



**Wilson Kibler**

COMMERCIAL REAL ESTATE



## Community Preschool of Huntersville

10205 Sam Furr Rd,  
Huntersville, NC 28078

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# Property Overview



## \$6,600,000

6.3% Cap Rate

### Address

10205 Sam Furr Rd,  
Huntersville, NC 28078

- NNN Lease with 7.5 years remaining, partially guaranteed lease
- State of art construction built to suit for operator in 2023
- NOI \$414,000 provides stable returns with rent growth and minimal landlord responsibilities
- ±5 acre site 0.8 miles from I-77
- Strong demographics in a prosperous suburb just south of Lake Norman & 17 miles north of CBD Charlotte
- 1 mi HHI \$134,435

### Property Details

**±15,500**

Square Feet

**±5**

Acres

**0.8**

Miles to I-77

**7.5 Years**

Remaining on Lease



# Location Map



CAVA

REGAL

ANTHROPOLOGIE

The Cheesecake Factory

WHOLE FOODS MARKET

LOWE'S

KOHL'S

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

Marshalls

MOE'S  
SOUTHWEST GRILL



TARGET

STARBUCKS



# Property Photos





Charlotte, North Carolina is one of the fastest-growing metropolitan economies in the Southeast, driven by strong population growth, corporate expansion, and a diversified employment base. As the second-largest banking center in the U.S., Charlotte anchors a powerful financial services sector while continuing to attract growth in professional services, technology, healthcare, logistics, and advanced manufacturing. The region benefits from consistent in-migration, a skilled labor force, and a business-friendly climate, all of which support sustained job creation and long-term economic stability.

These fundamentals continue to fuel strong real estate demand across asset classes. Corporate relocations and expansions, paired with ongoing infrastructure investment and a high quality of life, have positioned Charlotte as a resilient and high-momentum investment market. With population growth outpacing national averages and a steady pipeline of new business activity, Charlotte offers investors durable fundamentals, long-term appreciation potential, and confidence in continued economic expansion.

|                            |                    |                 |                       |
|----------------------------|--------------------|-----------------|-----------------------|
| <b>±943 K</b>              | <b>±1.3 M</b>      | <b>33 M</b>     | <b>\$6.4 B</b>        |
| Charlotte Metro Population | Daytime Population | Annual Visitors | Total Economic Impact |

|                                                     |                                 |                                                 |                                                            |
|-----------------------------------------------------|---------------------------------|-------------------------------------------------|------------------------------------------------------------|
| <b>Top 10</b>                                       | <b>No. 1</b>                    | <b>No. 2</b>                                    | <b>Top 10</b>                                              |
| Best Performing Large Metro<br>The Milken Institute | Best State for Business<br>CNBC | Fastest Growing Large City<br>U.S Census Bureau | U.S. Cities for Quality of Life<br>EIU's Liveability Index |



# Property Demographics



|                                                                                                            | 1-Mile    | 3-Mile    | 5-Mile    |
|------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| <br>Total Population      | 6,572     | 57,322    | 106,030   |
| <br>Total Households      | 2,468     | 23,006    | 41,376    |
| <br>Median Age            | 38.5      | 40.2      | 40.4      |
| <br>Avg. Household Income | \$134,435 | \$129,381 | \$109,025 |



## Education

|                         |               |
|-------------------------|---------------|
| <b>High School Grad</b> | <b>21.35%</b> |
| <b>Associate Degree</b> | <b>25.9%</b>  |
| <b>Bachelor Degree</b>  | <b>16.1%</b>  |
| <b>Advanced Degree</b>  | <b>8.92%</b>  |
| <b>Other</b>            | <b>27.73%</b> |



## Employment

|                                                        |               |
|--------------------------------------------------------|---------------|
| <b>Management, Business, Science &amp; Arts</b>        | <b>58.91%</b> |
| <b>Sales &amp; Office Service</b>                      | <b>21.4%</b>  |
| <b>Production, Transportation, and Material Moving</b> | <b>4.61%</b>  |
| <b>Other</b>                                           | <b>4.84%</b>  |

