



15905 BROOKWAY DRIVE

OFFICE/RETAIL SPACE FOR LEASE  
15905 BROOKWAY DRIVE, HUNTERSVILLE NC 28092

# THE SPACE

Location	15905 Brookway Drive, Huntersville, NC, 28092
COUNTY	Mecklenburg
APN	00933114
Square Feet	1750
Rent Per SF (Annual)	\$20.00
Lease Type	Modified Gross

**Notes** Suite 4101 Available January 2025

# HIGHLIGHTS

- Excellent mixed use property offering quasi retail on the first floor and office space on the second
- Great location! Easy access to I-77, Sam Fur Road, and Gilead in the Lake Norman Area
- Utilities include city water and sewer
- Elevator serviced building



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,196	56,743	106,532



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$171,615	\$143,123	\$155,698



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,701	22,689	42,333

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## PROPERTY FEATURES

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BUILDING SF	26,542
LAND ACRES	.88
YEAR BUILT	2001
YEAR RENOVATED	2014
ZONING TYPE	C
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	35
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

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## TENANT INFORMATION

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LEASE TYPE	Modified Gross
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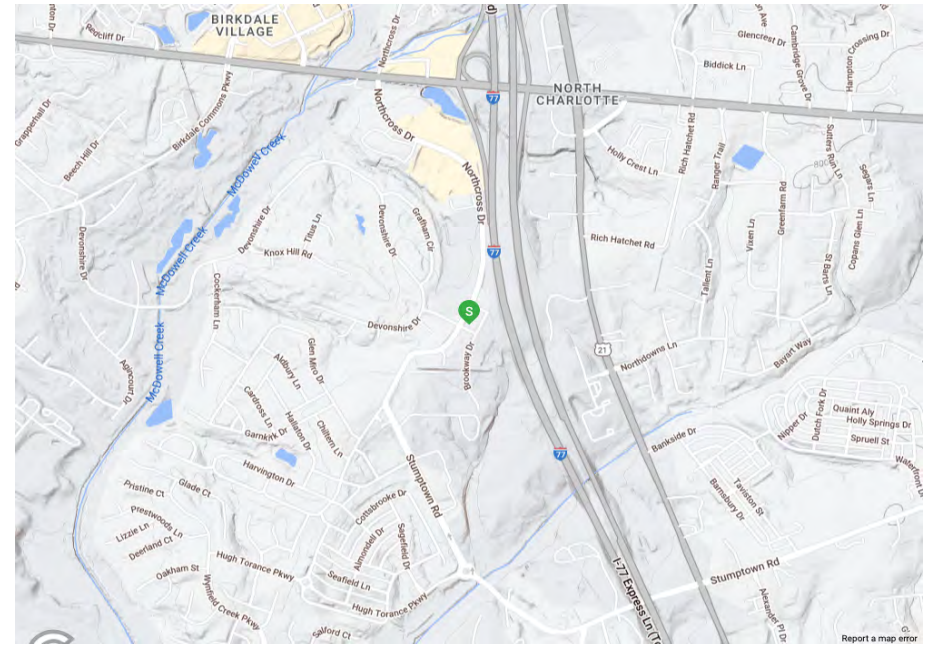
## About Huntersville, NC

- Huntersville is situated in the northern part of Mecklenburg County, which is part of the Charlotte metropolitan area. It is located about 12 miles north of Uptown Charlotte, making it a suburb of the larger city. The town has seen economic growth and development, with various businesses and industries contributing to its prosperity.
- Huntersville is located near Lake Norman, which is the largest man-made lake in North Carolina. The lake offers recreational opportunities such as boating, fishing, and waterfront activities.
- Huntersville is served by the Charlotte-Mecklenburg Schools (CMS) district, providing educational services to residents. There are also private and charter school options in the area. The town offers various parks and recreational facilities for residents and visitors. These include parks, sports complexes, and green spaces.

