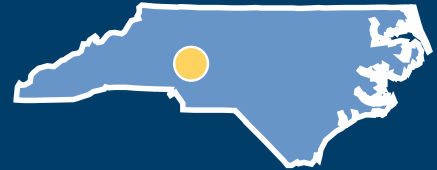




Shoppes at
Birkdale Crossing
Huntersville, North Carolina



INVESTING | MANAGING | DEVELOPING



For Leasing Information contact:

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(704) 927-2892

9525 Birkdale Crossing Drive, Huntersville, NC 28078

58,757 SQUARE FEET

TRAFFIC 35,000 VPD
(Sam Furr Road & Birkdale Commons Pkwy)

TRAFFIC 27,000 VPD
(Sam Furr Road & W. Catawba Ave)

Property Highlights

- Mixed use regional center situated on Sam Furr Rd. in the middle of one of the most dominant retail corridors of the greater Charlotte MSA
- Easy regional access off I-77 (Exit 25) located across from Birkdale Village Shopping Center
- Part of the Lake Norman community, a highly sought-after residential area

Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	9,330	48,762	88,694
Median HH Income	\$97,422	\$97,844	\$101,347



STE	TENANT	SF
7	Office Depot	21,961
10	Melting Point Hot Yoga	2,405
14	T-Mobile	2,680
22	iN2 Nails	1,275
26	Hydrate Medical, P.A.	1,176
30	Hickory Tavern	6,207
50	SunTrust Bank ATM	NA
1st Story Retail /Office Bldg		
100	Jimmy John's	1,800
101	The Egg Café	1,253
102/103	Club Pilates	2,015
104	Barber's at Birkdale	962

106	Coral Sushi	2,004
2nd Story Retail /Office Bldg.		
200	Glenwood Development	2,977
203	GBC Mortgage	1,798
204	State Farm Insurance	1,736
206	Lesemann CPA	1,014
208	Peachtree Residential	1,003
3rd Story Retail /Office Bldg.		
300	Data Driven Safety	4,365
306	New American Funding	1,107
308/310	Ameriprise Financial Services	1,019
TOTALS		
Total SF		58,757



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