



ROSEDALE VILLAGE

Available for Lease
+/- 2,354 - 3,018 SF Retail Spaces Available



Property Overview

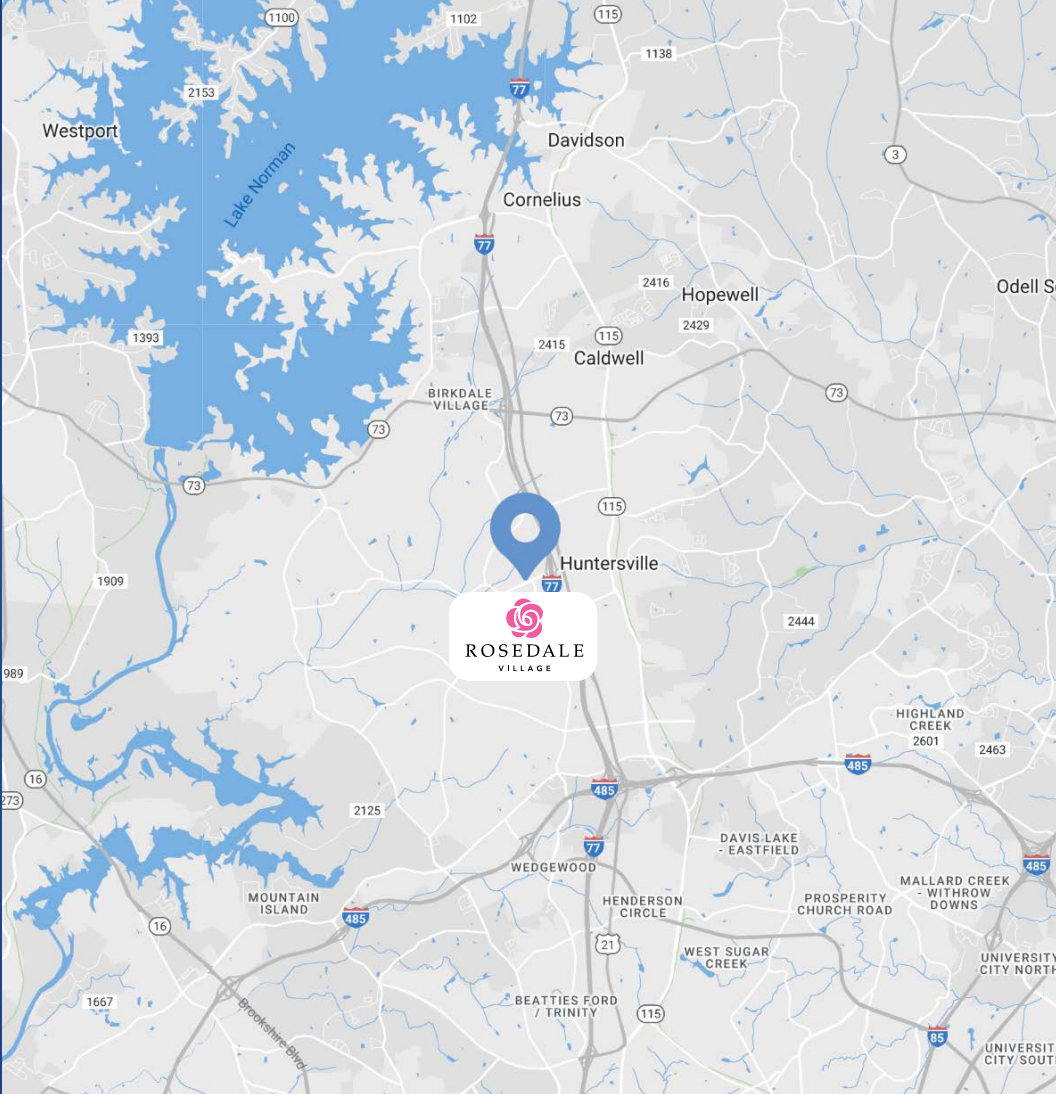
Rosedale Village

Available for Lease

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	+/- 2,354 SF - 3,018 SF Available 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
Features	Plaza areas with outdoor seating and water features Excellent visibility, access and parking
Additional Details	The Original NY Bagels is currently still operating *PLEASE DO NOT DISTURB TENANT*



