

Prime Retail/Office Location for Lease

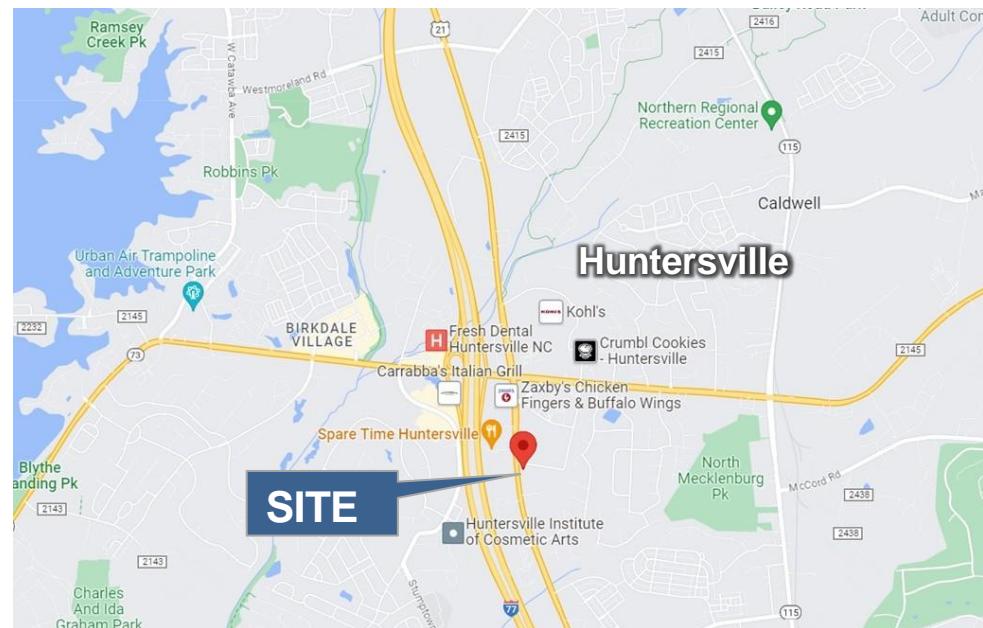
**9526 Rich Hatchet Road
Huntersville NC 28078**

Unit 2B size: 1,700 +/- SF

Lot size: 0.559 acre

- Tax Parcel(s): 009-273-09
- Zoning: NC-CD
- Available: May 2025
- Currently Luxury Senior Living Marketing & Leasing Center in the heart of the affluent Lake Norman Huntersville Cornelius Davidson Market
- Immediately off I-77 Exit 25 and close to major medical and retail facilities.

