

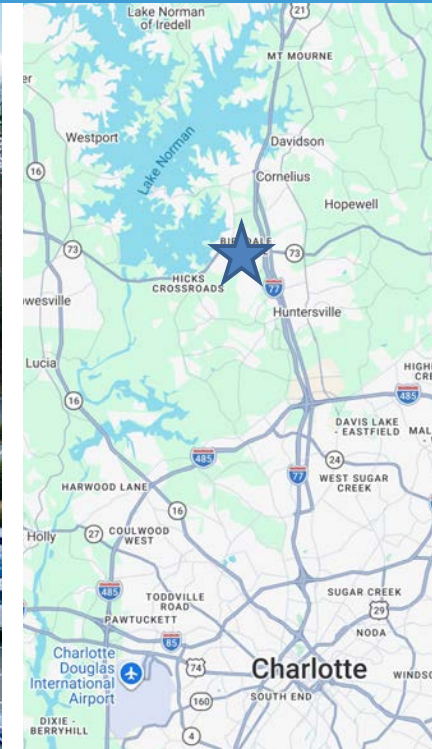
SHOPPES AT BIRKDALE CROSSING

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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"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

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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

Michael's | 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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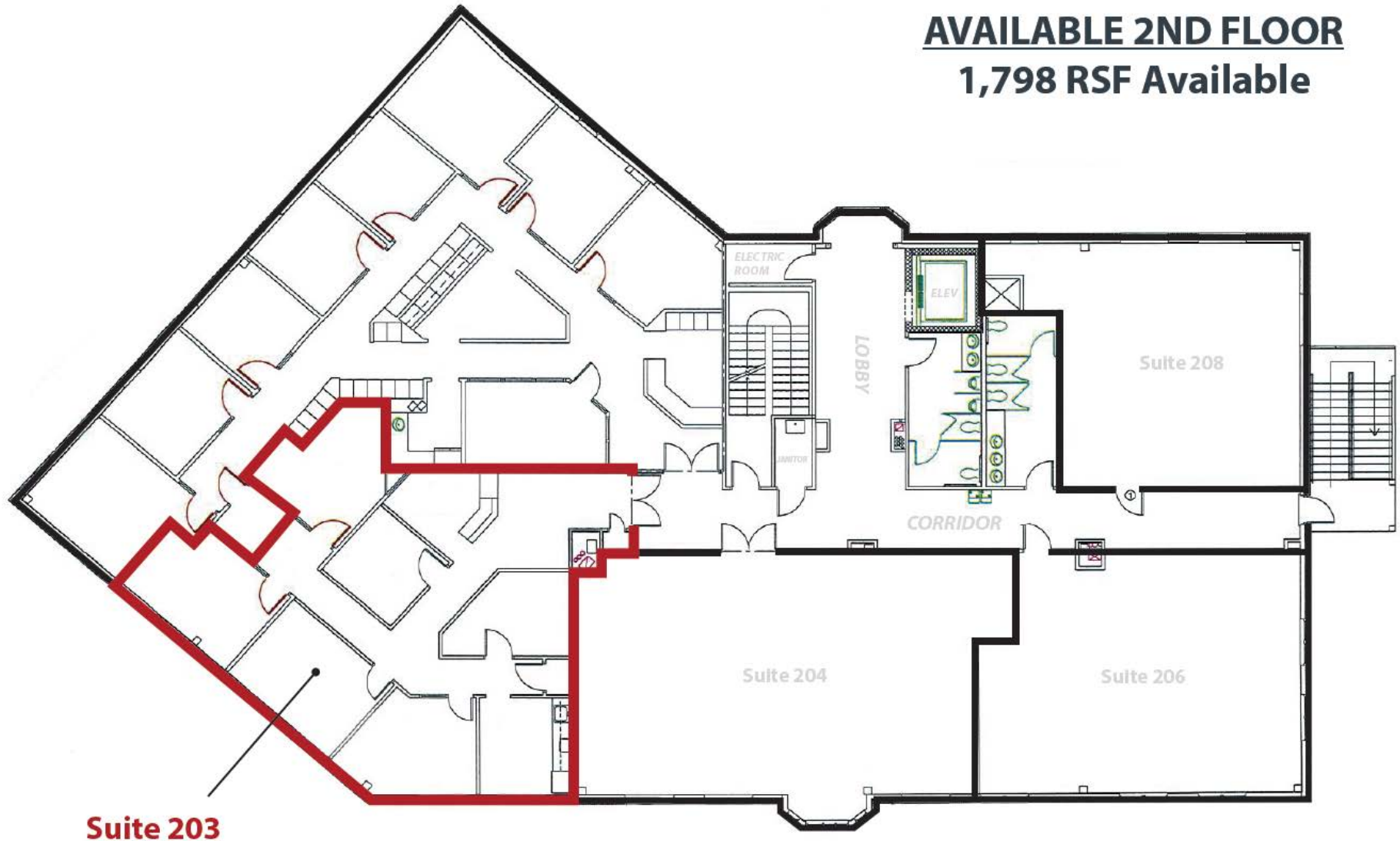
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FLOOR PLAN
SUITE 300

NS New South
Properties
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AVAILABLE 2ND FLOOR
1,798 RSF Available



Suite 203

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PHOTOS

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