



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

6.7% 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.

±943 K	±1.3 M	33 M	\$6.4 B
Charlotte Metro Population	Daytime Population	Annual Visitors	Total Economic Impact

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



Property Demographics



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



Education

High School Grad	21.35%
Associate Degree	25.9%
Bachelor Degree	16.1%
Advanced Degree	8.92%
Other	27.73%



Employment

Management, Business, Science & Arts	58.91%
Sales & Office Service	21.4%
Production, Transportation, and Material Moving	4.61%
Other	4.84%