PRICE \$30/SF Full Service



CONTACT

www.knoxgroupinc.com

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

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19725 Oak Street, Suite 8
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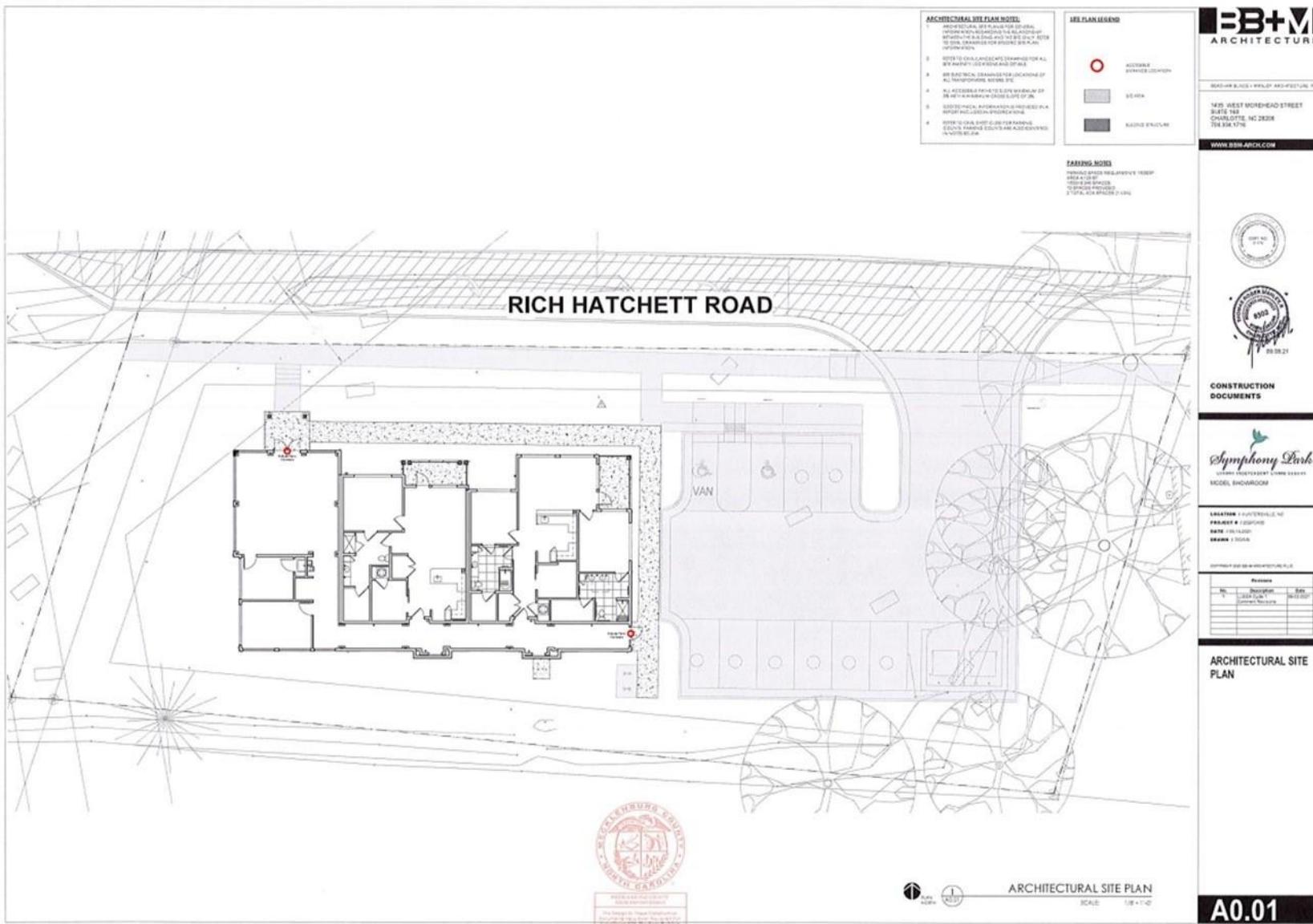
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Conveniently located:

0.2 miles from Atrium Health
0.6 miles from Target
0.7 from Northcross Retail Center
0.7 miles from Harris Teeter
1.1 miles from Lowes
1.5 miles from Birkdale Village

Demographics	1 mile	3 mile	5 mile
Population	4,276	43,157	74,608
Average Household Income	\$100,020	\$87,469	\$96,185



Journal of Health Politics, Policy and Law, Vol. 35, No. 4, December 2010
DOI 10.1215/03616878-35-4 © 2010 by the Southern Political Science Association

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GENERAL DIMENSION PLAN NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. ADDITIONAL DIMENSIONS ARE IN FEET ONLY. USE CENTER LINE OF OPENING UNLESS NOTED.
2. REFER TO BLDG. SURVEY FOR EXACT COORDINATES, ELEVATIONS, AND MARKERS.
3. REFER TO CEIL. SURVEY FOR EXACT COORDINATES, ELEVATIONS, AND MARKERS.
4. ALL DOOR AMENITIES ARE TO BE REFERENCED ON COORDINATES OF EXTERIOR DOOR SWING. DOORS ARE TO SWING IN THE DIRECTION OF EXTERIOR EXCEPT AS NOTED.
5. ALL DOORS ARE TO SWING IN THE DIRECTION OF EXTERIOR EXCEPT AS NOTED.
6. REFER TO PLUMBING UNIT PLAN FOR PLUMBING DRAWS.
7. REFER TO CIVIL DRAWINGS FOR SURFACE ELEVATIONS.

