

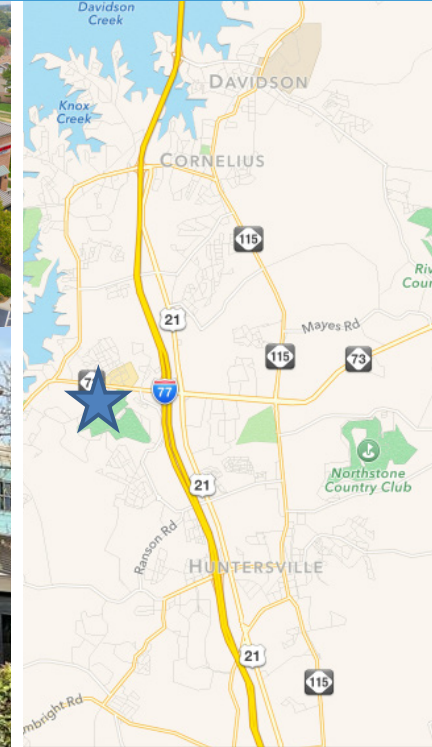
SHOPPES AT BIRKDALE CROSSING

9525 BIRKDALE CROSSING DRIVE, HUNTERSVILLE, NC 28078

OFFICE SPACE
FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,798 SF SECOND GENERATION OFFICE



PROPERTY HIGHLIGHTS

- ± 1,798 SF office space available in mixed use regional center located adjacent to Birkdale Landing and across from Birkdale Village
- Direct access to Birkdale Landing and lighted intersection
- 15 miles north of downtown Charlotte on the Sam Furr Road exit off of I-77
- Centrally positioned in the most affluent corridor of the north Charlotte market/Lake Norman area
- Located within a 5-mile radius of the center, there are more than 74,000 people with an average household income of \$103,792
- Nearby restaurants and retailers include Shake Shack, Firebirds, Barnes & Noble, Dick's Sporting Goods, Gap, Williams-Sonoma, Talbots, Ann Taylor Loft, Chico's, Whole Foods and Sur la Table

TRAFFIC COUNTS

32,500 VPD on Sam Furr Rd & Birkdale Commons Pkwy
24,600 VPD on Sam Furr Rd & W. Catawba Ave

BROKER CONTACT

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AERIAL

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Birkdale VILLAGE

Bath Works | GAP | DICK'S SPORTING GOODS | BARNES & NOBLE
Pier 1 Imports | LOFT | J.S.A. BANK
VICTORIA'S SECRET | TALBOTS | BANANA REPUBLIC
Total Wine & More | WILLIAMS SONOMA | AMERICAN EAGLE

NORTHCROSS COMMONS

T Mobile | WHOLE FOODS MARKET
Viva Chicken | PERUVIAN ROTISSERIE JOINT

NORTHCROSS SHOPPING CENTER

HomeGoods | TARGET
LOWE'S | Harris Teeter
petco | KOHL'S
Staples | Marshalls

SHOPPES AT BIRKDALE CROSSING

Harris Teeter | CVS pharmacy
Michaels | HICKORY AVE. | HYDRATE MEDICAL | SUNTRUST
CLUB PILATES

BIRKDALE LANDING

SHAKE SHACK | First Watch The Daytime Cafe
Atrium Health | CLEAN JUICE

Birkdale Place - Under Construction
45,000 SF multi-use development of specialty retail, restaurants, 210 luxury apartments and 140 room hotel.

Lake Norman

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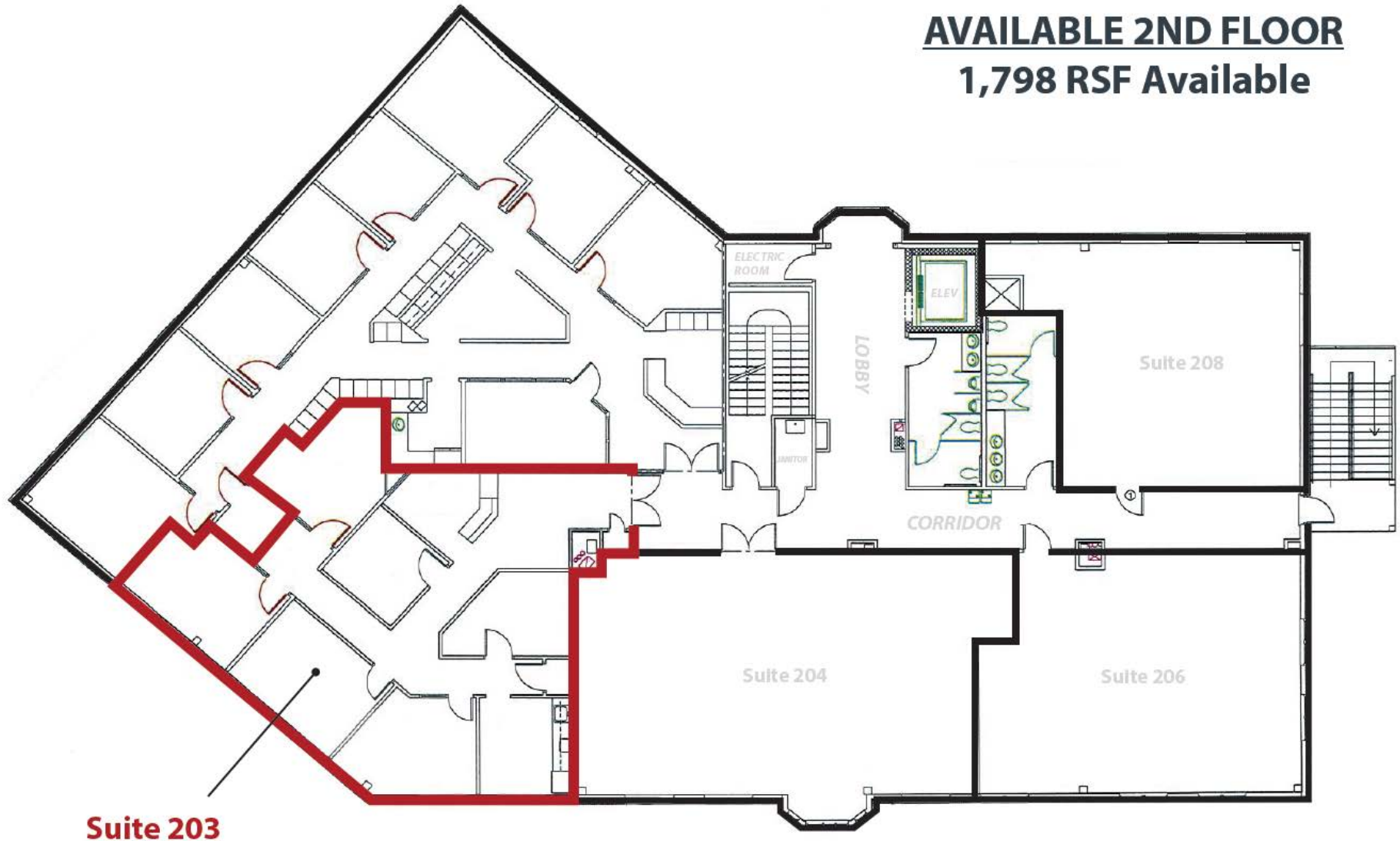
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FLOOR PLAN
SUITE 300

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Properties
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AVAILABLE 2ND FLOOR
1,798 RSF Available



Suite 203

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Access to
Birkdale
Landing
and lighted
intersection

Sam Furr Road - 44,569 VPD

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PHOTOS

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