



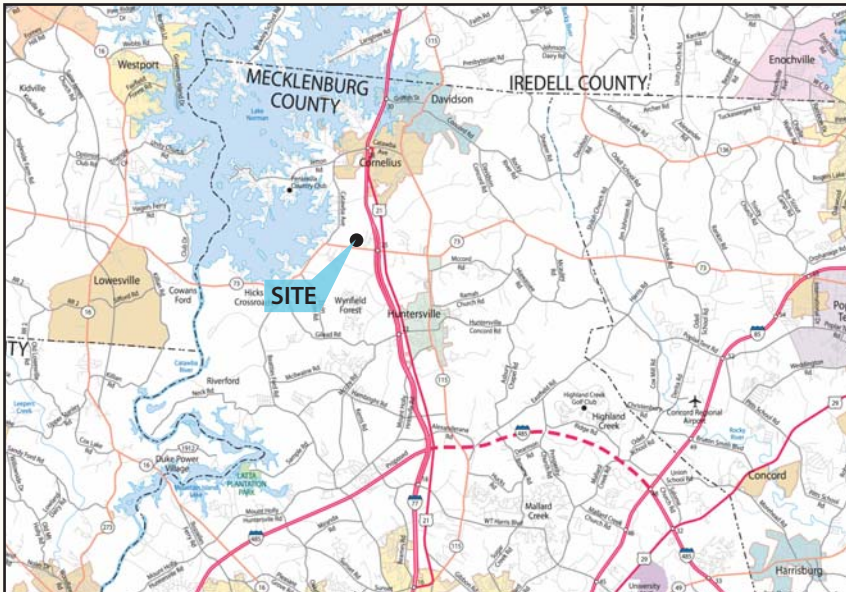
THE PROVIDENCE GROUP

# Available for LEASE

EXCELLENCE IN RETAIL REAL ESTATE.



Property Façade



Location Map

## Birkdale

Huntersville, North Carolina

### Lease Information

Size: 1,298 SF

Rate: \$25.00/SF NNN

CAM, Taxes, Insurance:  
\$3.66 (estimated)

### Property Description

A small shop development within the much larger Birkdale Village, this retail location offers the benefits of Birkdale Village location with lower CAM, taxes & insurance. Birkdale Village is a 300,000+ SF lifestyle center in Huntersville, convenient to both I-77 and the residents of Lake Norman. This 7,000 SF building sits in the southeast corner of Birkdale Village, with close proximity to Dick's Sporting Goods and Regal Cinemas. Other tenants in the building include Which Wich, Fleet Feet Sports, a Cigar Shop and Haircolor Experts.

### Traffic Count (NCDOT 2006)

87,000 vehicles/day on I-77

44,000 vehicles/day on Sam Furr Rd. (Hwy. 73)

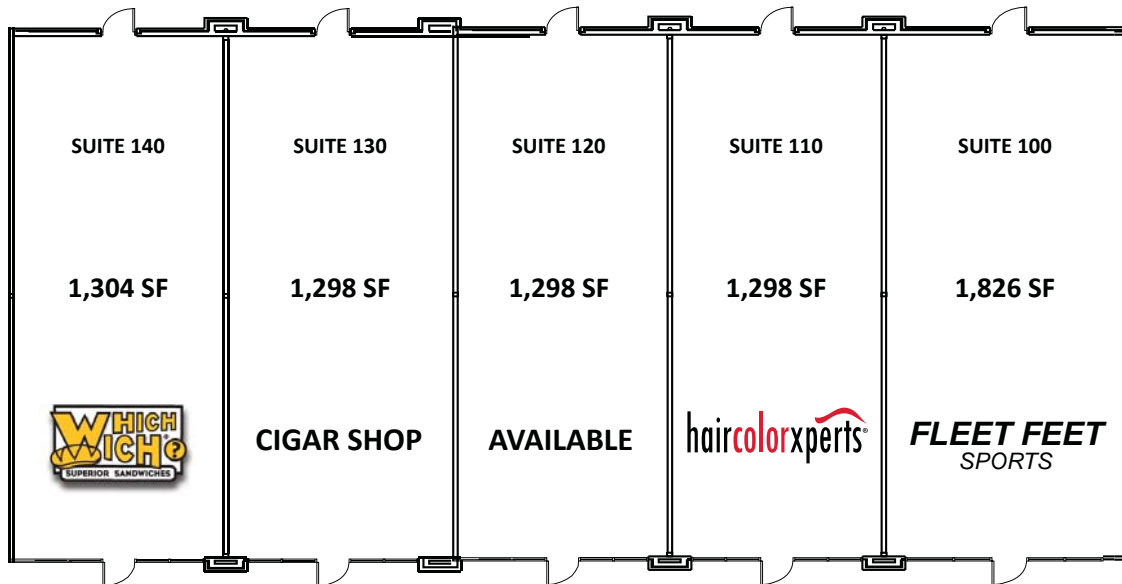
33,000 vehicles/day on Birkdale Commons Blvd.

Demographic Snapshot (2010)	1 mile	3 mile	5 mile
Population	7,423	46,091	79,405
Average HH Income	\$99,485	\$102,548	\$101,308
Median HH Income	\$83,696	\$89,790	\$90,996
Business Establishments	458	1,907	3,072
Daytime Employment	4,504	18,286	32,201

## CONTACT

Bryan Wyker  
(704) 644-4583  
bwyker@providencegroup.com

# BIRKDALE



# HUNTERSVILLE, NC

*The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*



THE PROVIDENCE GROUP

521 E. Morehead St. • Suite 100  
Charlotte, NC 28202  
Phone (704) 365-0820 • Fax (704) 365-8911

[www.providencegroup.com](http://www.providencegroup.com)