BRAD-BARRE BURKE + KIRKLEY ARCHITECTURE PLLC
1435 WEST MOREHEAD STREET
SUITE 200
CHARLOTTE, NC 28208
704.334.1716

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CONSTRUCTION DOCUMENTS

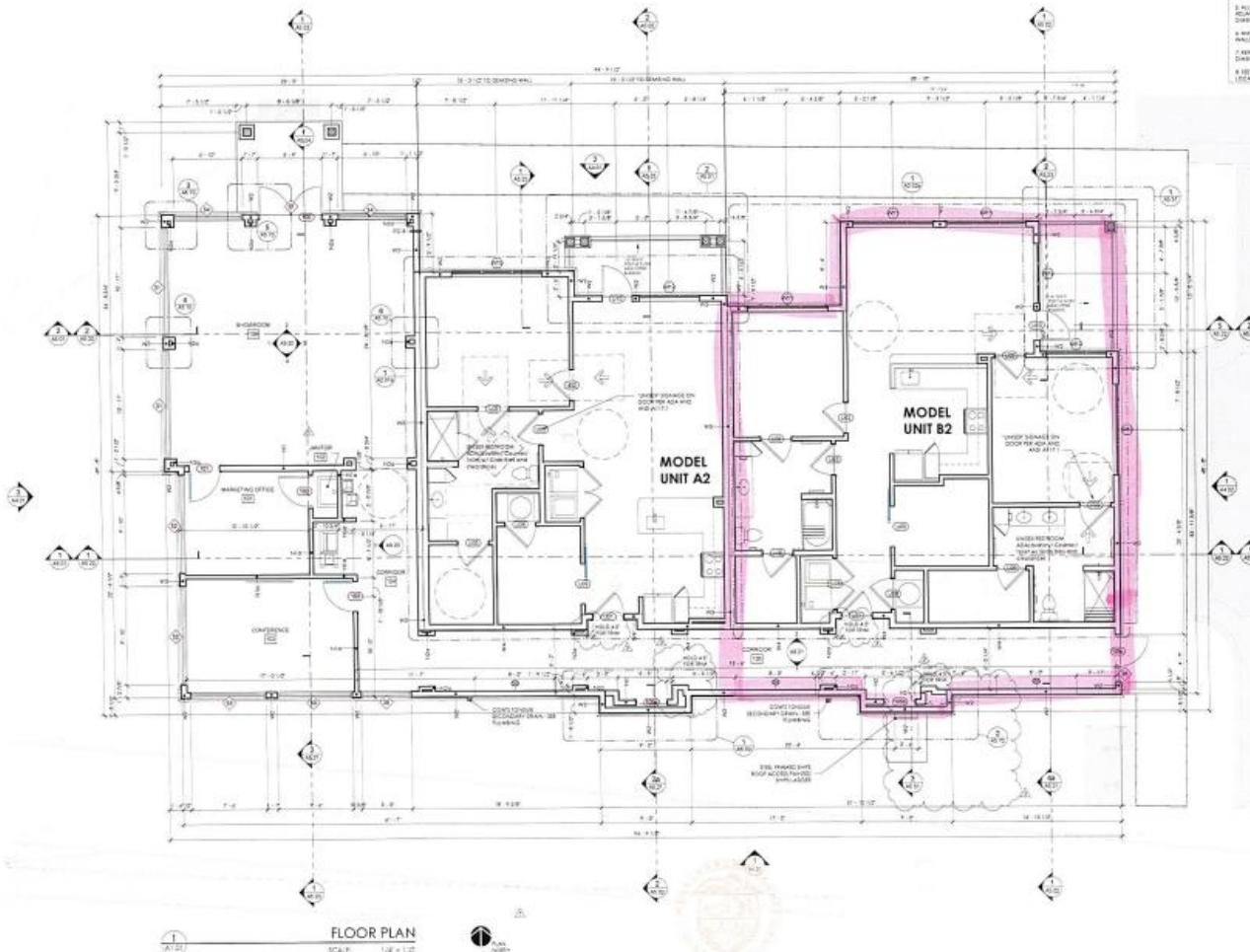


LOCATION: HUNTERSVILLE, NC
PROJECT #: 2020-01
DATE: 01/12/2021
DRAWN: JAMES

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NO.	Revision	Date
1	Initial	01/12/2021
	Comments	
	Approved	01/12/2021

