



GILEAD COMMONS CONDOS

3,350 SF CONDO FOR SALE OR LEASE
403 GILEAD ROAD, HUNTERSVILLE NC 28078

Gilead Commons Condos

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Retail Map
- Floor Plan
- Property Images

03 Demographics

- Demographics
- Demographic Charts

Exclusively Listed By



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OFFERING SUMMARY

ADDRESS	403 Gilead Road Huntersville NC 28078
COUNTY	Mecklenburg
BUILDING SF	20,490 SF
NET RENTABLE AREA (SF)	3,350
LAND ACRES	1.44
LAND SF	62,726 SF
YEAR BUILT	2006
APN	017-105-18

FINANCIAL SUMMARY

PRICE	\$875,000
PRICE PSF	\$261.19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	7,269	47,105	119,514
2024 Median HH Income	\$91,096	\$117,194	\$110,463
2024 Average HH Income	\$125,473	\$157,059	\$147,633

Property Highlights

- Suite A in Gilead Commons is a 3350 SF office space available for sale or for lease
- Asking price for Suite A \$875,000
- Lease rate \$23/SF Gross. Space is available October 1, 2024
- Gilead Commons offers an open office concept, spacious conference room, with ample parking available.
- Gilead Commons Condos are located off Exit 23 (I-77) in Huntersville, NC.

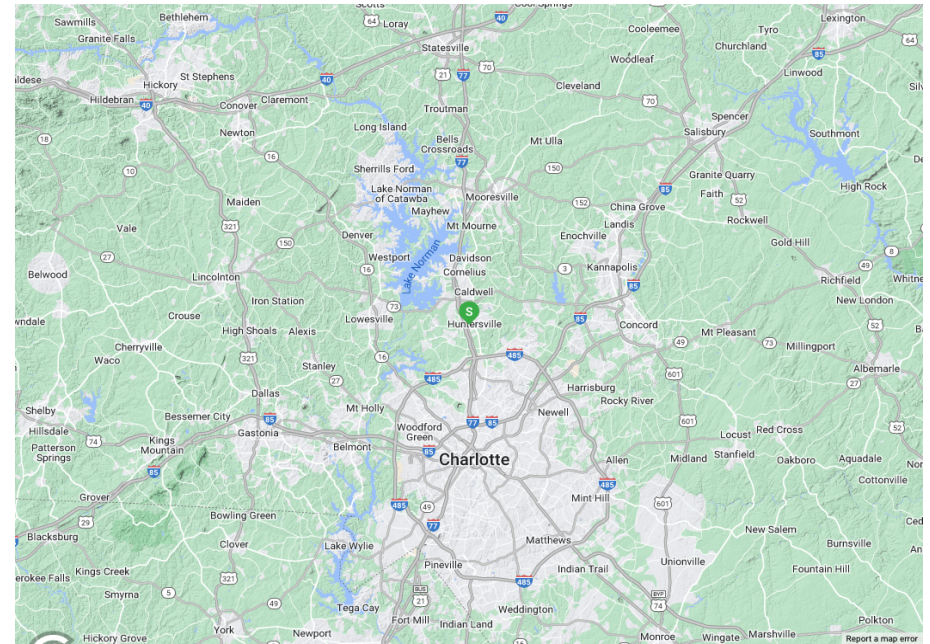


- This location offers plenty of shopping centers, restaurants, parks, and recreational facilities.
- Business and entrepreneurs find this location to be extremely desirable considering the ease of access to the interstate and the middle ground between Lake Norman and Charlotte.

