



KENTON CIRCLE



**LAKE NORMAN'S MOST ACCESSIBLE
HIGH-END OFFICE LOCATION**



ELEVATE YOUR WORK ENVIRONMENT

Kenton Circle, a 135,757 SF office campus in Huntersville, NC, offers exceptional access to I-77 and major neighborhoods along Lake Norman via NC-73. This site is strategically located in one of Charlotte's most affluent areas, with an average household income of nearly \$114,500 and over 100% population growth since 2000. Additionally, its proximity to Birkdale Village, featuring over 300,000 SF of upscale retail and dining, further attracts high-quality tenants seeking to connect with the area's decision-makers.

+/- 135K SF

Three Building Office
Development

+/- 15K SF

Typical Floor
Plate Size

4/1000

Parking Spaces

PROPERTY HIGHLIGHTS

- Move-in ready spaces and streamlined leasing
- Over 430 surface level parking spots for tenants
- Minutes from new retail and neighborhood amenities such as: Lululemon, Apple, Warby Parker, Pure Barre, Bartaco, Cava, Foxcroft Wine Co, and Lake Norman Season Activities
- Strategic location off Exit 25 on Sam Furr Rd, easy access to: I-77, Charlotte; Lake Norman; Davidson and Charlotte Douglas Int. Airport



W CATAWBA AVE



NORTH CROSS SHOPPING CENTER



+/- 665K SF retail space



BIRKDALE VILLAGE



300 multifamily units
165,000 SF of retail



EXIT 25

SAM FURR ROAD

33K VPD

BIRKDALE GOLF CLUB

NORTHCROSS COMMONS



+/- 56K SF retail space



BIRKDALE LANDING



+/- 44K SF retail space



BIRKDALE PLACE

Planned multi-use and pedestrian friendly development consisting of a 140 room hotel (HGI), 45,000 SF of retail and restaurants, and 210 luxury multi-family residential units (SOLIS).



SHOPS AT BIRKDALE CROSSING



58,757 SF mixed-use shopping center



LAKE NORMAN



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