



Wilson Kibler

COMMERCIAL REAL ESTATE



Community Preschool of Huntersville

10205 Sam Furr Rd,
Huntersville, NC 28078

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Property Overview



\$6,200,000

6.7% Cap Rate

Address 10205 Sam Furr Rd,
Huntersville, NC 28078

- NNN Lease with 7.5 years remaining, partially guaranteed lease
- State of art construction built to suit for operator in 2023
- NOI \$414,000 provides stable returns with rent growth and minimal landlord responsibilities
- ±3 acre site 0.8 miles from I-77
- Strong demographics in a prosperous suburb just south of Lake Norman & 17 miles north of CBD Charlotte
- 1 mi HHI \$134,435
- ±2 AC of Additional land available separately

Property Details

±15,500

Square Feet

±3

Acres

0.8

Miles to I-77

7.5 Years

Remaining on Lease



Location Map



Property Photos





Charlotte, North Carolina is one of the fastest-growing metropolitan economies in the Southeast, driven by strong population growth, corporate expansion, and a diversified employment base. As the second-largest banking center in the U.S., Charlotte anchors a powerful financial services sector while continuing to attract growth in professional services, technology, healthcare, logistics, and advanced manufacturing. The region benefits from consistent in-migration, a skilled labor force, and a business-friendly climate, all of which support sustained job creation and long-term economic stability.

These fundamentals continue to fuel strong real estate demand across asset classes. Corporate relocations and expansions, paired with ongoing infrastructure investment and a high quality of life, have positioned Charlotte as a resilient and high-momentum investment market. With population growth outpacing national averages and a steady pipeline of new business activity, Charlotte offers investors durable fundamentals, long-term appreciation potential, and confidence in continued economic expansion.



±943 K **±1.3 M** **33 M** **\$6.4 B**
 Charlotte Metro Population Daytime Population Annual Visitors Total Economic Impact

Top 10 **No. 1** **No. 2** **Top 10**
 Best Performing Large Metro The Milken Institute
 Best State for Business CNBC
 Fastest Growing Large City U.S. Census Bureau
 U.S. Cities for Quality of Life EIU's Liveability Index

Property Demographics



	1-Mile	3-Mile	5-Mile
 Total Population	6,572	57,322	106,030
 Total Households	2,468	23,006	41,376
 Median Age	38.5	40.2	40.4
 Avg. Household Income	\$134,435	\$129,381	\$109,025



Education

High School Grad	21.35%
Associate Degree	25.9%
Bachelor Degree	16.1%
Advanced Degree	8.92%
Other	27.73%



Employment

Management, Business, Science & Arts	58.91%
Sales & Office Service	21.4%
Production, Transportation, and Material Moving	4.61%
Other	4.84%