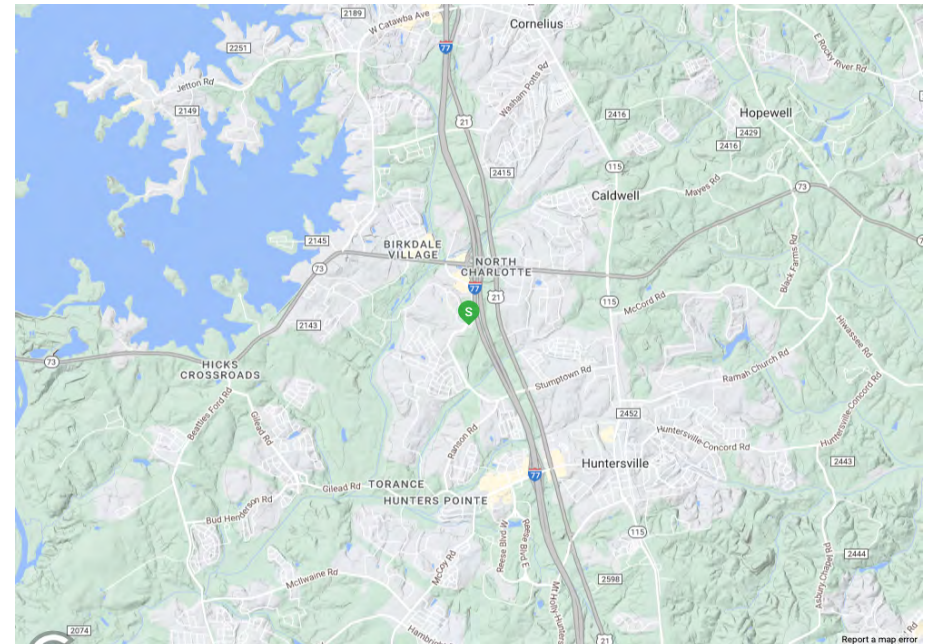
## About Charlotte, NC

- Charlotte, also known as “Queen City”, is located in Mecklenburg County and is the largest city in NC and one of the fastest-growing cities in the United States. The population in 2021 was over 800,000 people. The city has many opportunities to live and work. Charlotte is a southern town with an urban feel. From unique restaurants to shops and entertainment, Charlotte has plenty to offer for everyone.
- According to Forbes, Charlotte ranks 1st among the top 10 cities with the best employee engagement. In Charlotte, there are eight Fortune 500 companies. These include Lowes, Bank of America, Nucor, Honeywell, Duke Energy, Truist Financial, Sonic Automotive, and Brighthouse Financial.
- Charlotte is home to the Charlotte International Airport, one of the nation’s and world’s busiest airports. In 2022, CLT hosted nearly 48 million passengers and handled 505,589 aircraft arrivals and departures. The growth of CLT has resulted in the plan to add an additional runway. This fourth parallel runway is anticipated to be 150 feet wide and 10,000 feet long, making it CLT’s longest runway.

Locator Map



Regional Map





[Report a map error](#)

