



REAL ESTATE AND MANAGEMENT COMPANY, LLC

SARA HASSELL | 704-313-9465

publix
FOOD & PHARMACY

NORTH CREEK VILLAGE

NOW OPEN

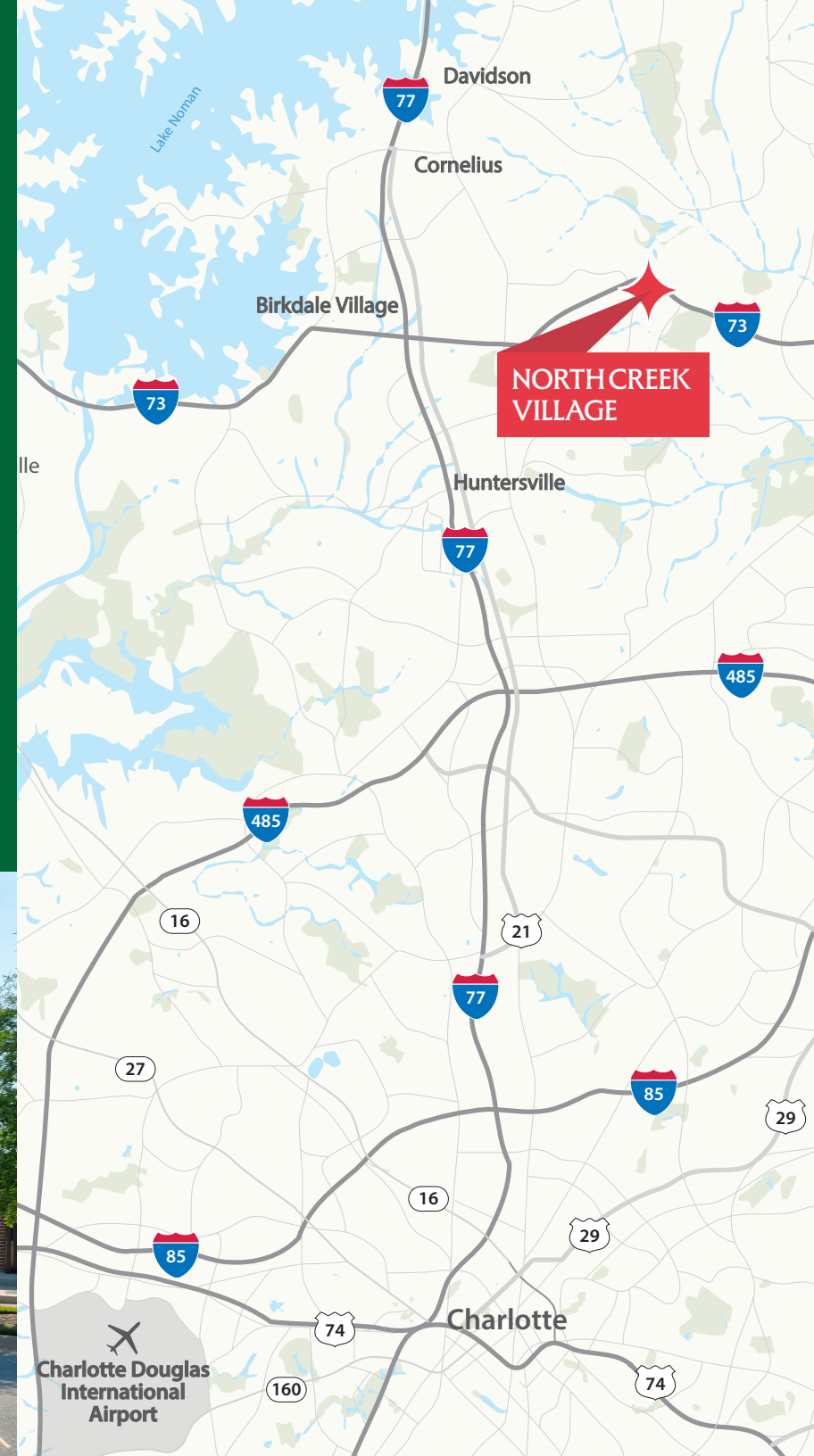
15004 Village Crossing Rd, Huntersville, NC 28078

