

12340 Mt Holly Huntersville Rd

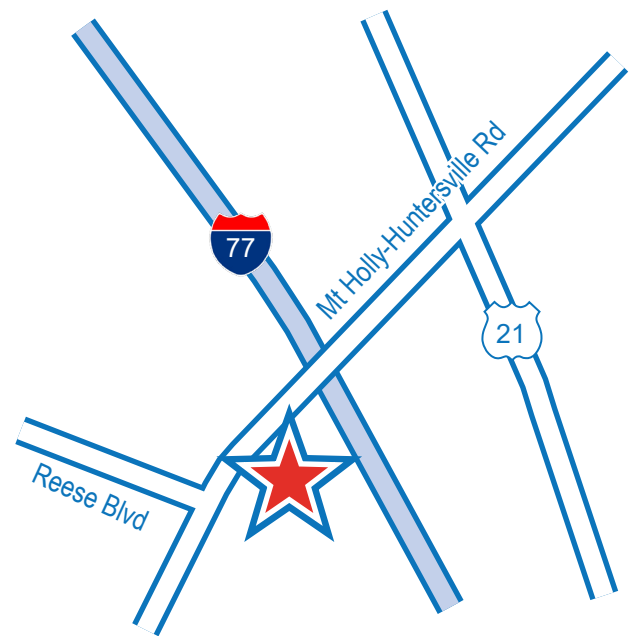
Huntersville, NC 28078



Property Available For Sale

FEATURES

- +/-10,535 SF Office/Institutional Building (circa 2001). Expansion potential.
- Property sits on +/-6.85 Acres
- Site is located next to I-77 with 102,529 VPD Traffic Count (2022).
- Property Has its own Traffic Light Access!
- Desirable Huntersville, NC location, across from “The Park at Huntersville” A mixed use 2.5M sf office park.
- Zoned CI(CD) – Conditional Zoning Campus Institutional (Mixed Use).
- PID 01720205 (Mecklenburg County, Huntersville, City).
- Call For Current Pricing.



