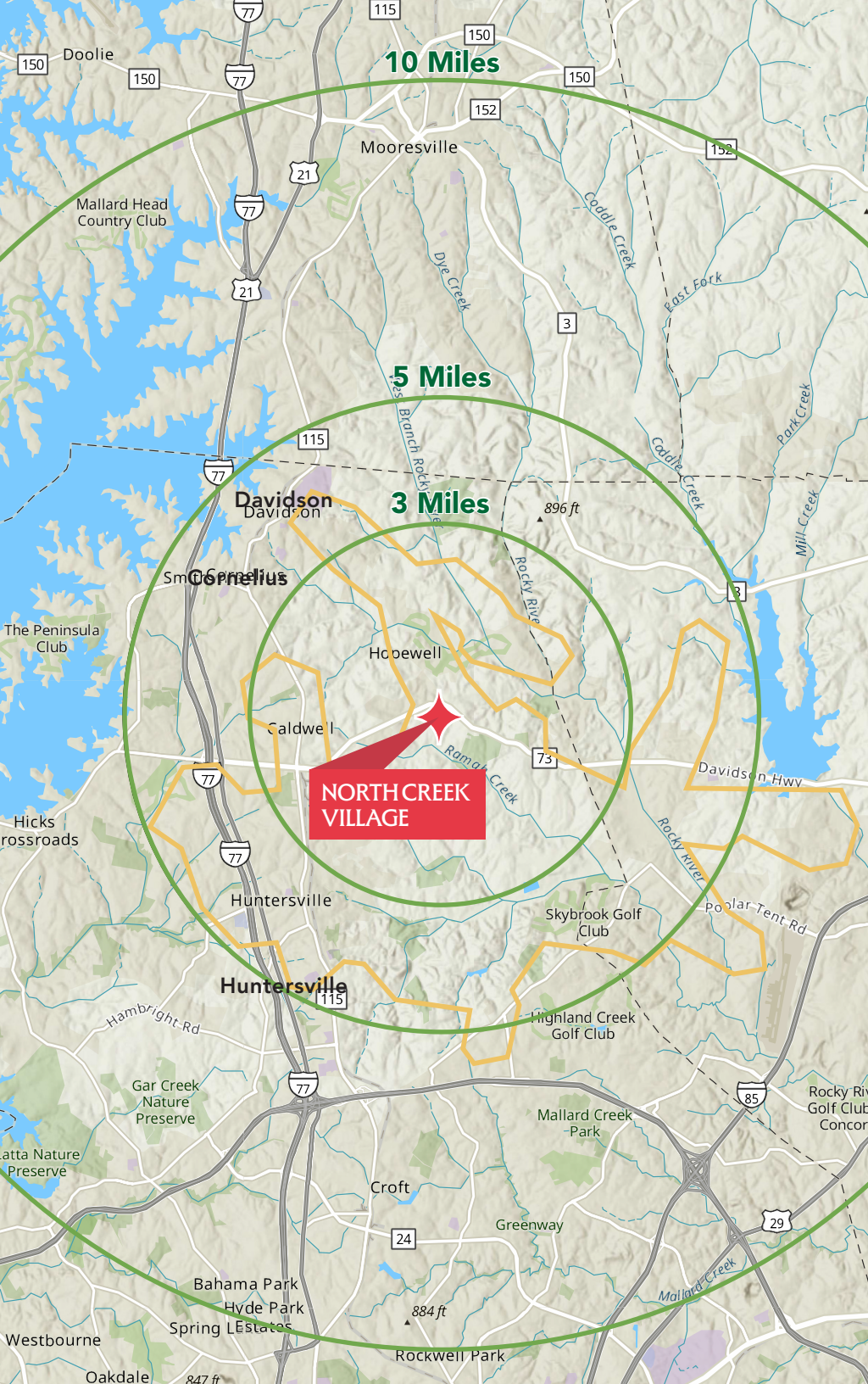
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Annual Population Growth 2024-2029

	3 Miles	5 Miles	10 Miles
2024 Population	26,390	105,020	381,371
2029 Population Projection	28,492	112,928	414,733
Annual Growth 2024-2029	1.6%	1.5%	1.7%
Median Home Value	\$436,106	\$403,441	\$339,960
2024 Households	9,042	38,728	146,997
Avg Household Income	\$161,161	\$140,811	\$115,747



Site Plan



BUILDING 1

Suite	Tenant	SF
100	Heartland Dental	4,009
400	Domino's Pizza	1,352
600	Tacos & Tortilla Factory	2,746

BUILDING 2

Suite	Tenant	SF
100	North Creek Animal Hospital	2,723
300	Jersey Mike's	1,459
400	Bambu Organic Massage	1,557
600	Fresh Chef Kitchen	2,715

BUILDING 3

Suite	Tenant	SF
1A	Publix	48,383
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

BUILDING 4

Pre-Leasing
±1,200 - 7,285 SF

Master Site Plan