Lake Norman

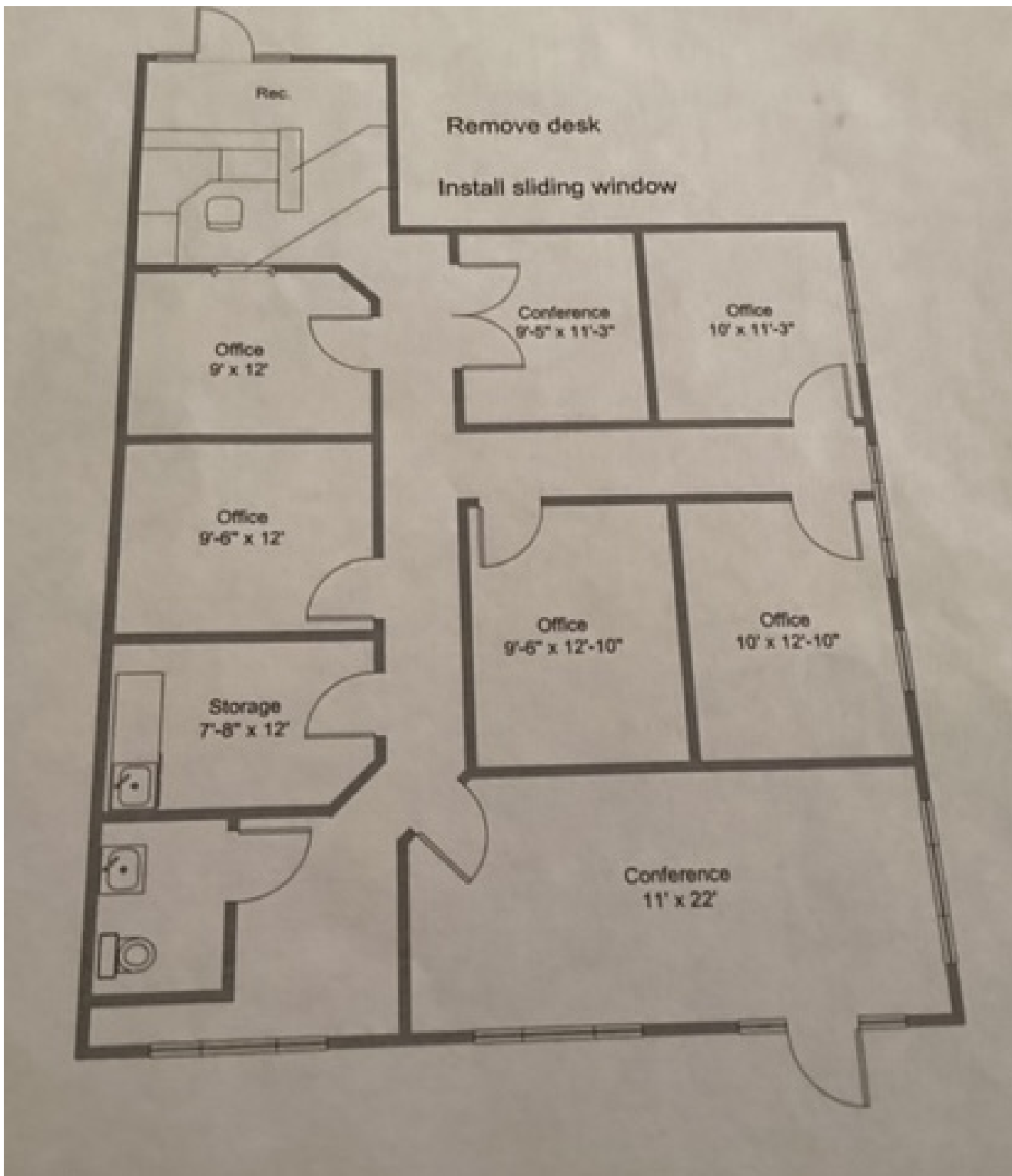
BIRKDALE VILLAGE

- REGAL
- DICK'S SPORTING GOODS
- BARNES & NOBLE
- SEPHORA
- Hoosecake Factory
- STARBUCKS COFFEE

- LOWE'S
- Chick-fil-A
- TARGET
- Marshalls
- Harris Teeter



15905 Brookway Drive



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,127	25,369	45,820
2010 Population	6,237	45,941	79,025
2023 Population	7,196	56,743	106,532
2028 Population	6,975	57,161	108,743
2023-2028: Population: Growth Rate	-3.10 %	0.75 %	2.05 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	49	925	1,674
\$15,000-\$24,999	114	814	1,419
\$25,000-\$34,999	120	942	1,649
\$35,000-\$49,999	172	1,745	3,194
\$50,000-\$74,999	349	2,959	5,531
\$75,000-\$99,999	275	2,952	5,124
\$100,000-\$149,999	453	5,070	8,891
\$150,000-\$199,999	339	3,038	5,667
\$200,000 or greater	831	4,245	9,184
Median HH Income	\$125,515	\$106,750	\$110,432
Average HH Income	\$171,615	\$143,123	\$155,698

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,306	10,644	19,236
2010 Total Households	2,339	18,295	31,006
2023 Total Households	2,701	22,689	42,333
2028 Total Households	2,612	22,834	43,233
2023 Average Household Size	2.65	2.49	2.49
2000 Owner Occupied Housing	901	7,359	13,561
2000 Renter Occupied Housing	295	2,434	3,949
2023 Owner Occupied Housing	1,886	15,702	30,475
2023 Renter Occupied Housing	815	6,987	11,858
2023 Vacant Housing	104	1,310	2,657
2023 Total Housing	2,805	23,999	44,990
2028 Owner Occupied Housing	1,868	15,815	30,892
2028 Renter Occupied Housing	745	7,019	12,341
2028 Vacant Housing	194	1,677	3,093
2028 Total Housing	2,806	24,511	46,326
2023-2028: Households: Growth Rate	-3.35 %	0.65 %	2.10 %



