



MAGNOLIA

REAL ESTATE AND MANAGEMENT COMPANY, LLC

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publix
FOOD & PHARMACY

NORTH CREEK VILLAGE

NOW OPEN

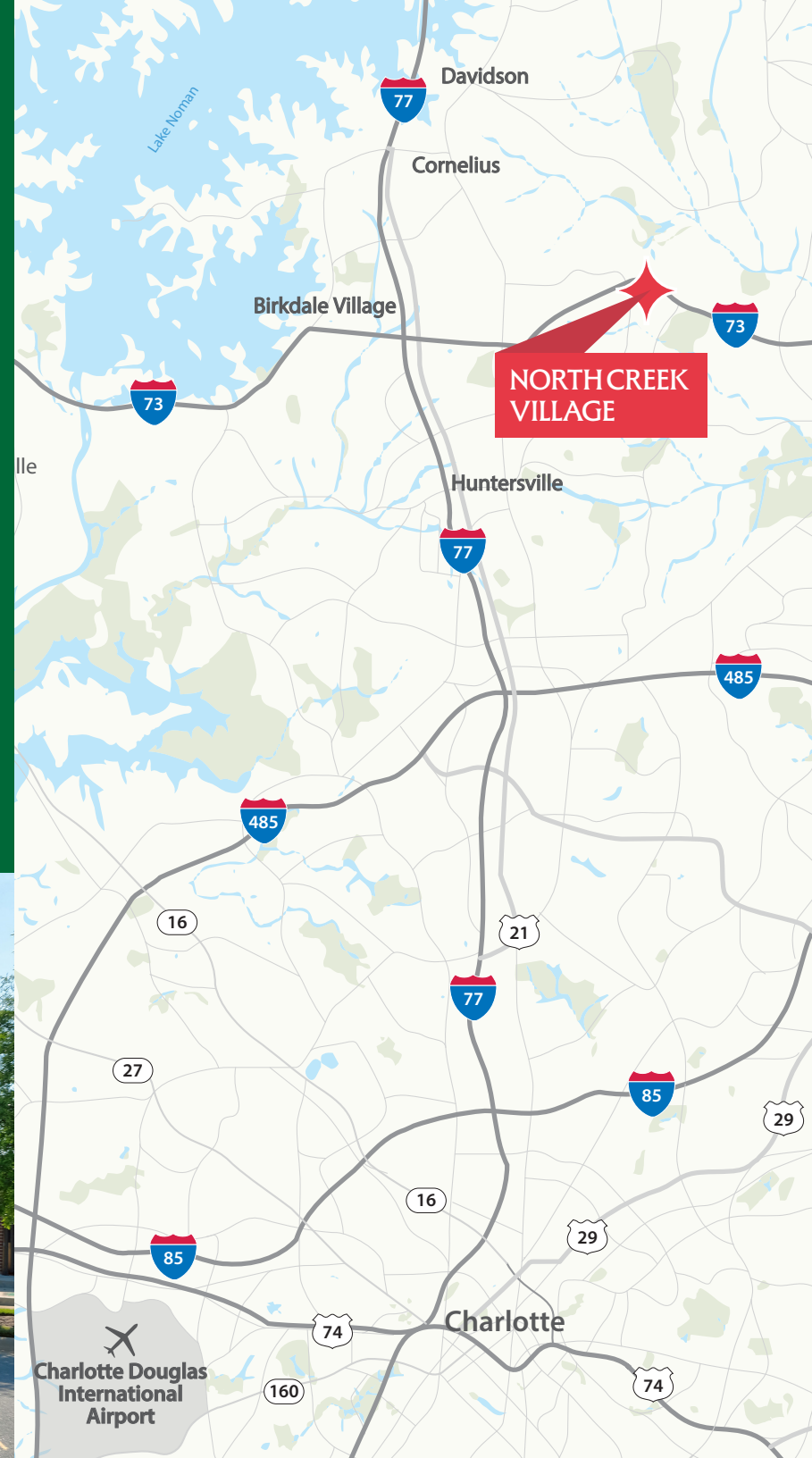
15004 Village Crossing Rd, Huntersville, NC 28078

