



SHOPPES AT THE PARK

15425 HODGES CIRCLE | HUNTERSVILLE, NC 28078

EXECUTIVE SUMMARY

INTRODUCTION

Atlantic Retail Estate Advisors is proud to present Shoppes at the Park for sale at 15425 Hodges Circle in Huntersville, NC. The strip center is highly visible and located within The Park, a premier mixed-use community just off I-77 along Gilead Road. The space is leased to City Barbeque, US Army and Waxing the City. Close in proximity to numerous other retail centers, specialty shops and restaurants as well as Earth Fare and Novant Health Medical Center, the property is an excellent investment.

HIGHLIGHTS

- 7,247 SF Retail Strip Center
- Fully Leased
- Near several large grocery centers: Earth Fare, Publix, and Harris Teeter
- Included in The Park, a premier mixed-use community
- Charlotte MSA
- Easy access to I-77
- Cap Rate: 6.2%
- Offering Price: \$3,850,000



CONTACT

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PROPERTY OVERVIEW



PROPERTY DETAILS

Address	15425 Hodges Circle Huntersville, NC 28078
GLA	+/- 7,247 SF
Acreage	1 Acre
Year Built	2016
Parking	41 Spaces (5.1/1,000 SF)
Use	Service, Office or Medical
Occupancy	100%
Tenants	City Barbeque, US Army Recruiting Office, Waxing the City
Traffic Counts	I-77 103,000 VPD Gilead Rd. 36,000 VPD
Cap Rate	6.2%
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