

APPROXIMATELY 18.50 ACRES - HUNTERSVILLE NC

16265 STATESVILLE RD. | HUNTERSVILLE, NC 28078



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PROPERTY / LEASE INFORMATION

18.50 acre regional site near Exit 25 - I-77

Located directly at the future fly over connecting Highway 21 to Northcross Drive

Outparcels or full site available for Lease

PROPERTY HIGHLIGHTS

Well located in the Huntersville retail corridor

Future regional access with new proposed fly over

Nearby retailers include:



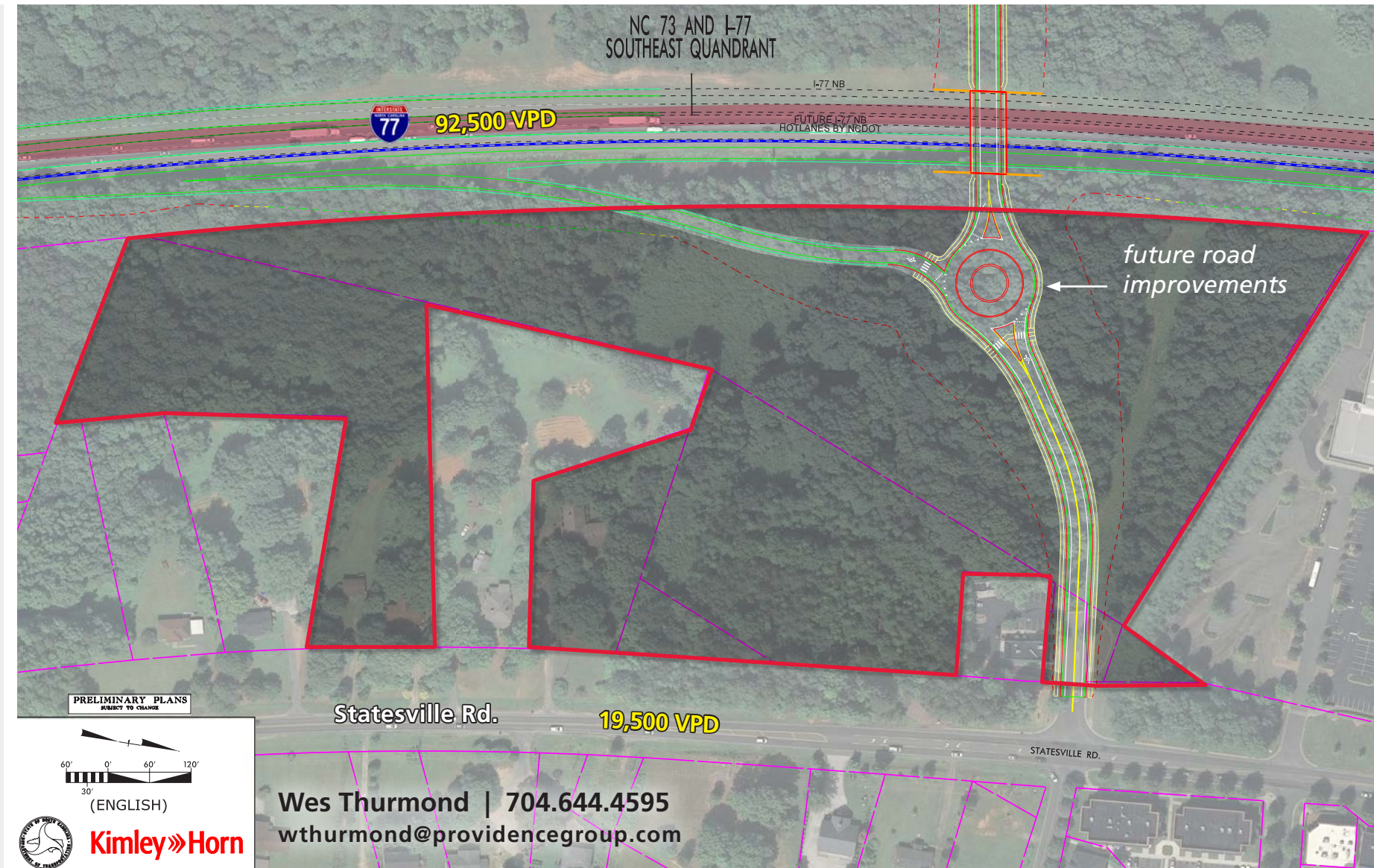
DEMOGRAPHICS (2019)

	1 MILE	3 MILE	5 MILE
POPULATION	7,918	56,950	98,048
AVERAGE HH INCOME	\$160,891	\$122,694	\$133,905
MEDIAN HH INCOME	\$113,562	\$97,112	\$102,239
BUSINESS ESTABLISHMENTS	774	2,981	4,932
DAYTIME EMPLOYMENT	6,854	24,744	41,998

2019 TRAFFIC COUNTS (NCDOT)

19,500 VPD on Statesville Rd.

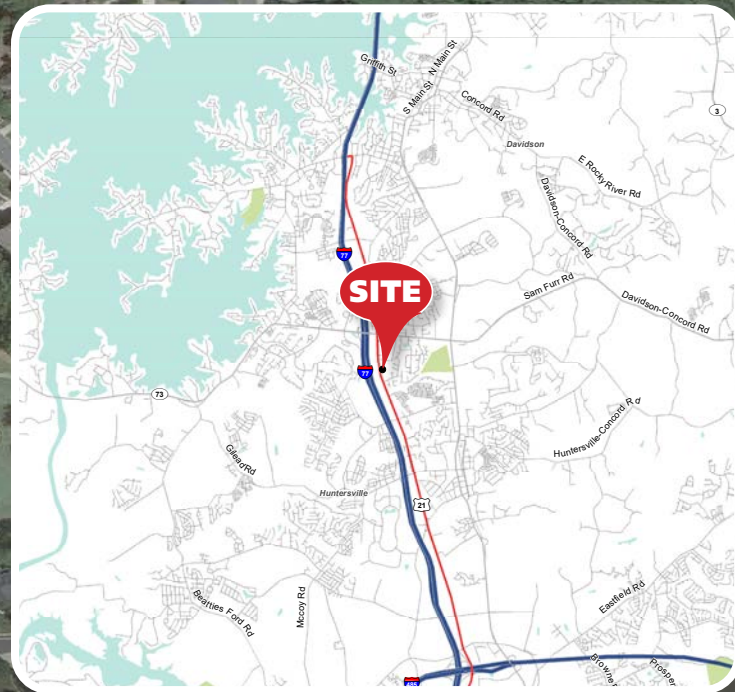
92,500 VPD on I-77.



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RETAIL ADVISORS

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EXCELLENCE IN RETAIL REAL ESTATE



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