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FOR SALE



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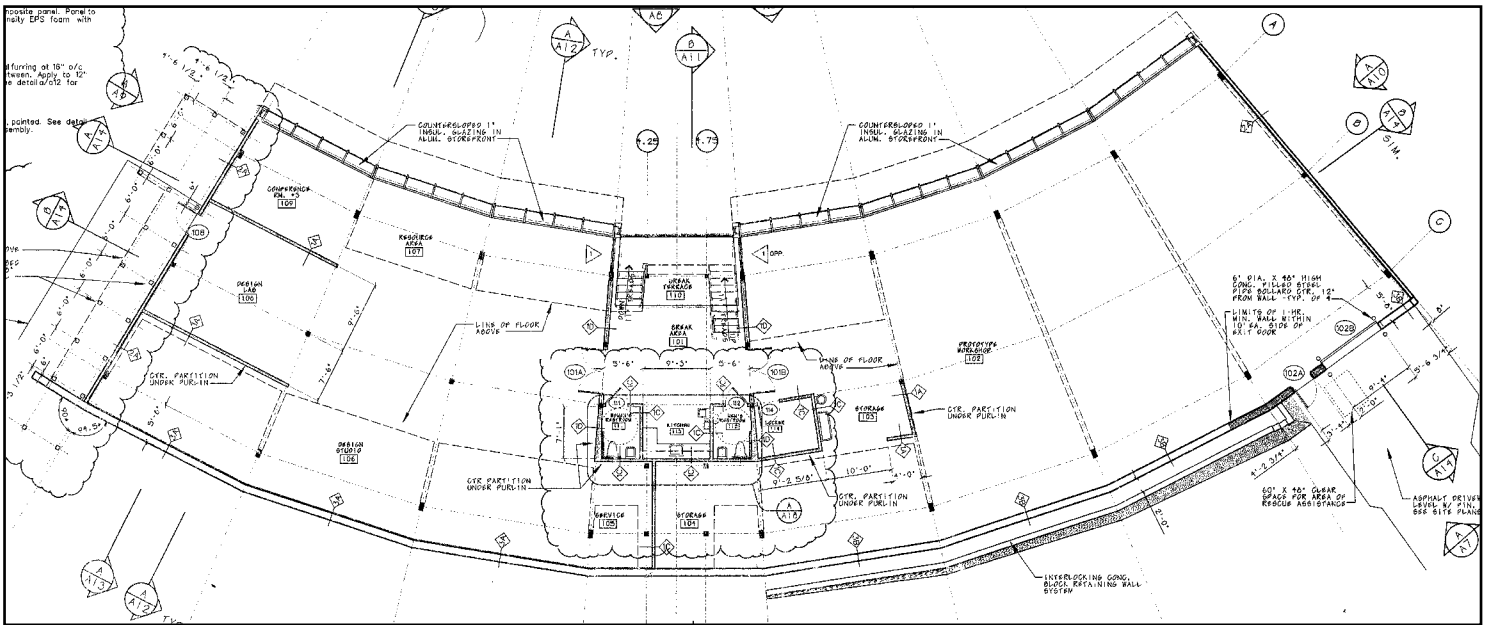
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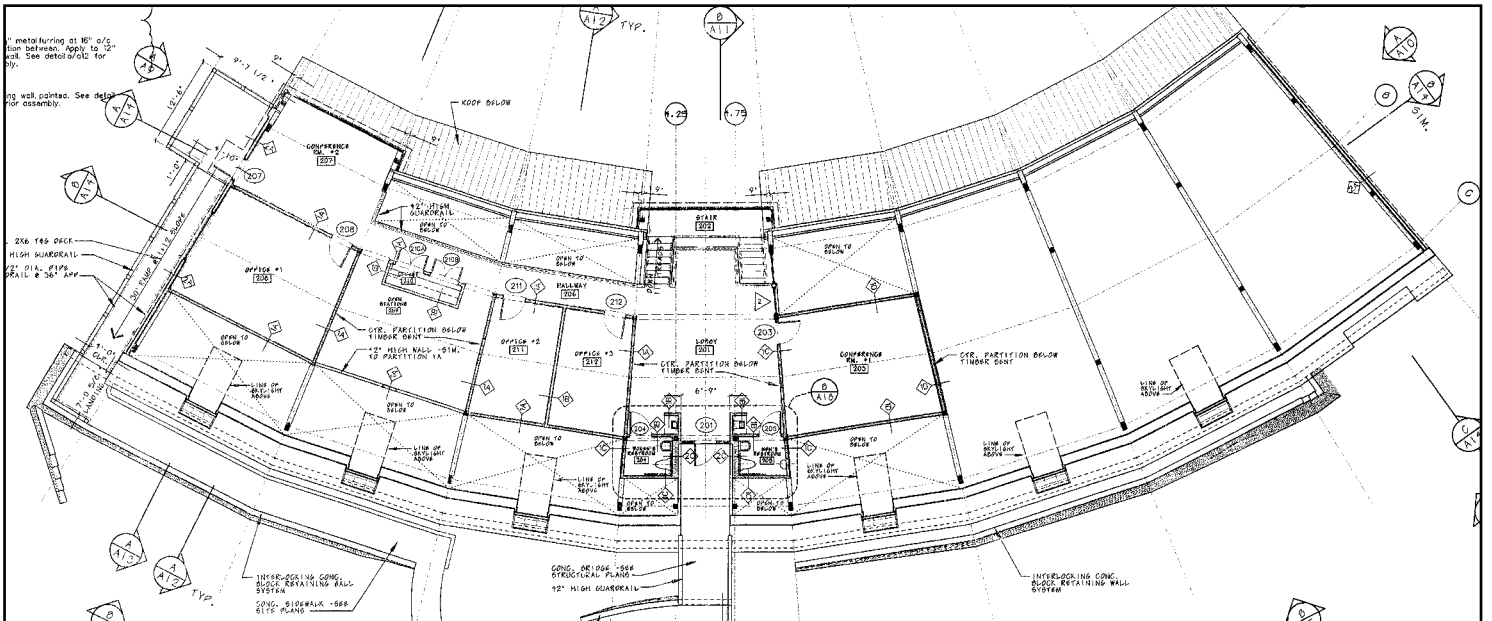
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First Floor



