



# ROSEDALE VILLAGE



**Available for Lease**  
+/- 2,354 - 3,018 SF Retail Spaces Available



## Property Overview

# Rosedale Village

## Available for Lease

This 75,000 SF lifestyle center is positioned along Gilead Road directly off of I-77 at exit 23, between Presbyterian Hospital and Lowes Foods anchored The Park Commons. The site is directly across from Harris Teeter anchored Rosedale Shopping Center as well as Publix anchored Market Square. Rosedale Village serves the rapidly growing city of Huntersville, North Carolina.

## Property Details

**Address** 9826 Gilead Road | Huntersville, NC 28078

**Availability** +/- 2,354 SF - 3,018 SF Available for Lease

**GLA** +/- 75,000 SF Lifestyle Center

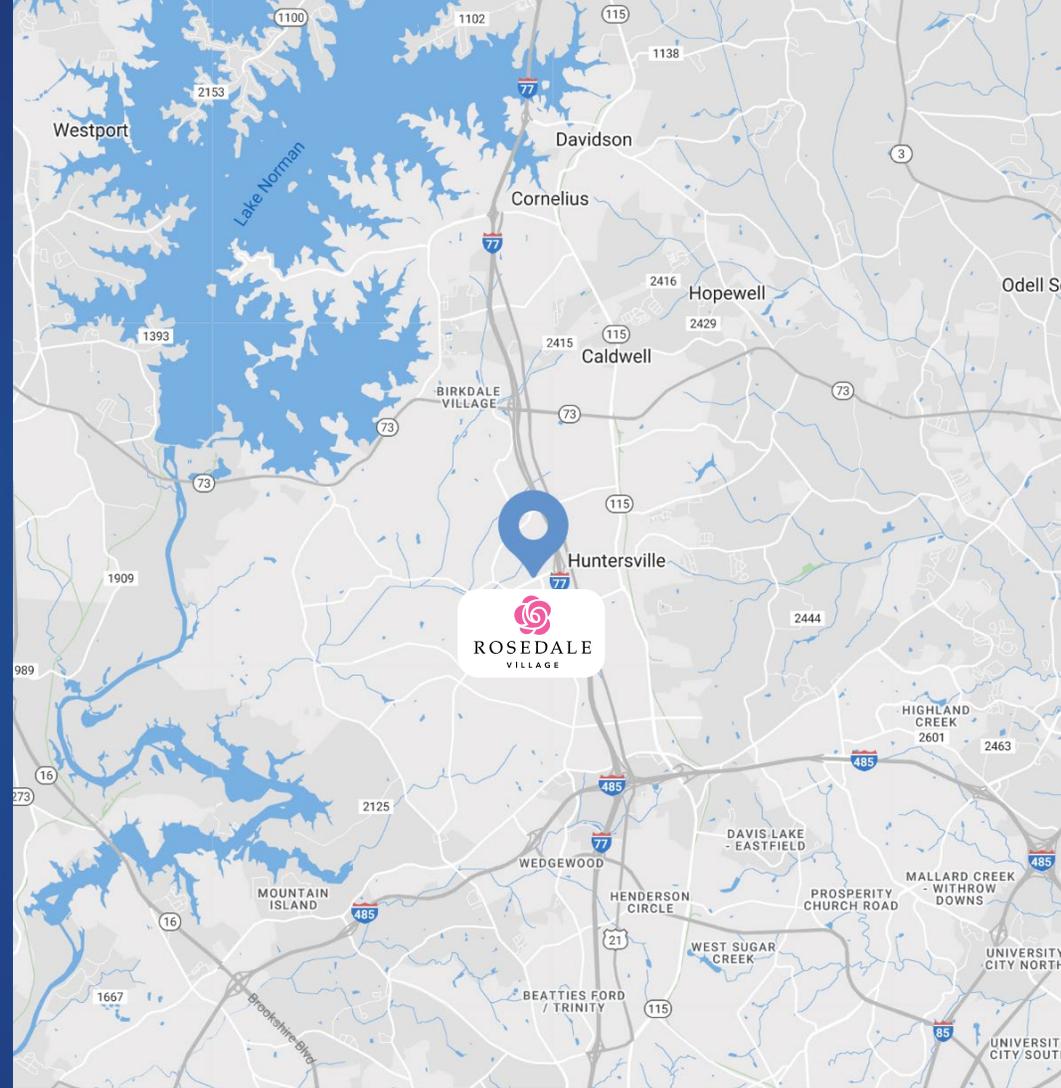
**Access** Directly off I-77 at Exit 23

**Traffic Counts** I-77 | 92,500 VPD  
Gilead Road | 35,000 VPD

**Lease Rate** Call for Leasing Details

**Features** Plaza areas with outdoor seating and water features  
Excellent visibility, access and parking

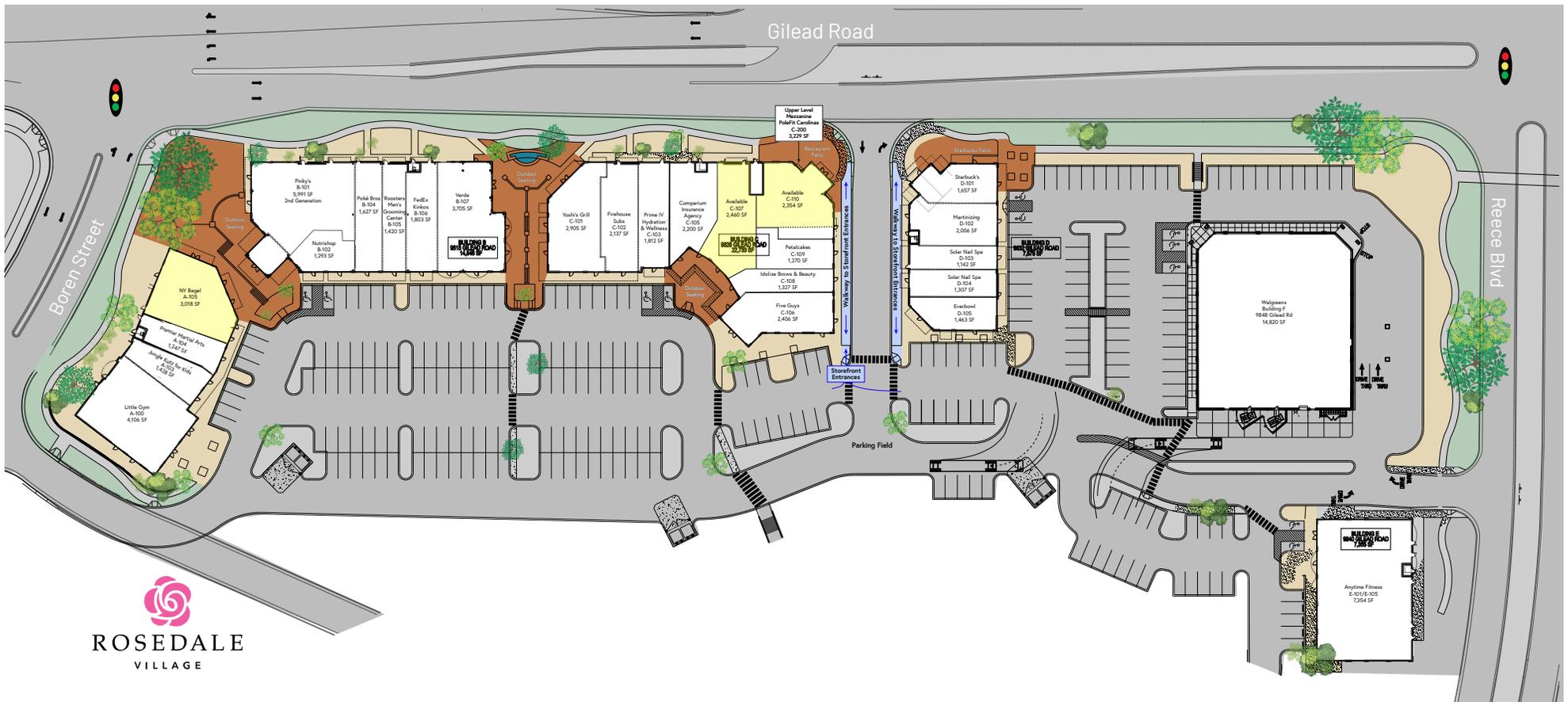
**Additional Details** The Original NY Bagels is currently still operating  
\*PLEASE DO NOT DISTURB TENANT\*