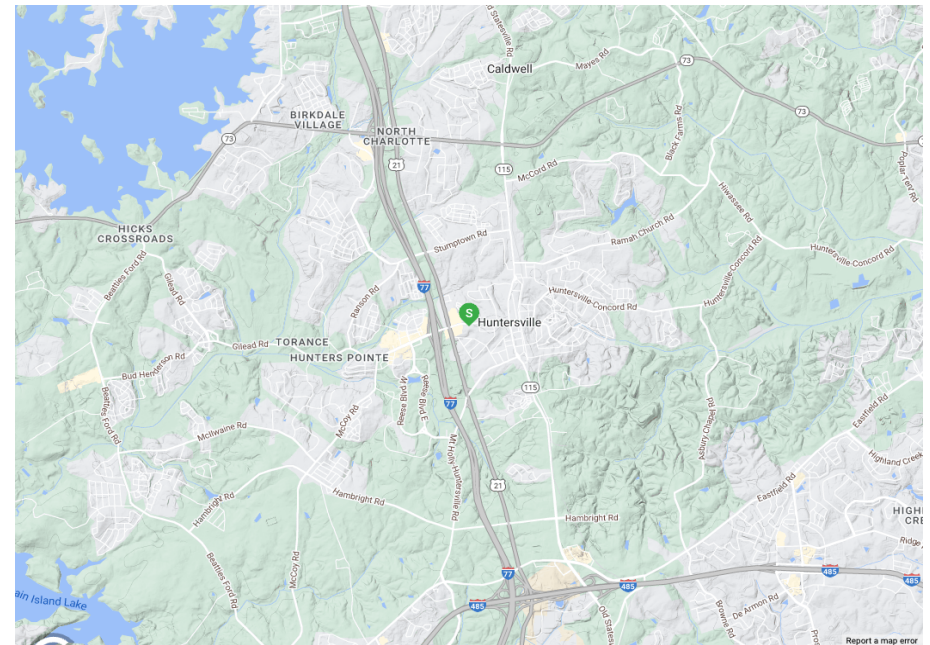
About Huntersville, NC

- Huntersville is located in Mecklenburg County, North Carolina, USA. It is part of the Charlotte metropolitan area and is situated about 12 miles north of Charlotte.
- As of the 2020 Census, Huntersville had a population of approximately 65,000 people, making it one of the larger suburban towns in the Charlotte area.
- A significant feature near Huntersville is Lake Norman, the largest man-made lake in North Carolina. The lake offers recreational activities such as boating, fishing, and waterfront dining, contributing to the town's appeal.
- Huntersville has experienced rapid growth over the past few decades, driven by its proximity to Charlotte and its attractive suburban amenities. The town has a mix of residential developments, commercial centers, and industrial parks.
- The town is served by Charlotte-Mecklenburg Schools, with several public elementary, middle, and high schools located within its borders. Huntersville also has private school options.
- Birkdale Village is a popular shopping and entertainment destination in Huntersville, featuring shops, restaurants, and a movie theater. Historic Latta Plantation, a preserved 19th-century cotton plantation, offers tours and educational programs.
- Huntersville is home to the Carolina Panthers' training facility, the Atrium Health Dome, which also hosts community events and youth sports leagues.
- Huntersville is accessible via Interstate 77 and is served by CATS (Charlotte Area Transit System) buses, providing connections to Charlotte and neighboring communities.

Regional Map



Locator Map



PROPERTY FEATURES

BUILDING SF	20,490
NET RENTABLE AREA (SF)	3,350
LAND SF	62,726
LAND ACRES	1.44
YEAR BUILT	2006
# OF PARCELS	1
ZONING TYPE	B2
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	80
PARKING RATIO	3.3