Mezzanine

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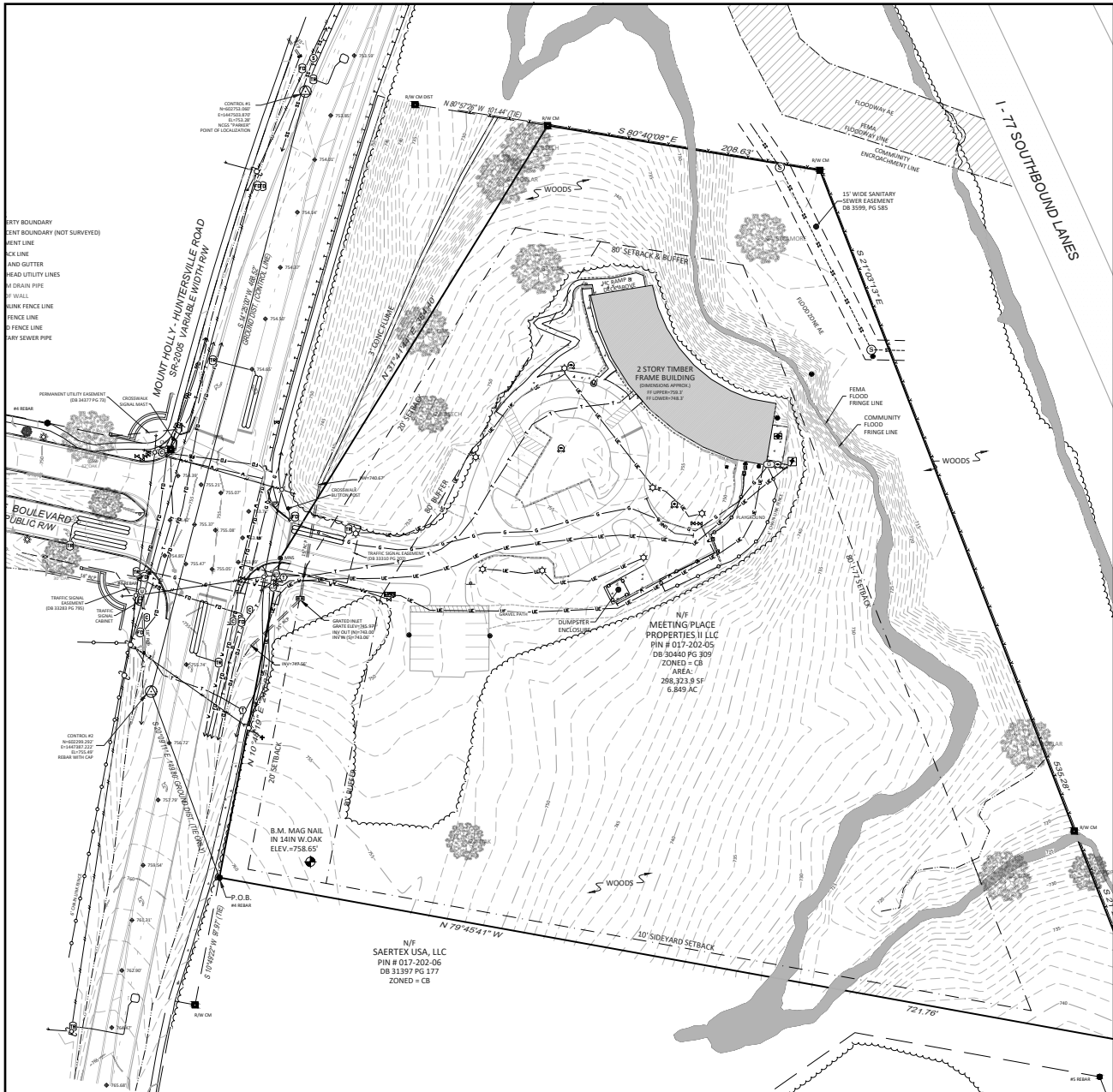