Source: esri



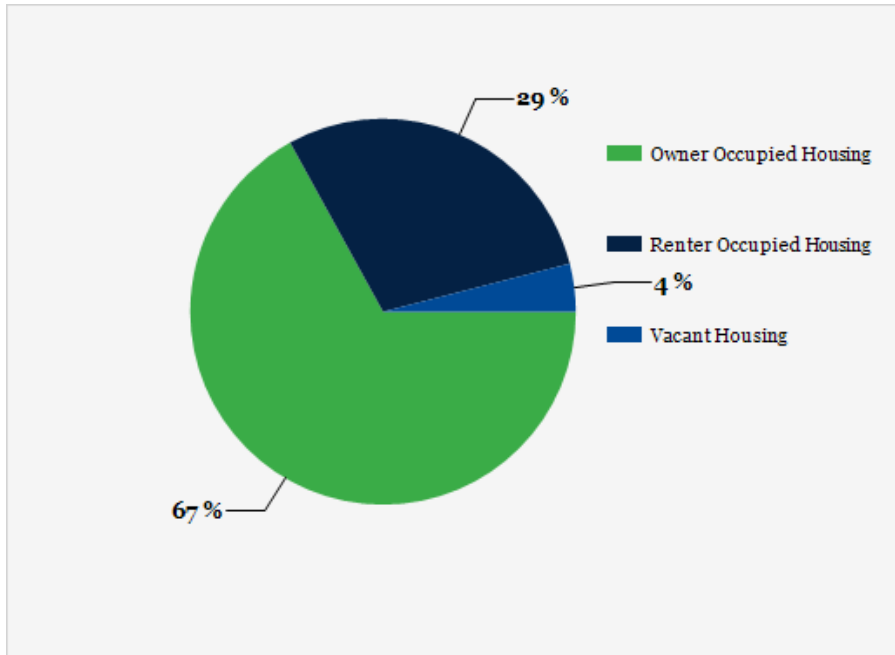
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	425	3,934	6,731
2023 Population Age 35-39	578	4,737	8,450
2023 Population Age 40-44	700	4,847	8,716
2023 Population Age 45-49	587	4,179	7,677
2023 Population Age 50-54	491	3,892	7,375
2023 Population Age 55-59	414	3,378	6,674
2023 Population Age 60-64	344	3,053	6,305
2023 Population Age 65-69	258	2,463	5,167
2023 Population Age 70-74	194	1,869	4,097
2023 Population Age 75-79	119	1,133	2,590
2023 Population Age 80-84	41	584	1,364
2023 Population Age 85+	41	474	1,085
2023 Population Age 18+	5,002	42,438	80,724
2023 Median Age	37	37	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,359	\$94,909	\$96,543
Average Household Income 25-34	\$129,545	\$121,686	\$128,821
Median Household Income 35-44	\$148,813	\$121,716	\$125,763
Average Household Income 35-44	\$187,532	\$159,660	\$169,054
Median Household Income 45-54	\$178,623	\$134,889	\$143,649
Average Household Income 45-54	\$215,793	\$174,028	\$190,384
Median Household Income 55-64	\$152,268	\$116,974	\$129,273
Average Household Income 55-64	\$194,205	\$158,914	\$181,804
Median Household Income 65-74	\$74,285	\$79,773	\$86,011
Average Household Income 65-74	\$119,003	\$113,301	\$130,706
Average Household Income 75+	\$89,774	\$84,221	\$91,270

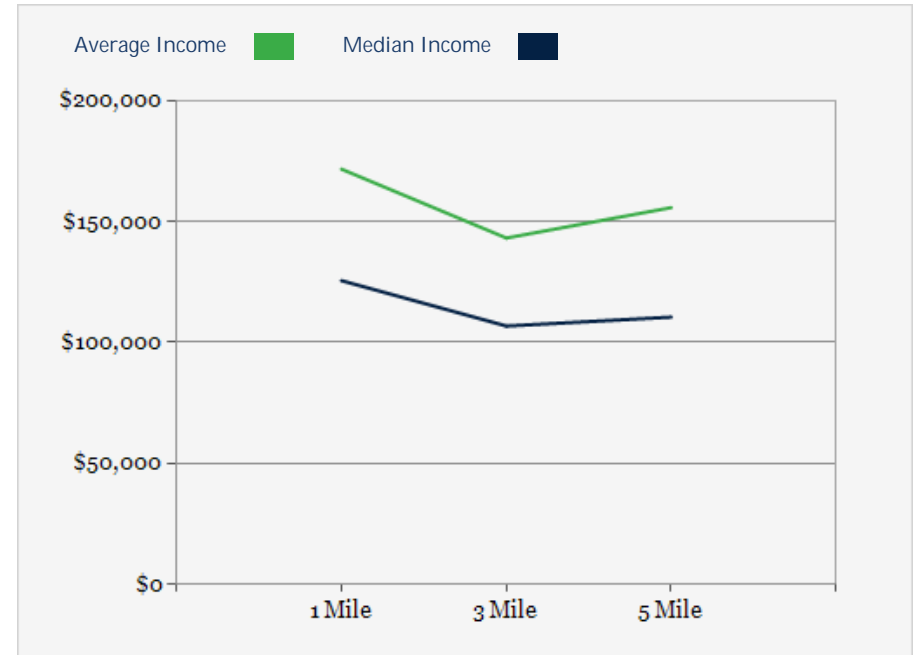
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	587	4,487	7,703
2028 Population Age 35-39	533	4,193	7,661
2028 Population Age 40-44	563	4,576	8,548
2028 Population Age 45-49	579	4,358	8,084
2028 Population Age 50-54	452	3,695	7,056
2028 Population Age 55-59	359	3,266	6,527
2028 Population Age 60-64	308	2,990	6,126
2028 Population Age 65-69	258	2,602	5,524
2028 Population Age 70-74	190	2,016	4,382
2028 Population Age 75-79	130	1,412	3,281
2028 Population Age 80-84	78	823	1,913
2028 Population Age 85+	43	575	1,372
2028 Population Age 18+	4,854	43,001	82,996
2028 Median Age	35	37	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,885	\$108,825	\$110,314
Average Household Income 25-34	\$155,624	\$144,793	\$152,437
Median Household Income 35-44	\$169,538	\$139,176	\$145,478
Average Household Income 35-44	\$215,878	\$183,117	\$193,490
Median Household Income 45-54	\$196,981	\$151,899	\$157,040
Average Household Income 45-54	\$243,892	\$195,796	\$211,148
Median Household Income 55-64	\$175,944	\$138,302	\$152,300
Average Household Income 55-64	\$222,835	\$186,969	\$208,204
Median Household Income 65-74	\$92,846	\$98,375	\$104,739
Average Household Income 65-74	\$143,825	\$138,011	\$158,778
Average Household Income 75+	\$113,040	\$108,263	\$117,004

