



ASCENT
REAL ESTATE PARTNERS



HUNTERSVILLE, NC 28078

10711 GILEAD RD

+/- 1.475 ACRES AVAILABLE FOR SALE



+/- 1.475 ACRES FOR SALE

10711 GILEAD RD

HUNTERSVILLE, NC

PROPERTY INFORMATION

- 10711 Gilead Rd is located in Huntersville just 25 mins from Uptown Charlotte and less than 15 mins from popular Birkdale Village
- Site offers immediate access off the I-77 exit with excellent visibility and convenient ingress/egress from Gilead Rd
- Surrounded by plenty of national retailers including Aldi's, Food Lion and more
- **Tax Parcels:** 017-121-03-04
- **Lot Size:** +/- 1.475 Acres
- **Zoning:** NR (Seller will cooperate on rezoning and owns the property on east boundary)
- **Topo:** Gentle
- **Sale Price:** \$1,285,000



JOHN JONES
704.408.8166
john@ascent.re



SITE PLAN

10711 GILEAD RD, HUNTERSVILLE, NC
+/- 1.475 ACRES FOR SALE



JOHN JONES
704.408.8166
john@ascent.re



RETAIL MAP

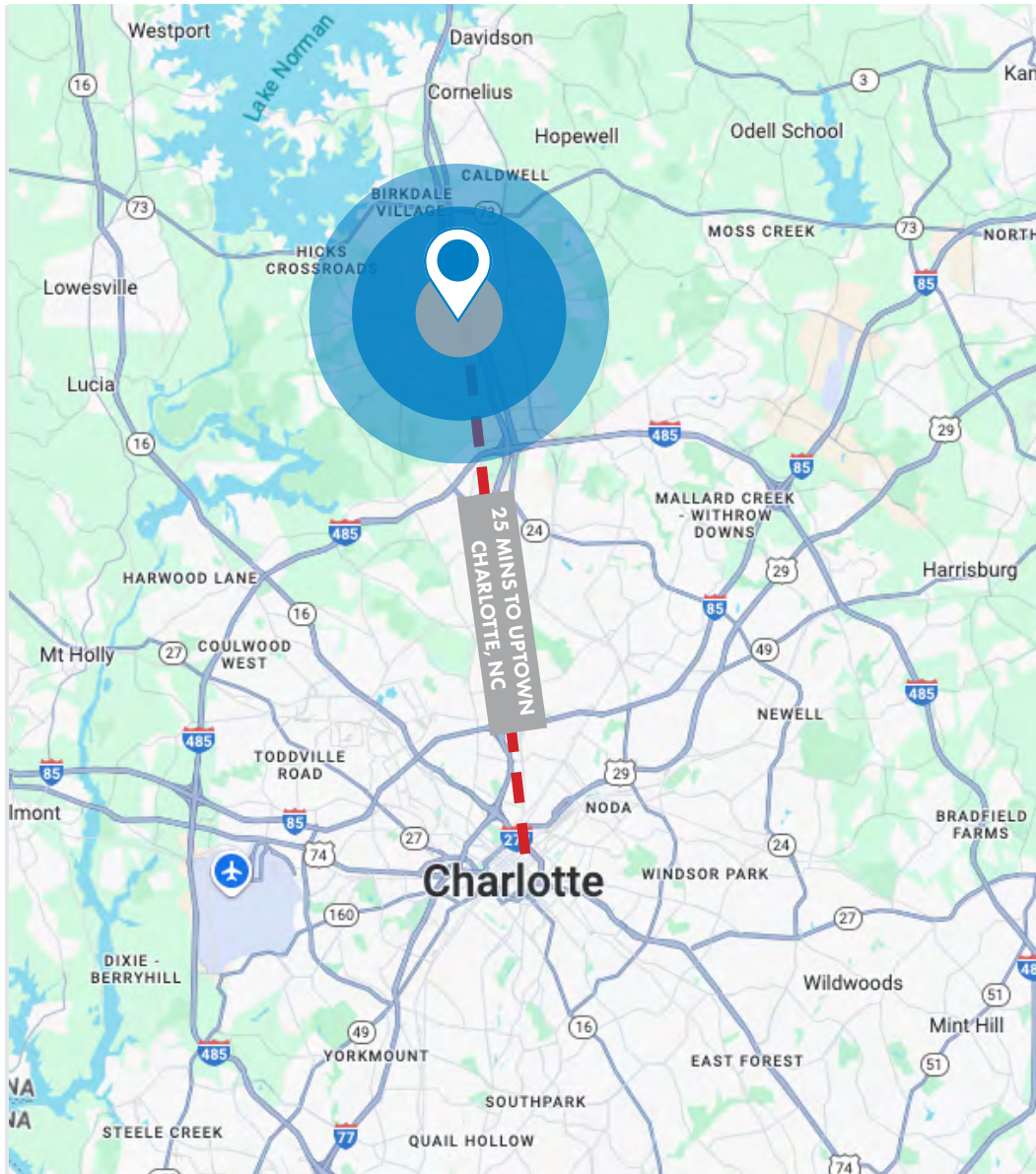
10711 GILEAD RD, HUNTERSVILLE, NC
+/- 1.475 ACRES FOR SALE



JOHN JONES
704.408.8166
john@ascent.re



AREA OVERVIEW



10711 GILEAD RD, HUNTERSVILLE, NC
+/- 1.475 ACRES FOR SALE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,397	51,890	108,414
Projected Population (2029)	7,861	54,992	114,828
Median Age	37	38	38
Avg Household Income	\$105,068	\$129,958	\$124,886
Median Home Value	\$365,897	\$377,506	\$360,911
Employees	7,711	25,855	51,149
Businesses	1,187	3,198	6,254