Outparcels For Sale/Ground Lease

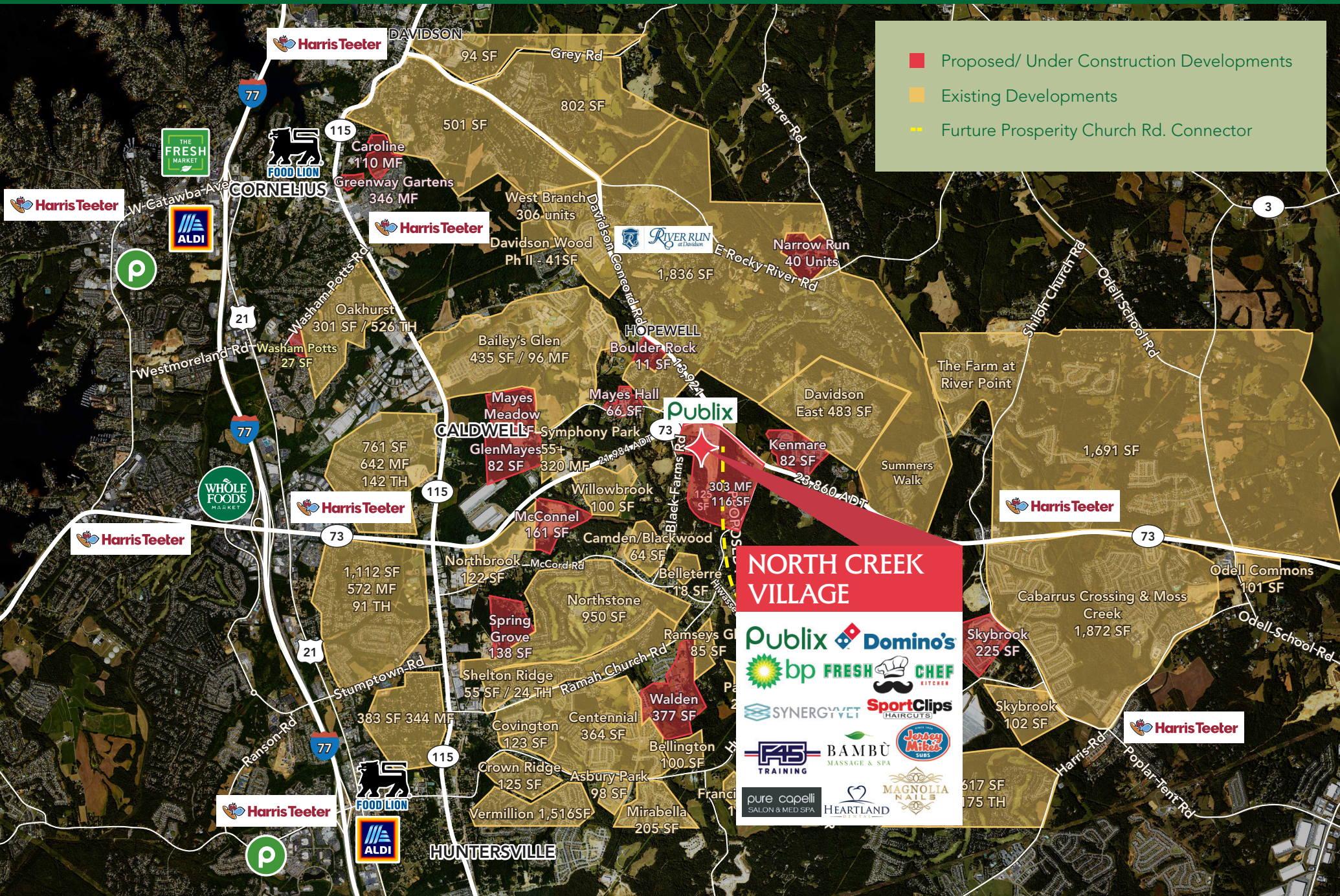
NOW PRE-LEASING PHASE II RETAIL SHOPS
±1,000 - 7,400 SF RETAIL SPACE