Super 8 Wyndham
Hardee's Wendy's



ALDI

BP Gas
Jersey Mike's

Food Lion

O'Reilly Auto Parts



US Post Office





US Post Office

O'Reilly
Auto Parts

ALDI

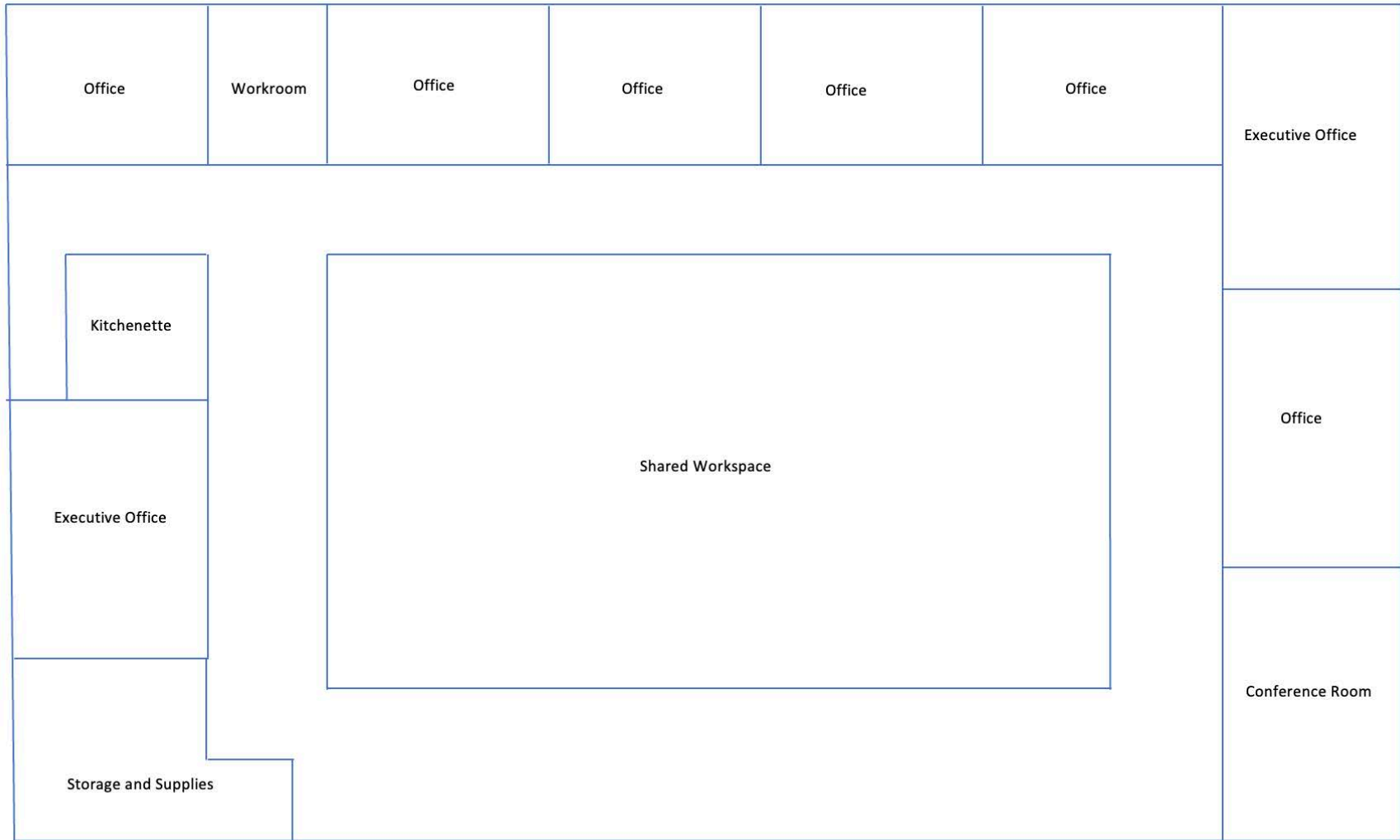
Jersey Mike's

Tuesday Morning

BP Gas

Food Lion

Exit 23 INTERSTATE 77





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,858	21,282	44,295
2010 Population	5,334	34,461	83,812
2024 Population	7,269	47,105	119,514
2029 Population	7,360	48,027	123,374
2024-2029: Population: Growth Rate	1.25%	1.95%	3.20%
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	205	505	1,621
\$15,000-\$24,999	132	436	1,098
\$25,000-\$34,999	207	689	1,949
\$35,000-\$49,999	196	1,149	3,888
\$50,000-\$74,999	446	2,397	6,354
\$75,000-\$99,999	609	2,334	5,999
\$100,000-\$149,999	607	3,437	9,820
\$150,000-\$199,999	285	2,461	6,399
\$200,000 or greater	554	4,629	10,378
Median HH Income	\$91,096	\$117,194	\$110,463
Average HH Income	\$125,473	\$157,059	\$147,633

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,703	8,176	17,911
2010 Total Households	2,376	12,801	32,567
2024 Total Households	3,240	18,038	47,507
2029 Total Households	3,297	18,516	49,508
2024 Average Household Size	2.21	2.59	2.51
2000 Owner Occupied Housing	838	5,922	13,546
2000 Renter Occupied Housing	739	1,748	3,034
2024 Owner Occupied Housing	1,803	12,706	31,935
2024 Renter Occupied Housing	1,437	5,332	15,572
2024 Vacant Housing	95	887	2,417
2024 Total Housing	3,335	18,925	49,924
2029 Owner Occupied Housing	1,894	13,033	32,723
2029 Renter Occupied Housing	1,404	5,484	16,784
2029 Vacant Housing	145	1,136	2,882
2029 Total Housing	3,442	19,652	52,390
2024-2029: Households: Growth Rate	1.75%	2.60%	4.15%