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Site Survey



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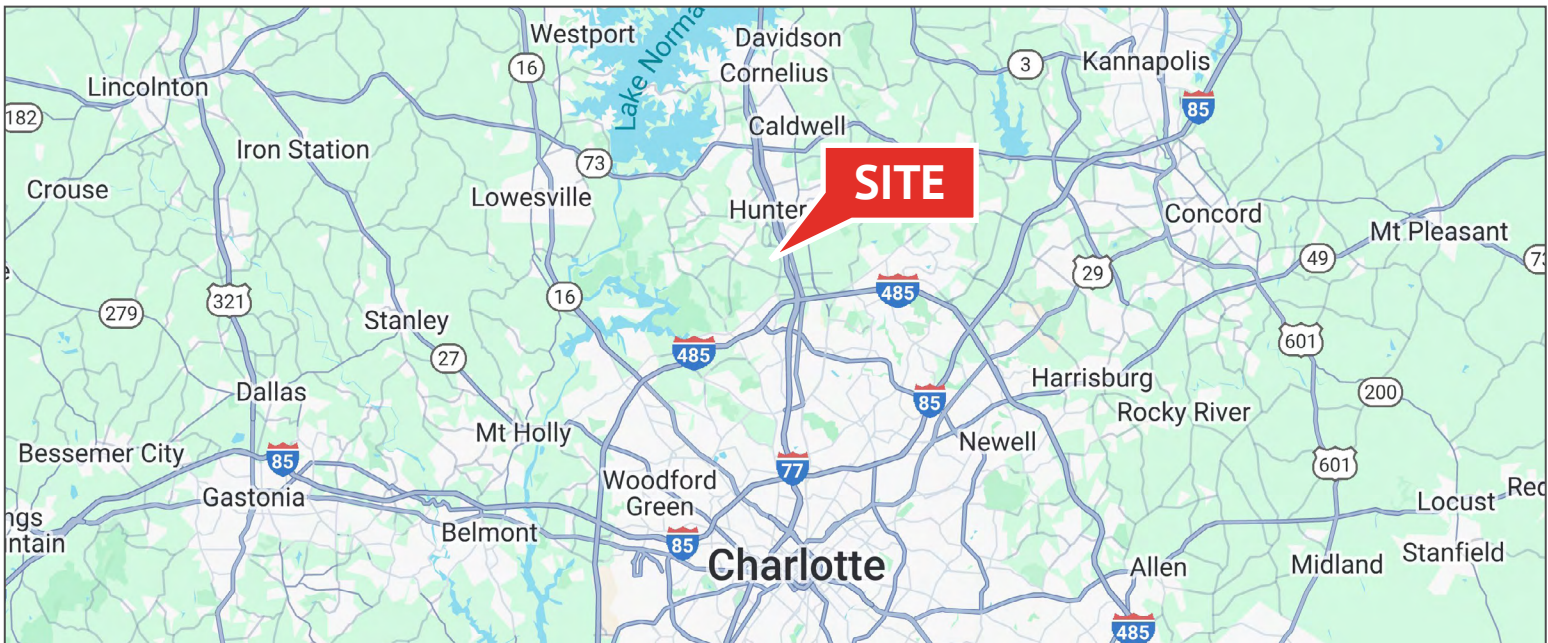
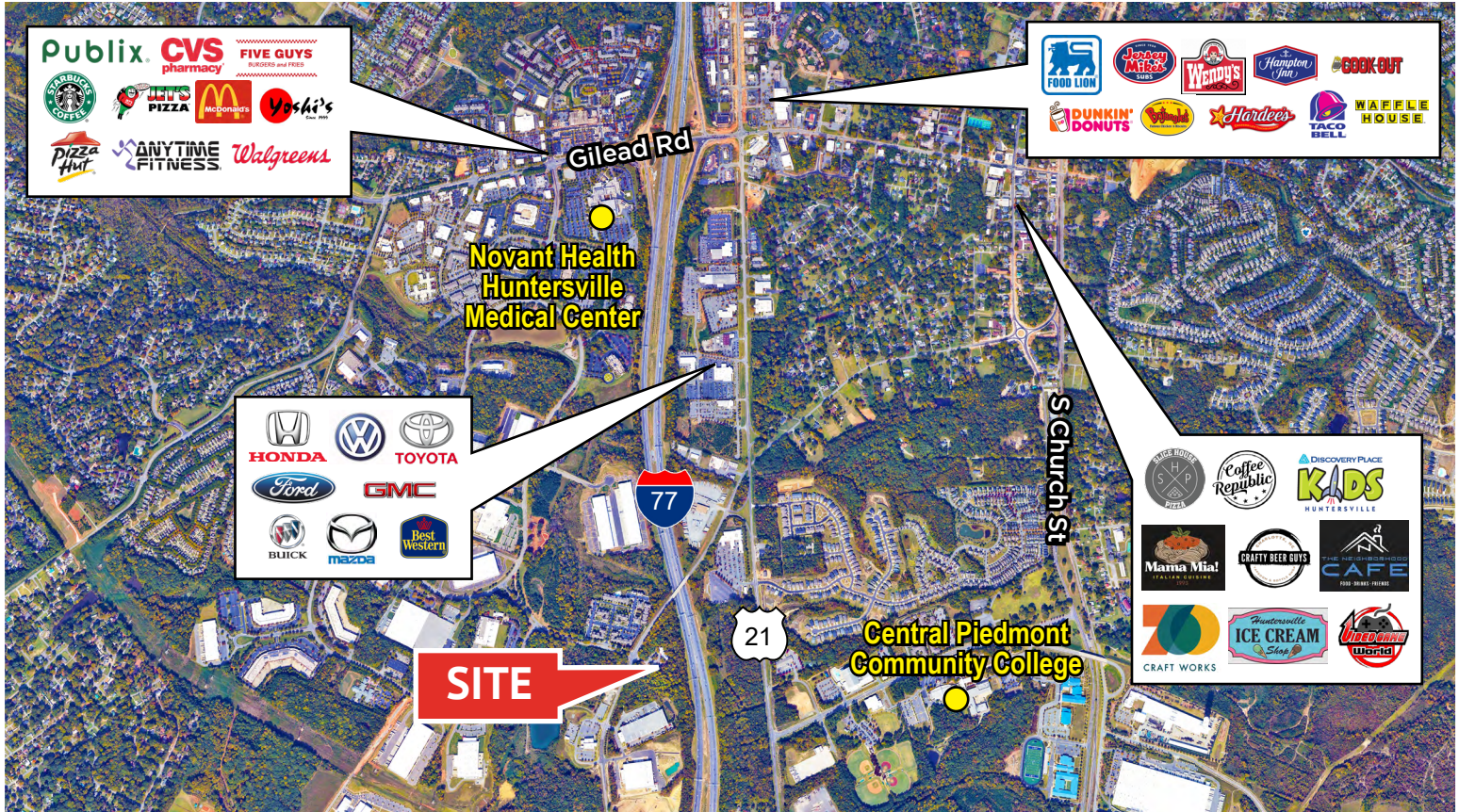
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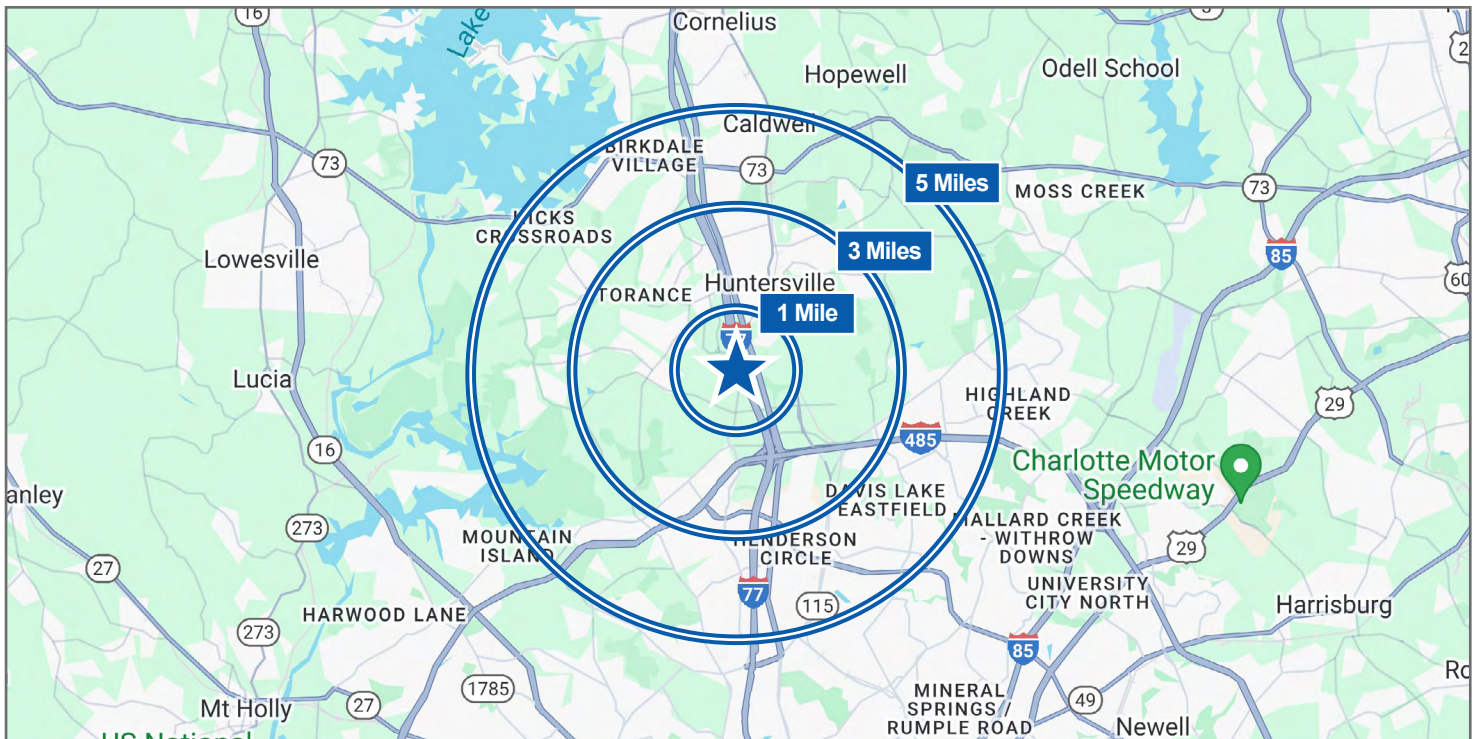
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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	2,086	41,582	129,207
2029 Population	2,230	43,915	136,239
Annual Pop Growth (2024-2029)	1.34%	1.10%	1.07%
2024 Households	972	16,379	50,120
2029 Households	1,050	17,677	53,336
Avg HH Size	2.09	2.52	2.54
2024 Median Age	37.8	36.6	36.8
2024 Median HH Income	\$102,735	\$108,901	\$102,577
2024 Avg HH Income	\$127,869	\$144,908	\$135,517



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