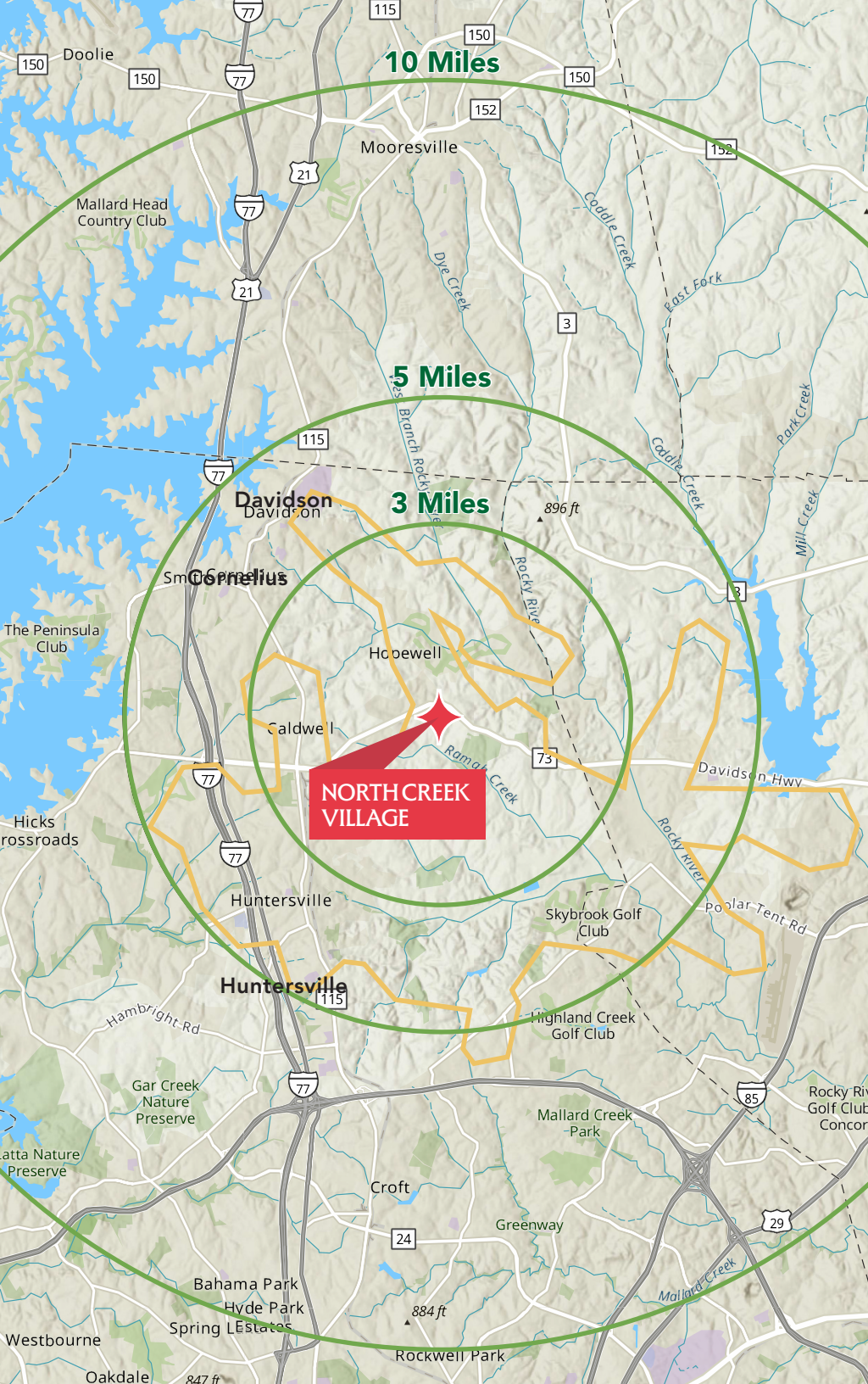
Outparcels For Sale/Ground Lease

NOW PRE-LEASING PHASE II RETAIL SHOPS
± 1,200 - 7,285 SF RETAIL SPACE

Project Overview

- Now Pre-Leasing Phase II Retail Shops: ±1,200-7,285 SF retail space; **Delivery Summer 2025**
- **GLA ±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
- **±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



