



**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER
XTEAM
RETAIL ADVISORS



**BIRKDALE
VILLAGE**

CONTACT

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OUTPARCEL RETAIL SPACE AVAILABLE

16620 Cranlyn Road | Huntersville, NC 28078

1,268 SF Existing Hair Salon Coming Soon


BIRKDALE
VILLAGE

SITE

88,500 VPD



41,000 VPD

Sam Furr Rd

35,500 VPD



23,000 VPD

Birkdale Commons Pkwy



Click to Watch
VIDEO

CONTACT

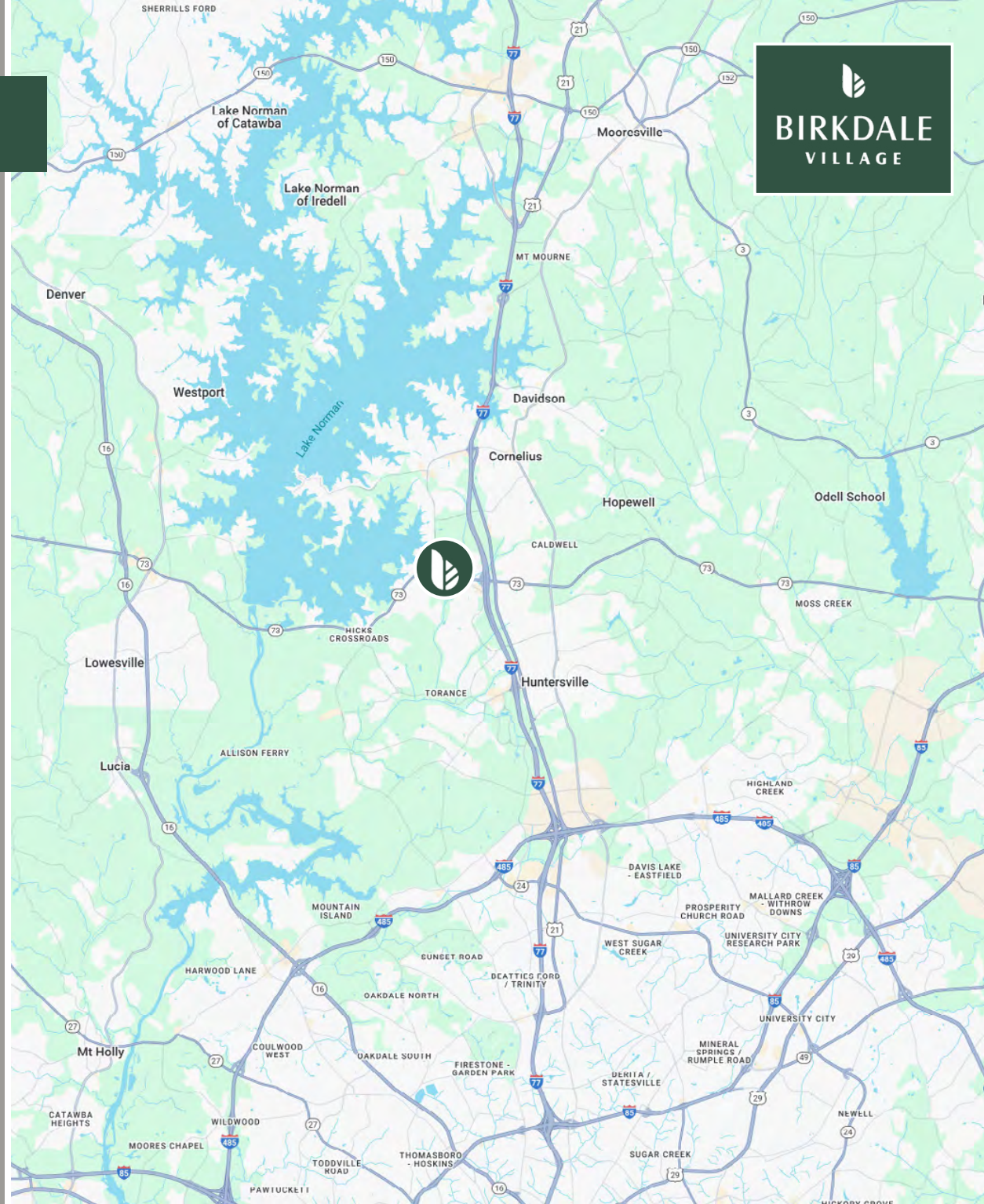
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Retail Epicenter of Huntersville

Nestled in the vibrant heart of the 335,000 SF Birkdale Village, The Shops at Birkdale at 16620 Cranlyn Road, Huntersville, NC, is a stunning 7,000 SF freestanding retail gem in the bustling southeast corner of the community. Sharing a prime parking field with heavyweights like Dick's Sporting Goods, Bonefish Grill, and Regal Cinemas - Birkdale, this premier space guarantees unrivaled visibility and a steady stream of foot traffic from affluent Huntersville residents, Lake Norman visitors, and Charlotte-area shoppers drawn to this dynamic live-work-play destination.