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	7,175	49,547	111,127
<b>Avg. Household Income</b>	\$127,150	\$154,736	\$146,022
<b>Median Household Income</b>	\$94,056	\$116,842	\$109,113
<b>Households</b>	3,004	19,045	44,136
<b>Daytime Employees</b>	9,157	26,096	55,224





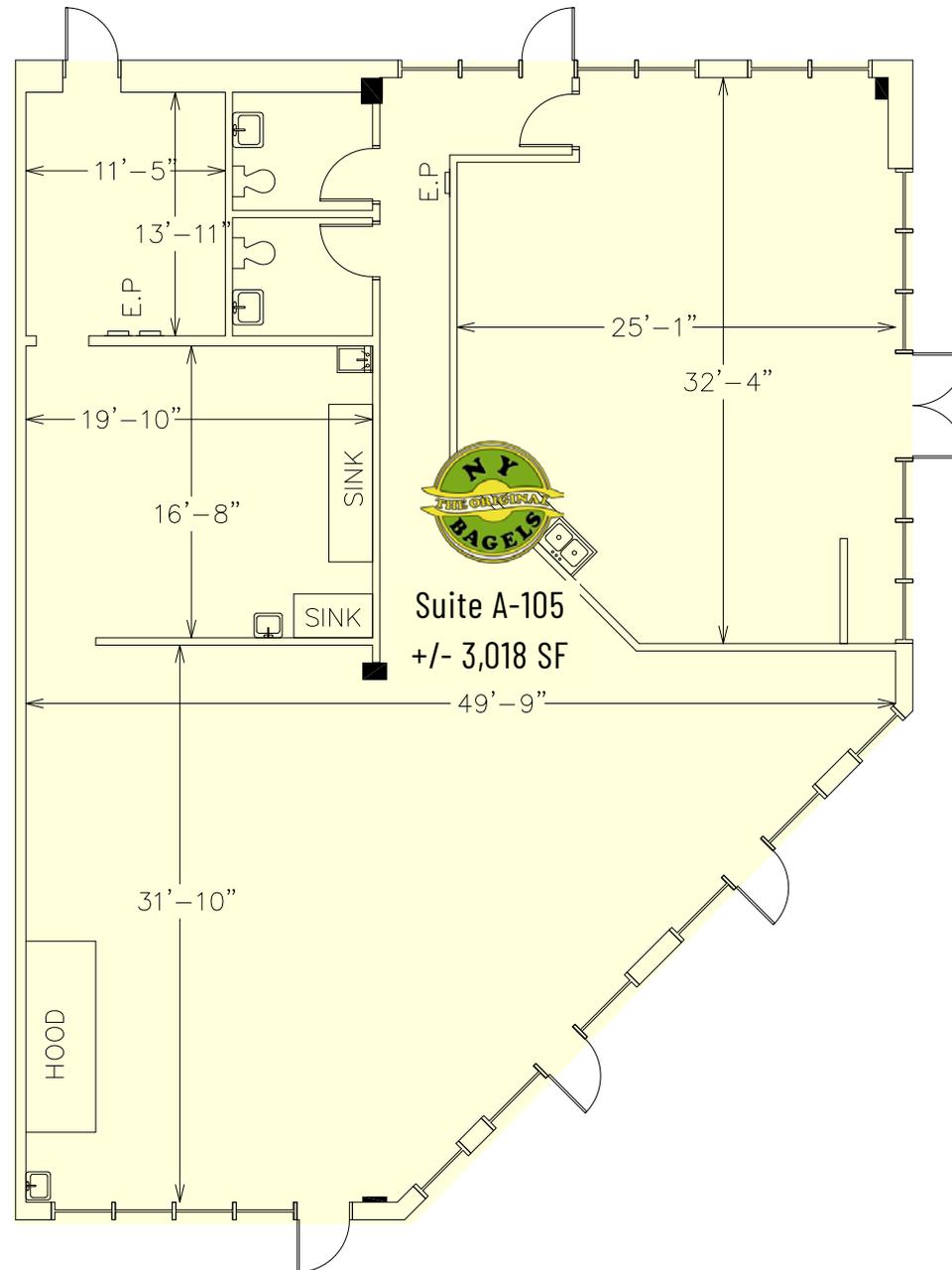
Available Space		
A-105	2nd Generation Restaurant	3,018 SF
C-107	2nd Generation Retail	2,460 SF
C-110	2nd Generation Retail	2,354 SF