Source: esri

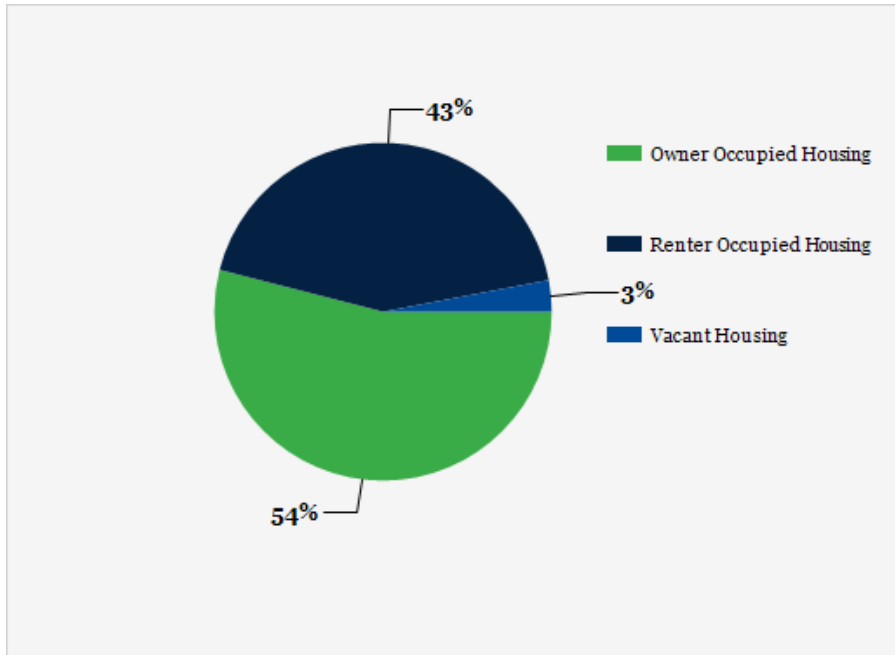
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	636	3,254	8,934
2024 Population Age 35-39	609	3,732	9,215
2024 Population Age 40-44	555	3,845	9,373
2024 Population Age 45-49	479	3,422	8,481
2024 Population Age 50-54	484	3,497	8,780
2024 Population Age 55-59	408	2,910	7,288
2024 Population Age 60-64	377	2,537	6,454
2024 Population Age 65-69	306	1,982	5,105
2024 Population Age 70-74	242	1,481	4,119
2024 Population Age 75-79	174	1,107	3,030
2024 Population Age 80-84	107	616	1,628
2024 Population Age 85+	126	563	1,312
2024 Population Age 18+	5,578	35,180	91,545
2024 Median Age	37	38	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,964	\$101,030	\$95,767
Average Household Income 25-34	\$115,361	\$136,535	\$126,983
Median Household Income 35-44	\$107,898	\$141,973	\$130,583
Average Household Income 35-44	\$147,432	\$176,930	\$166,824
Median Household Income 45-54	\$105,178	\$155,707	\$142,595
Average Household Income 45-54	\$141,619	\$190,559	\$178,648
Median Household Income 55-64	\$98,881	\$134,436	\$126,752
Average Household Income 55-64	\$134,467	\$173,291	\$166,019
Median Household Income 65-74	\$81,327	\$84,581	\$83,001
Average Household Income 65-74	\$110,368	\$118,775	\$118,242
Average Household Income 75+	\$75,813	\$84,097	\$83,456

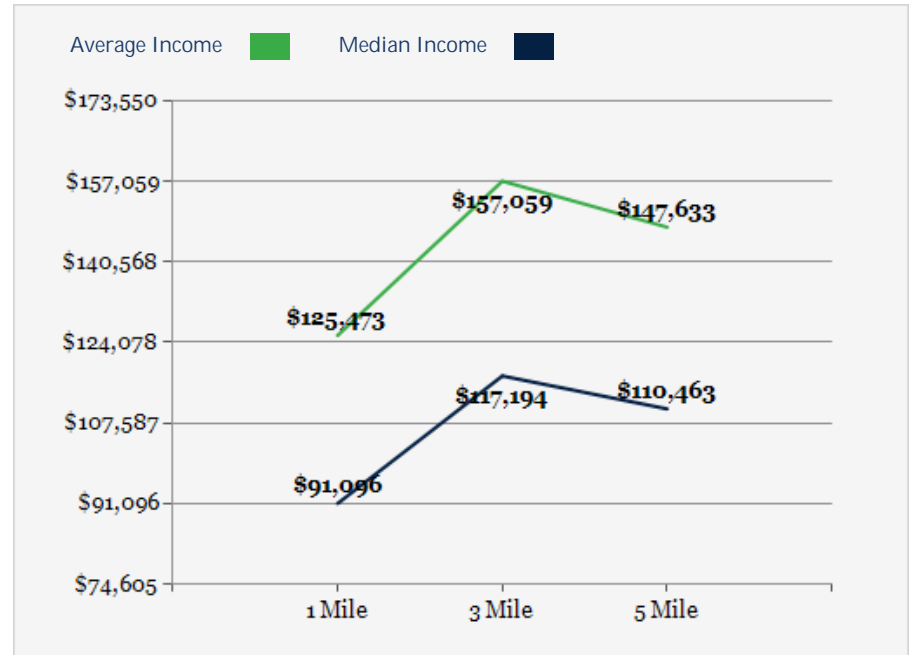
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	483	2,846	8,257
2029 Population Age 35-39	613	3,476	9,240
2029 Population Age 40-44	581	3,734	9,369
2029 Population Age 45-49	520	3,582	8,972
2029 Population Age 50-54	452	3,162	7,962
2029 Population Age 55-59	444	3,167	8,069
2029 Population Age 60-64	369	2,626	6,747
2029 Population Age 65-69	342	2,280	5,858
2029 Population Age 70-74	268	1,731	4,748
2029 Population Age 75-79	208	1,248	3,447
2029 Population Age 80-84	136	851	2,312
2029 Population Age 85+	143	678	1,619
2029 Population Age 18+	5,637	36,288	95,961
2029 Median Age	38	39	39