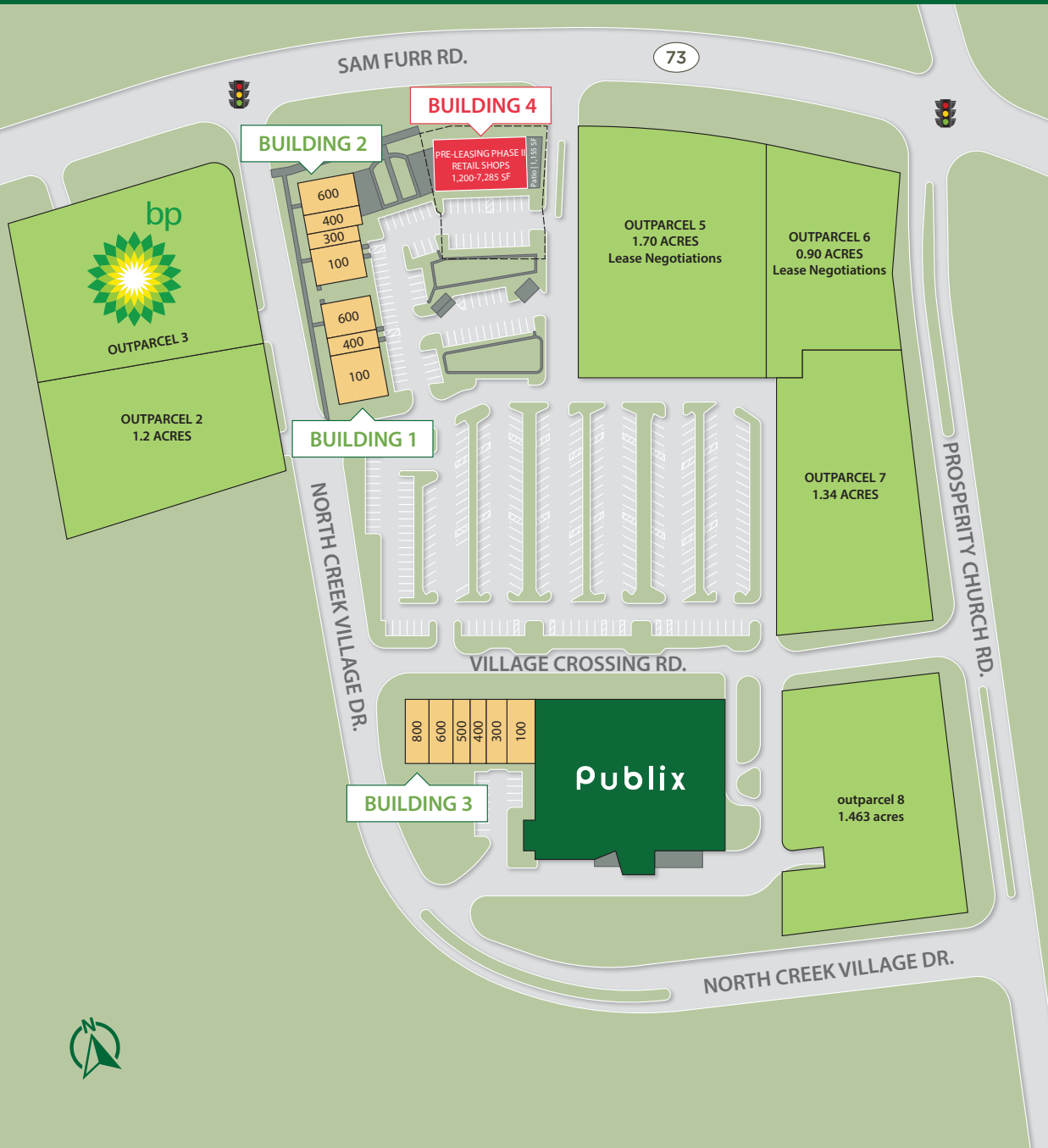


Annual Population Growth 2024-2029

	3 Miles	5 Miles	10 Miles
2024 Population	26,390	105,020	381,371
2029 Population Projection	28,492	112,928	414,733
Annual Growth 2024-2029	1.6%	1.5%	1.7%
Median Home Value	\$436,106	\$403,441	\$339,960
2024 Households	9,042	38,728	146,997
Avg Household Income	\$161,161	\$140,811	\$115,747



Site Plan



BUILDING 1

Suite	Tenant	SF
100	Heartland Dental	4,009
400	Domino's Pizza	1,352
600	Tacos & Tortilla Factory	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	48,383
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

Pre-Leasing
±1,200 - 7,285 SF

Master Site Plan