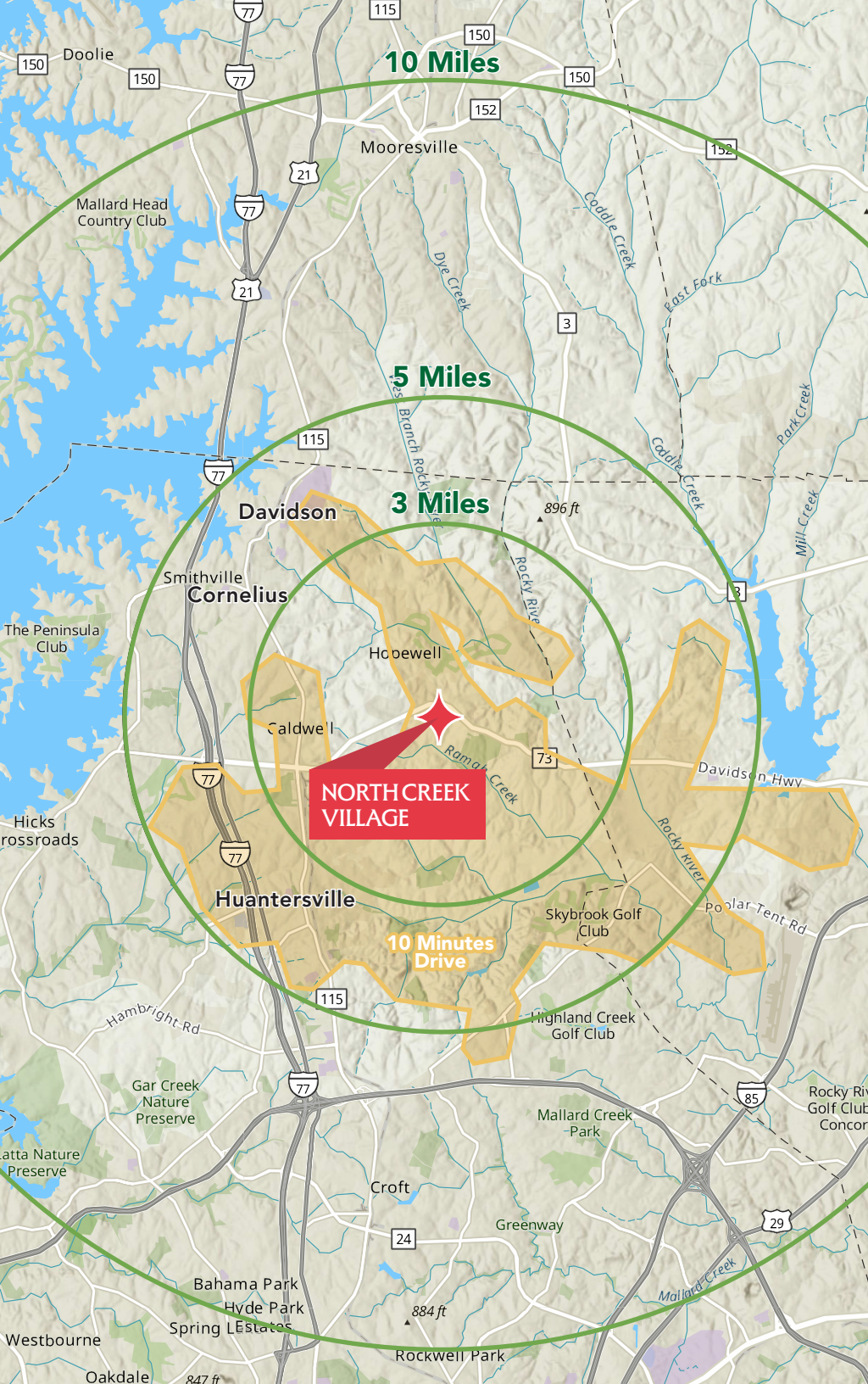
Project Overview

- Now Pre-Leasing Phase II Retail Shops: $\pm 1,000 - 7,400$ SF retail space; **Delivery Winter 2026**
- **GLA $\pm 77,000$ 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
- **$\pm 0.9-2$ 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





Annual Population Growth 2025-2030

	3 Miles	5 Miles	10 Miles	10 Minutes
2025 Total Population	28,184	107,465	396,932	52,157
2030 Total Population	31,802	115,544	426,614	57,691
2025-2030 Growth Rate: Population	2.44%	1.46%	1.45%	2.04%
2025 Median Home Value	\$579,482	\$541,170	\$461,010	\$545,288
2025 Total Households	9,729	40,265	156,888	18,328
2025 Average Household Income	\$211,366	\$181,289	\$145,595	\$194,054
2025 Median Household Income	\$163,670	\$137,528	\$107,550	\$148,772



Site Plan



BUILDING 1

Suite	Tenant	SF
100	Heartland Dental	4,009
400	Domino's Pizza	1,352
600	Fresh Egg	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	48,387
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

Suite	Tenant	SF
100	Biryani Maxx Indian Cuisine	2,500
200	No Grease Barber	1,320
300	Pure Green Juice Bar	1,000

BUILDING 8

Pre-Leasing
±1,000-7,400 SF

Master Site Plan