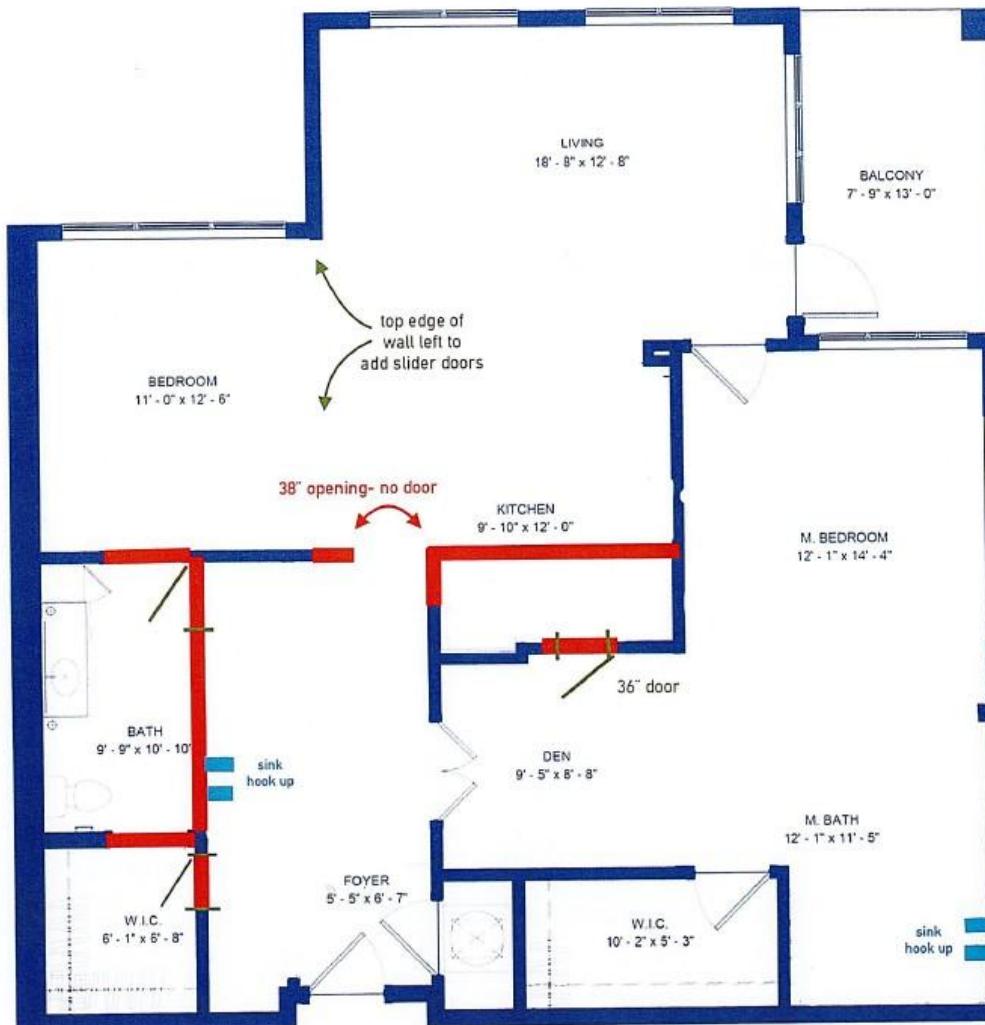
FLOOR PLAN



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