



FOR LEASE

## Rozzelle Crossing

Retail Space Available

2910-2924 Mt. Holly-Huntersville Rd |  
Charlotte, NC

- **63,650 SF Neighborhood Shopping Center** in the growing Mountain Island area, just 10 miles from Charlotte's Central Business District.
- **Recently redeveloped** around new anchors, Planet Fitness and Ace Hardware.
- Strong surrounding residential demand from 600+ nearby apartment units.
- **Prime Location:** Minutes from I-485 and the rapidly expanding Riverbend Village mixed-use development.
- **High Growth Area:** 5-mile population increased 20.4% from 2010 to 2020 and is projected to grow 11.7% from 2020 to 2029.

FOR MORE INFORMATION,  
PLEASE CONTACT:

☎ 704-532-0028

✉ [ryanm@bvbproperties.com](mailto:ryanm@bvbproperties.com)

**BVBELK**  
**PROPERTIES**  
REAL ESTATE ACQUISITION / SALES / LEASING

204-C West Woodlawn Rd,  
Charlotte, NC 28217

P: 704-532-0028

F: 704-532-4301

[bvbproperties.com](http://bvbproperties.com)

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Suite	Tenant	SF
2910 A-B	Everest Bistro	2,282
2910 C	WebTax	978
2910 D-E	Chex Grill	2,884
<b>2910 F</b>	<b>AVAILABLE</b>	<b>817</b>
2910 G	Ambassador Physical Therapy	1,236
2914 A-B	Pristine Nails	1,209
2914 C	Jillian Marie Beauty & Photo	810
2918	Inspire Performing Arts	4,892
2920	Ace Hardware	23,600
2924	Planet Fitness	23,300

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# Demographics

	1 Mile	3 Miles	5 Miles
 Population	7,096	40,009	94,119
 Median Age	37.6	36.9	36.9
 Daytime Population	5,926	31,933	94,119
 Avg. HH Income	\$135,711	\$119,550	\$104,555
 Households	2,924	14,703	34,362

## Traffic Count Map