Birkdale Village is undergoing an electrifying transformation, featuring lush open-air greenspaces and a captivating performance stage all designed to elevate the visitor experience to new heights. This is your chance to join a thriving mixed-use community where architectural charm meets modern excitement, attracting a prosperous clientele eager to shop, dine, and play.

Perfect for retail or service-oriented businesses, this versatile space is ready to bring your vision to life. Don't miss out on this extraordinary opportunity to shine in one of the region's most sought-after destinations.



Demographics

1,268 SF Existing Hair Salon Coming Soon

(2024)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,338	54,130	105,337
AVERAGE HH INCOME	\$148,431	\$164,847	\$177,915
MEDIAN HH INCOME	\$104,876	\$116,369	\$126,362
BUSINESS ESTABLISHMENTS	965	3,964	6,011
DAYTIME EMPLOYMENT	9,919	26,296	42,279



CALL FOR LEASE RATE

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Photos of Center



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Photos of Center



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BIRKDALE
VILLAGE



Photos of Center


BIRKDALE
VILLAGE



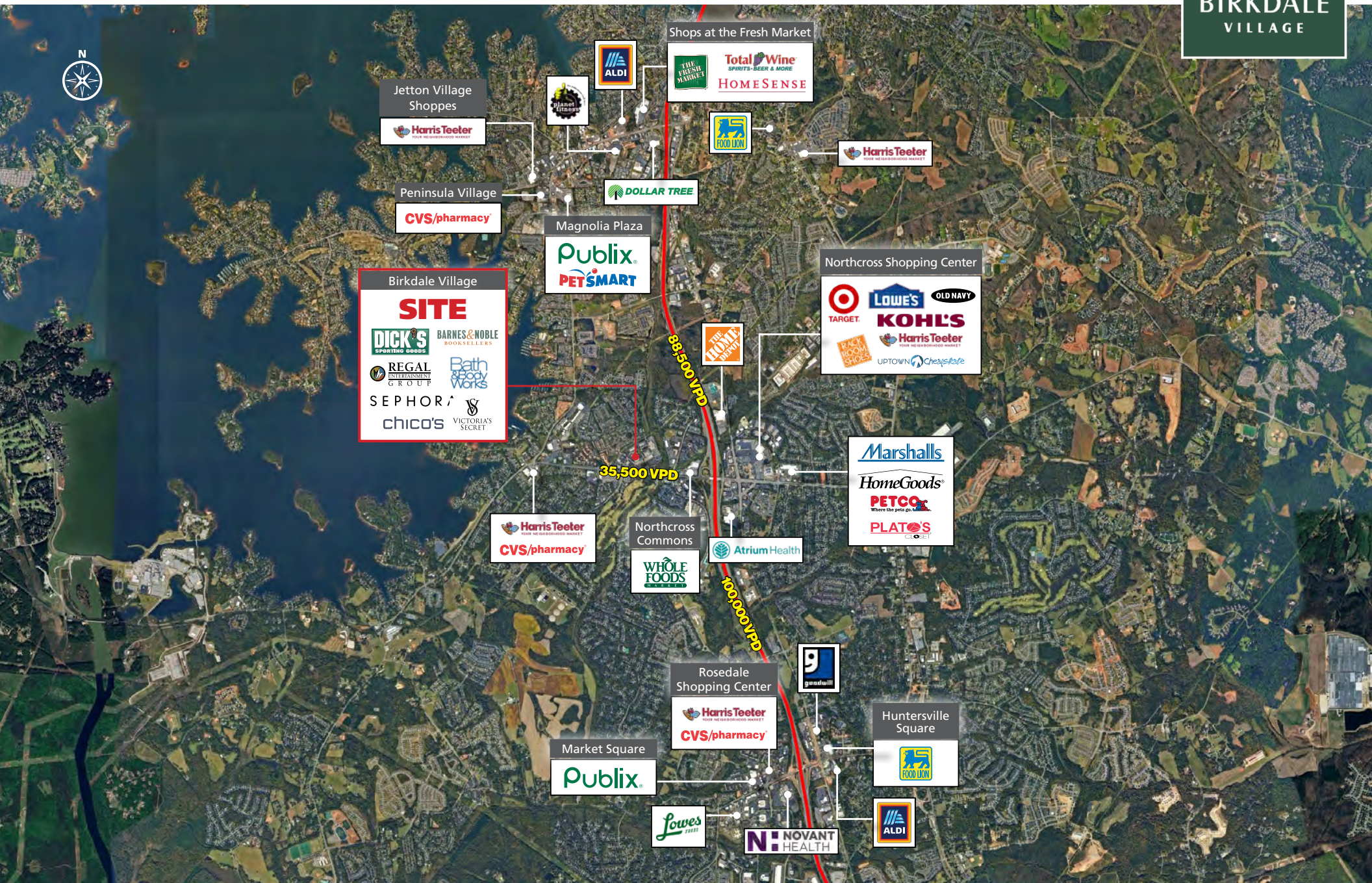


Walkable Amenities & Connectivity

BIRKDALE
VILLAGE









BIRKDALE VILLAGE

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Huntersville, NC 28078

OUTPARCEL



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