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,175	49,547	111,127
Avg. Household Income	\$127,150	\$154,736	\$146,022
Median Household Income	\$94,056	\$116,842	\$109,113
Households	3,004	19,045	44,136
Daytime Employees	9,157	26,096	55,224



Drone Video



Available Space

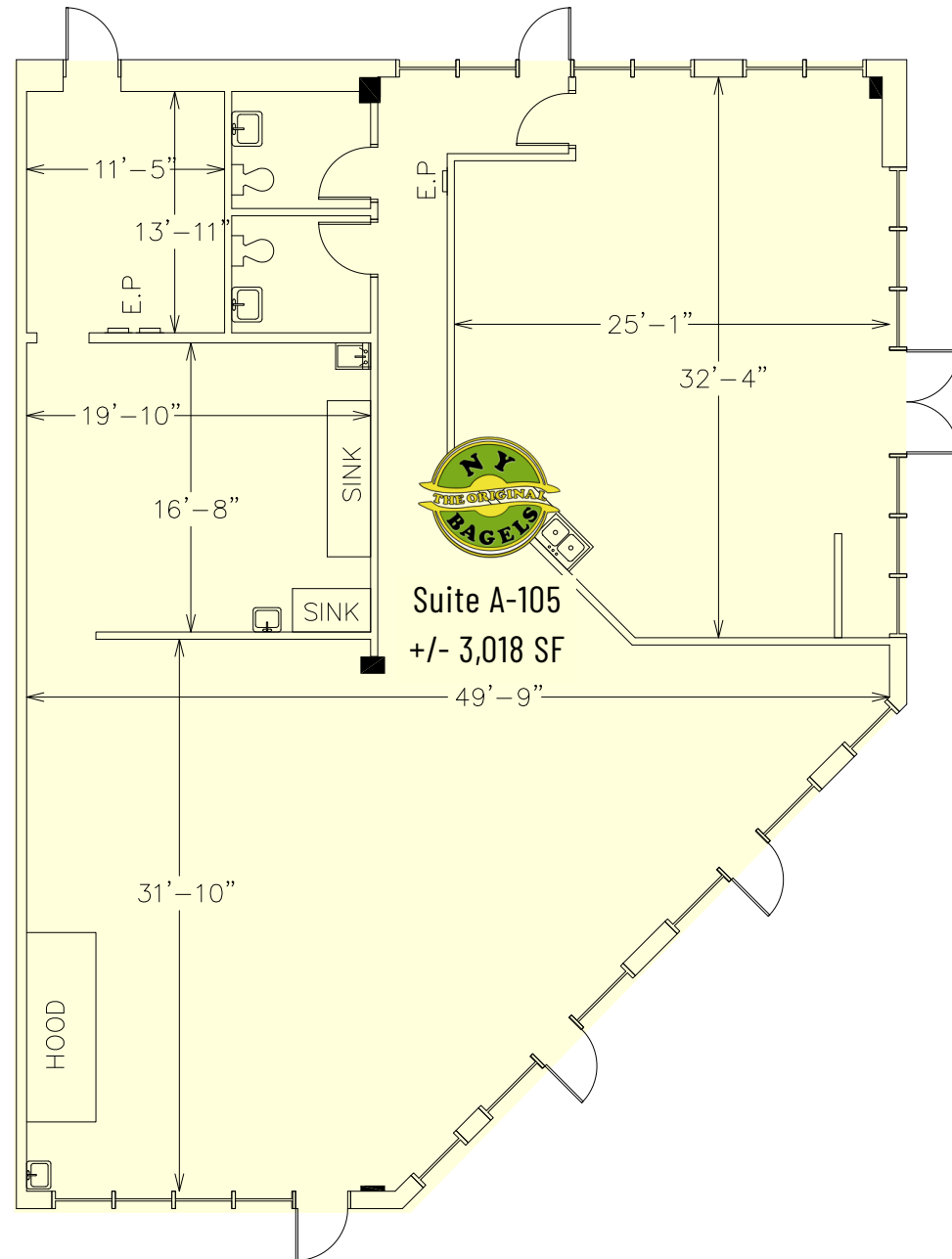
A-105	2nd Generation Restaurant	3,018 SF
C-107	2nd Generation Retail	2,460 SF
C-110	2nd Generation Retail	2,354 SF

