



ROSEDALE VILLAGE



Available for Lease
+/- 2,354 - 2,460 SF Retail Spaces Available



Property Overview

Rosedale Village

Available for Lease

This 75,000 SF lifestyle center is positioned along Gilead Road directly off of I-77 at exit 23, between Presbyterian Hospital and Lowes Foods anchored The Park Commons. The site is directly across from Harris Teeter anchored Rosedale Shopping Center as well as Publix anchored Market Square. Rosedale Village serves the rapidly growing city of Huntersville, North Carolina.

Property Details

Address 9826 Gilead Road | Huntersville, NC 28078

Availability +/- 2,354 SF - 2,460 SF Available for Lease

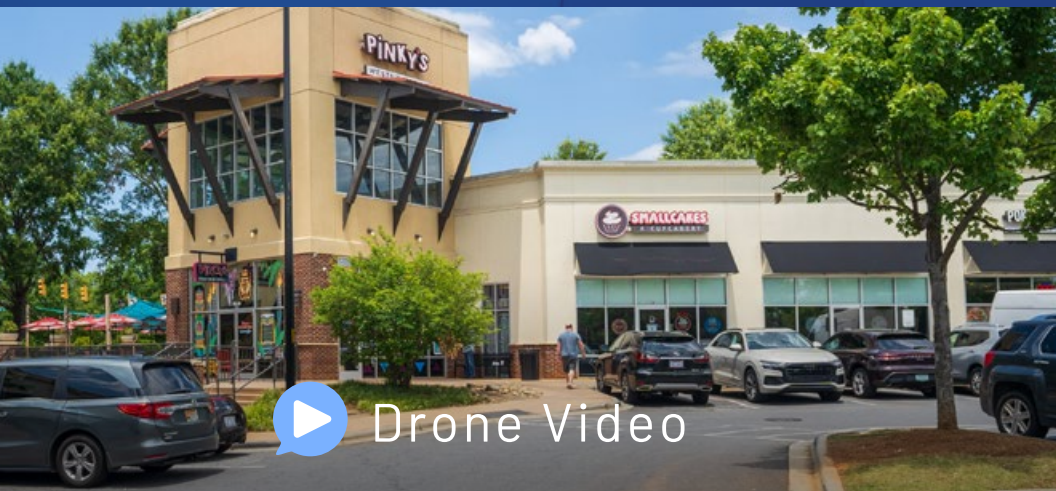
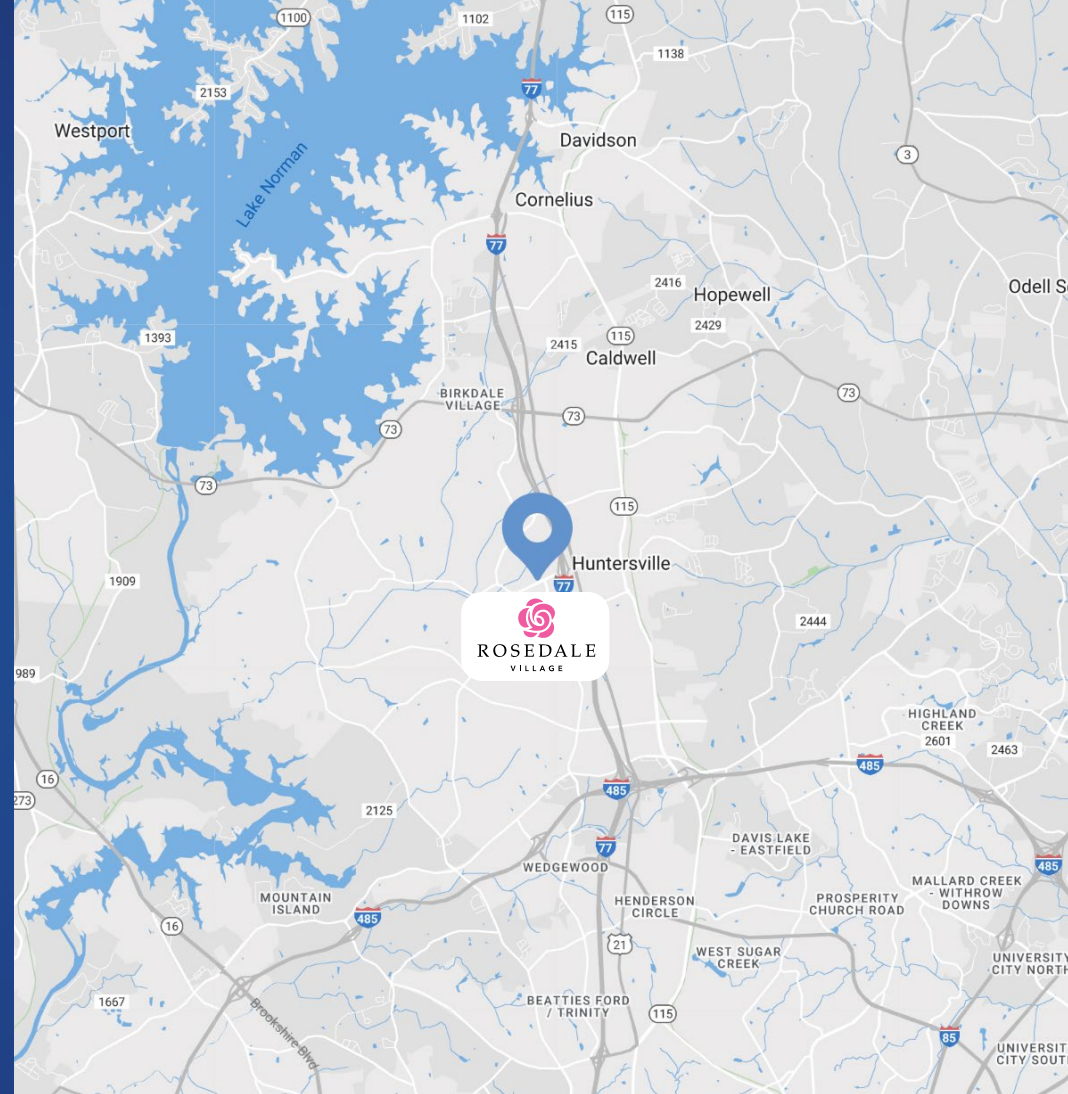
GLA +/- 75,000 SF Lifestyle Center