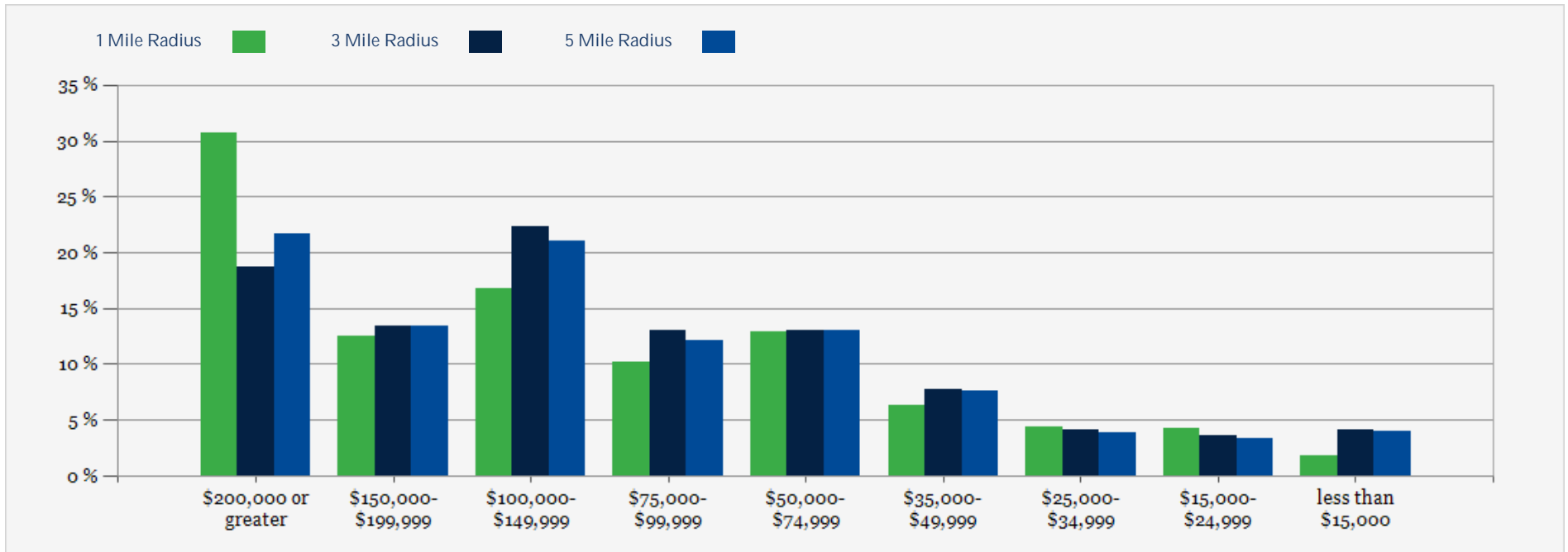
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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**Spencer Crigler**  
Director of Brokerage Services  
(704) 765-4620  
spencer@onealliancecompanies.com



**Paula Quickel**  
VP of Brokerage  
(704) 765-4620  
paula@onealliancecompanies.com