Current & Local Tenants

- Walgreens
- The Original NY Bagels
- FedEx Kinko's
- Firehouse Subs
- Five Guys
- Pinky's
- Starbucks
- Anytime Fitness
- Little Gym
- Verde
- Yoshi's Grill
- Rooster's Men's Grooming Center
- PoleFit Carolinas
- Martinizing Dry Cleaners
- Nutrishop
- Premier Martial Arts
- Companion Insurance Agency
- Idolize Brows & Beauty
- Everbowl
- Poké Bros
- Graze Craze
- Solar Nail Spa
- Prime IV Hydration & Wellness
- Jungle Kutz for Kids
- Petalcakes

Available

Suite A-105
+/- 3,018 SF

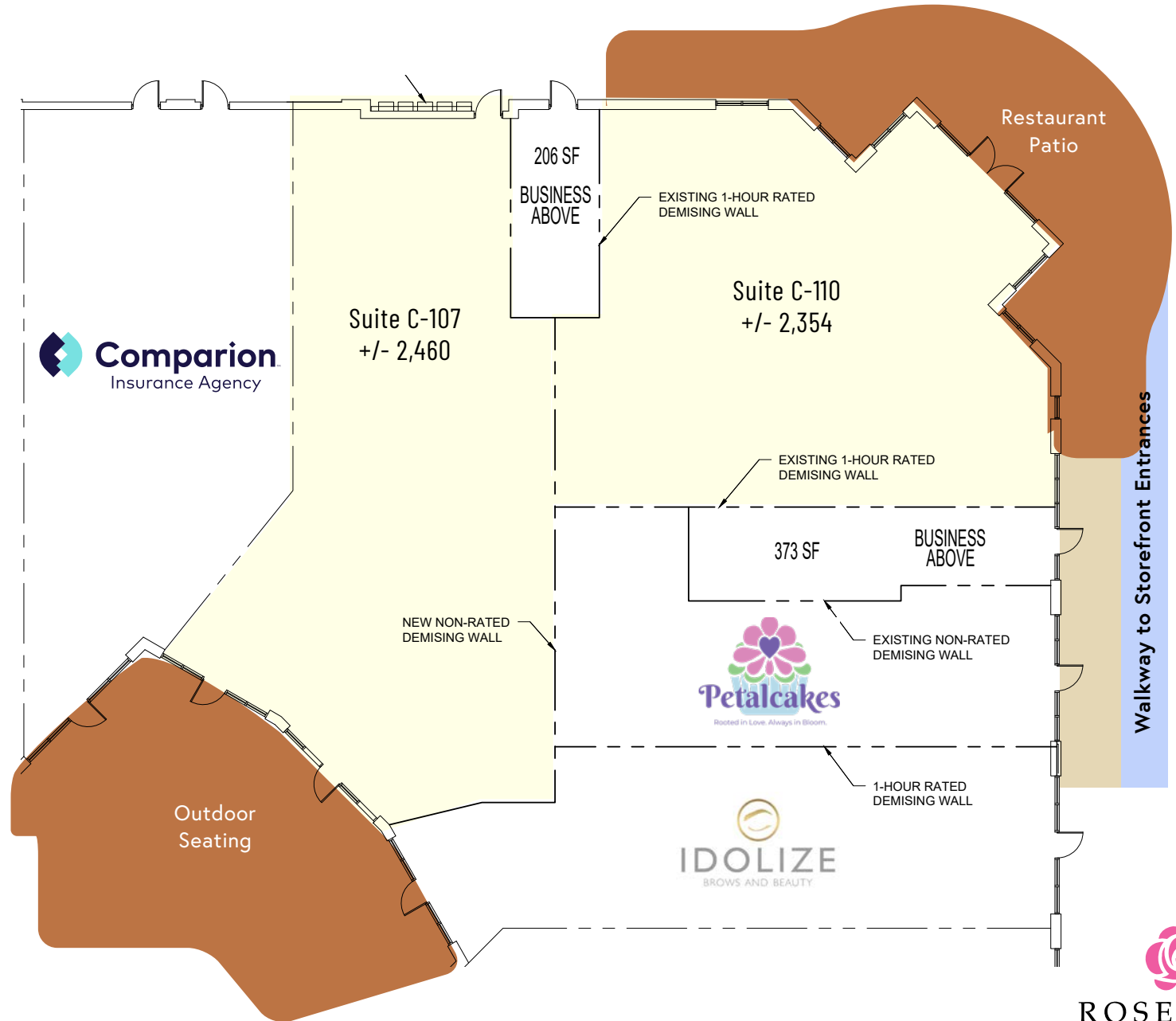


The Original NY Bagels is currently still operating, please do not disturb tenant