### Current & Local Tenants

- Walgreens
- The Original NY Bagels
- FedEx Kinko's
- Firehouse Subs
- Five Guys
- Pinky's
- Starbucks
- Anytime Fitness
- Little Gym
- Verde
- Yoshi's Grill
- Rooster's Men's Grooming Center
- PoleFit Carolinas
- Martinizing Dry Cleaners
- Nutrishop
- Premier Martial Arts
- Companion Insurance Agency
- Idolize Brows & Beauty
- Everbowl
- Poké Bros
- Graze Craze
- Solar Nail Spa
- Prime IV Hydration & Wellness
- Jungle Kutz for Kids
- Petalcakes

**Available**

Suite A-105  
+/- 3,018 SF

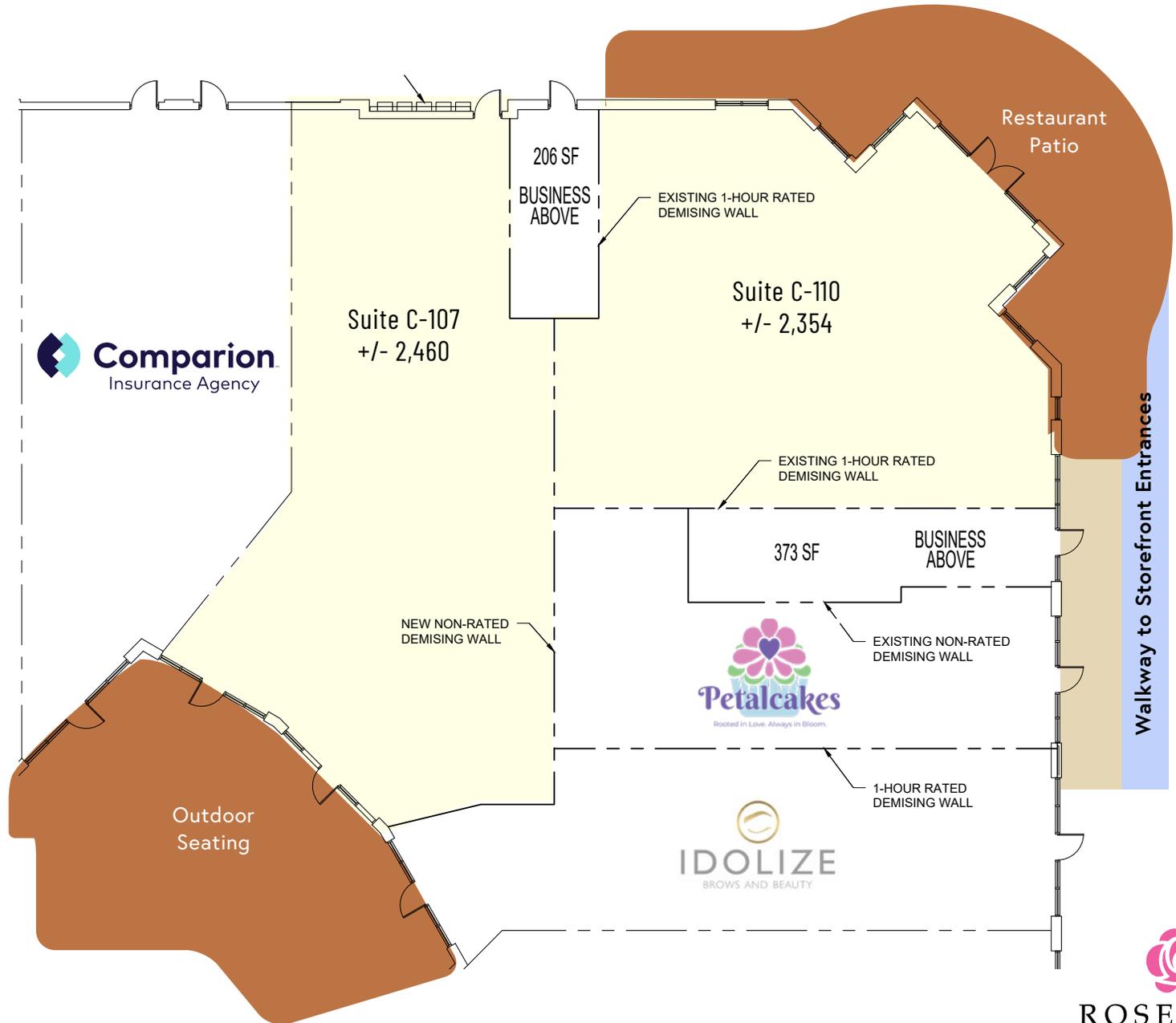


\*The Original NY Bagels is currently still operating, please do not disturb tenant\*

Available

Suite C-110  
+/- 2,354 SF

 Virtual Tour



 **Comparison**  
Insurance Agency

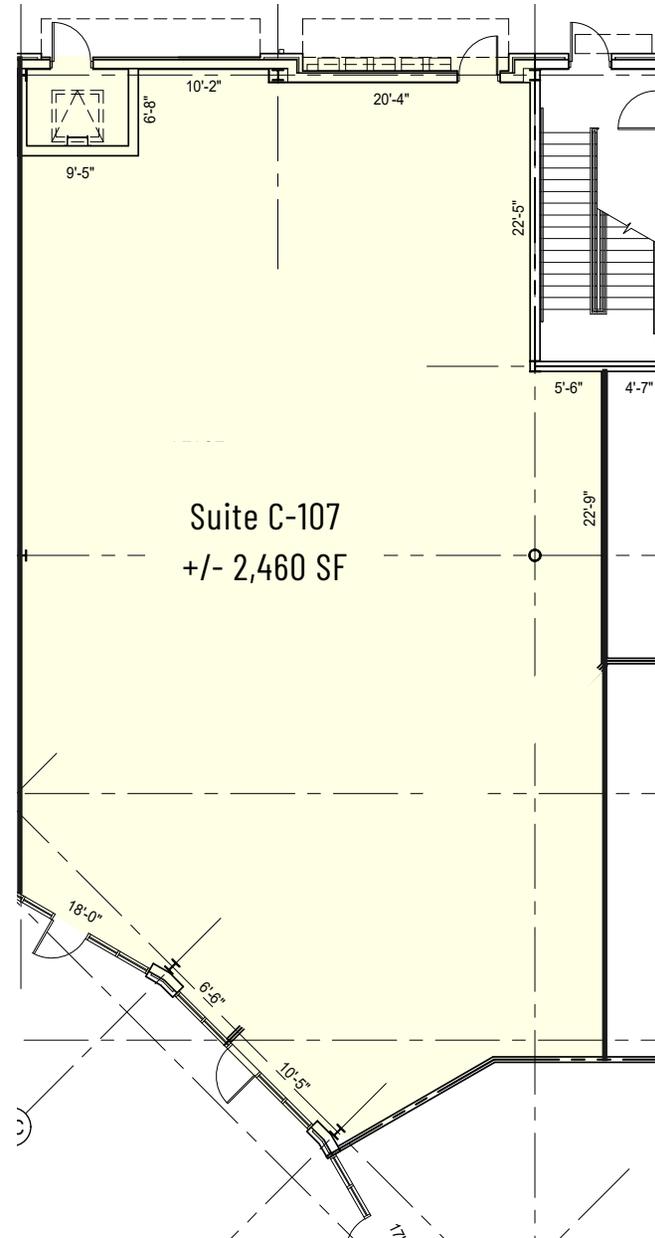
  
**Petalcakes**  
Rooted in Love. Always in Bloom.

  
**IDOLIZE**  
BROWS AND BEAUTY

**Available**

Suite C-107  
+/- 2,460 SF

 Virtual Tour





# Huntersville North Carolina

Huntersville is a suburb of Charlotte and is one of the best places to live in North Carolina. Living in Huntersville offers residents a suburban feel and most residents own their homes. The town is known recreationally as a lake community because of its proximity to Lake Norman and Mountain Island Lake.





**Opendoor**  
**Huntersville Ranked #1**  
**Hottest Charlotte Submarket**

*Based on total number of homes to go under contract within 90 days of listing in 2022*

[Read Article](#)



# ROSEDALE VILLAGE



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