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,422	\$131,012	\$115,332
Average Household Income 25-34	\$142,839	\$172,767	\$157,619
Median Household Income 35-44	\$126,296	\$162,719	\$148,871
Average Household Income 35-44	\$172,401	\$204,102	\$189,085
Median Household Income 45-54	\$129,703	\$171,561	\$158,638
Average Household Income 45-54	\$174,819	\$215,460	\$201,904
Median Household Income 55-64	\$118,884	\$164,554	\$153,576
Average Household Income 55-64	\$163,898	\$207,891	\$195,919
Median Household Income 65-74	\$103,898	\$110,359	\$107,713
Average Household Income 65-74	\$143,147	\$154,367	\$150,486
Average Household Income 75+	\$100,225	\$112,881	\$109,830

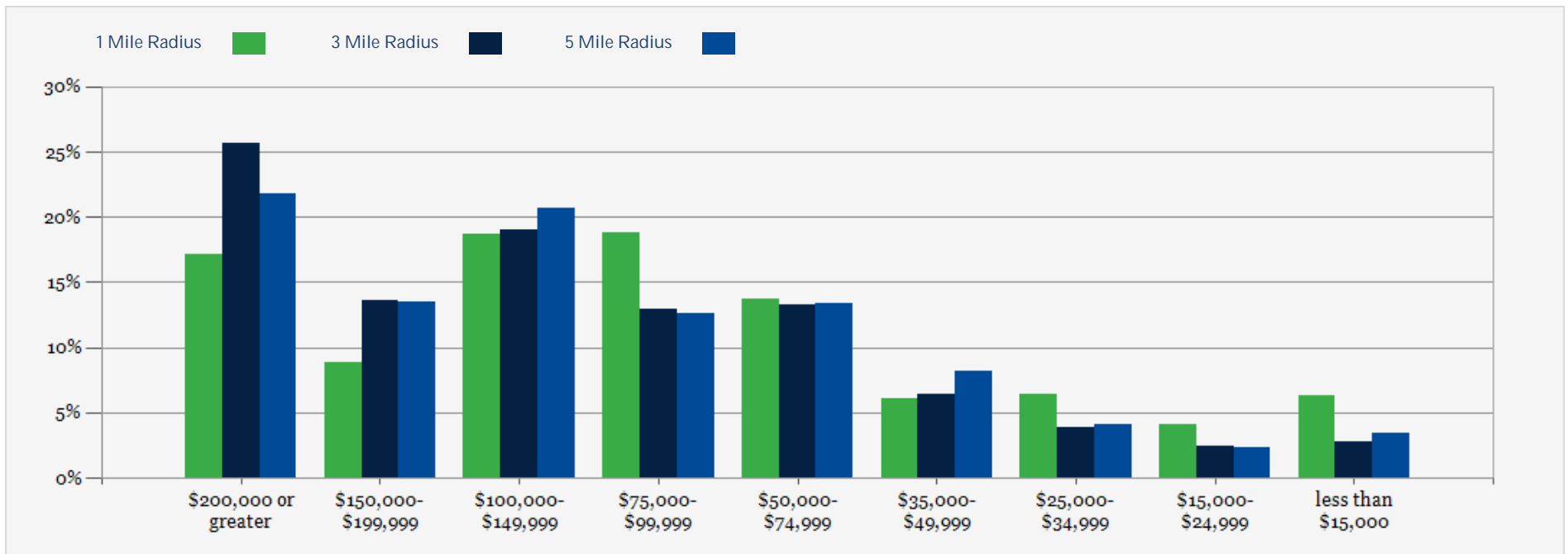
2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



2024 Household Income



Gilead Commons Condos

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