Available

Suite C-110
+/- 2,354 SF

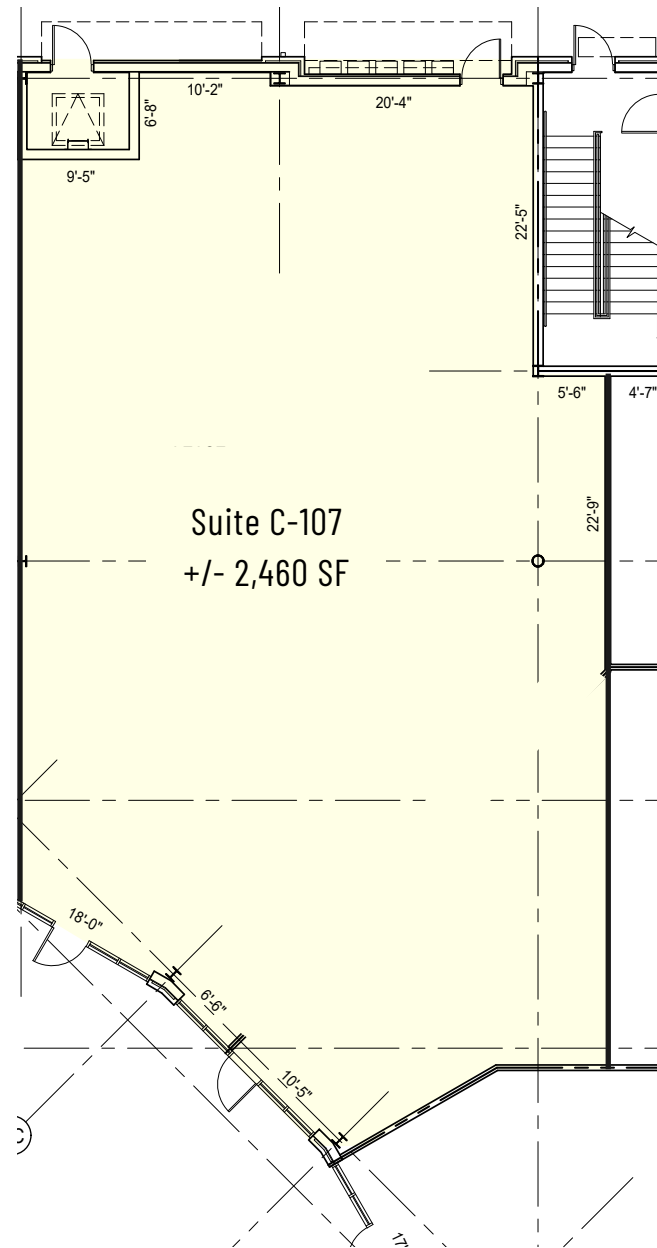
 Virtual Tour



Available

Suite C-107
+/- 2,460 SF

 Virtual Tour

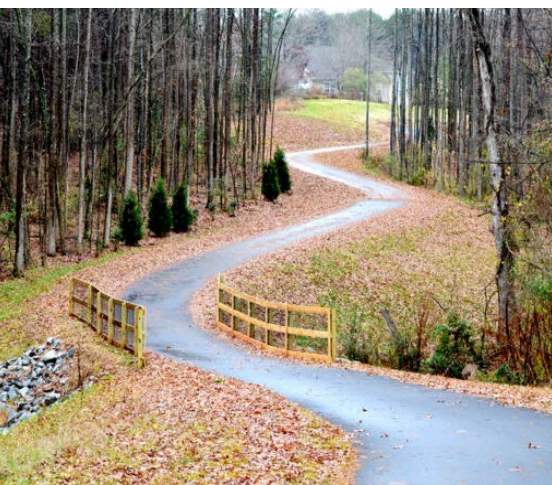




Huntersville

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.



ROSEDALE
VILLAGE



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.