Access Directly off I-77 at Exit 23

Traffic Counts I-77 | 92,500 VPD
Gilead Road | 35,000 VPD

Lease Rate Call for Leasing Details

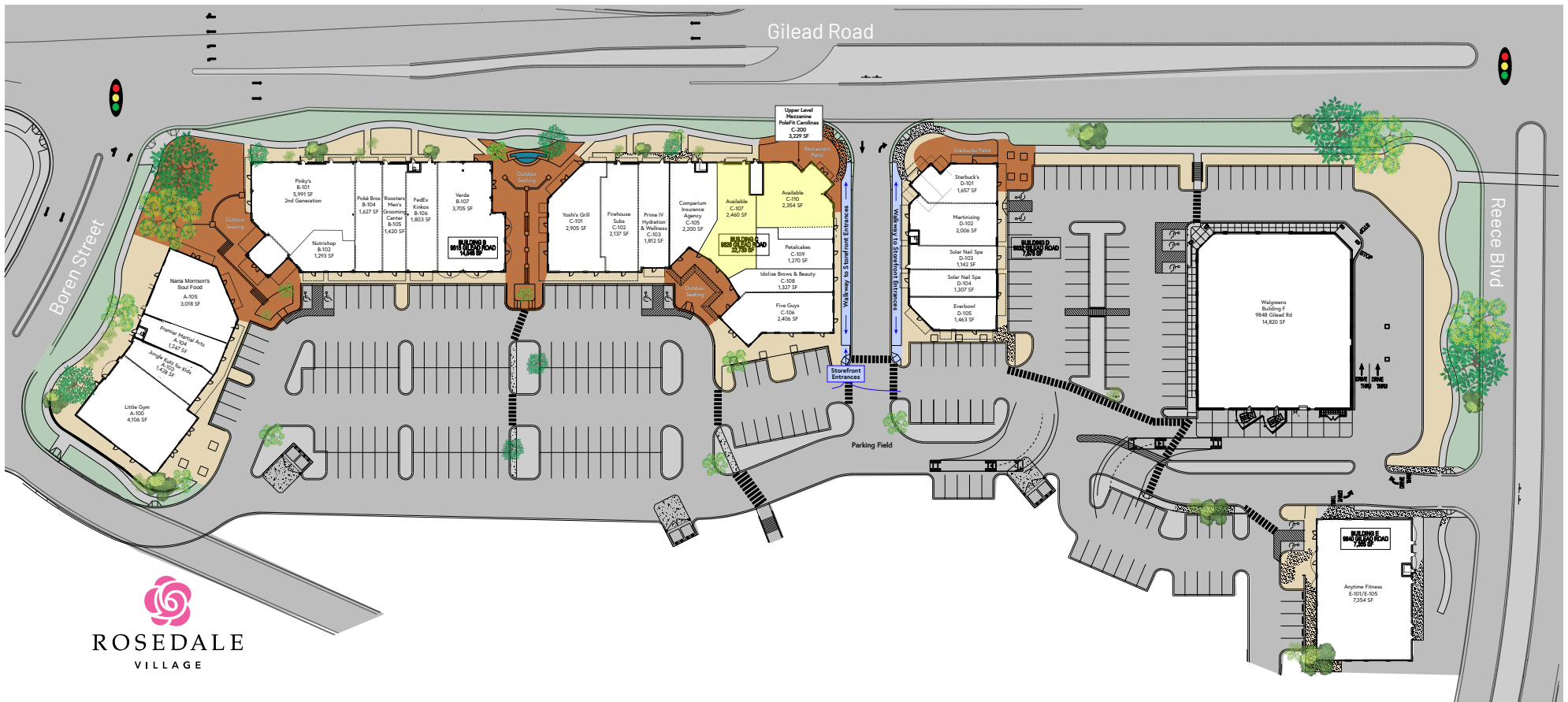
Features Plaza areas with outdoor seating and water features
Excellent visibility, access and parking



 [Drone Video](#)

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,175	49,547	111,127
Avg. Household Income	\$127,150	\$154,736	\$146,022
Median Household Income	\$94,056	\$116,842	\$109,113
Households	3,004	19,045	44,136
Daytime Employees	9,157	26,096	55,224



Current & Local Tenants

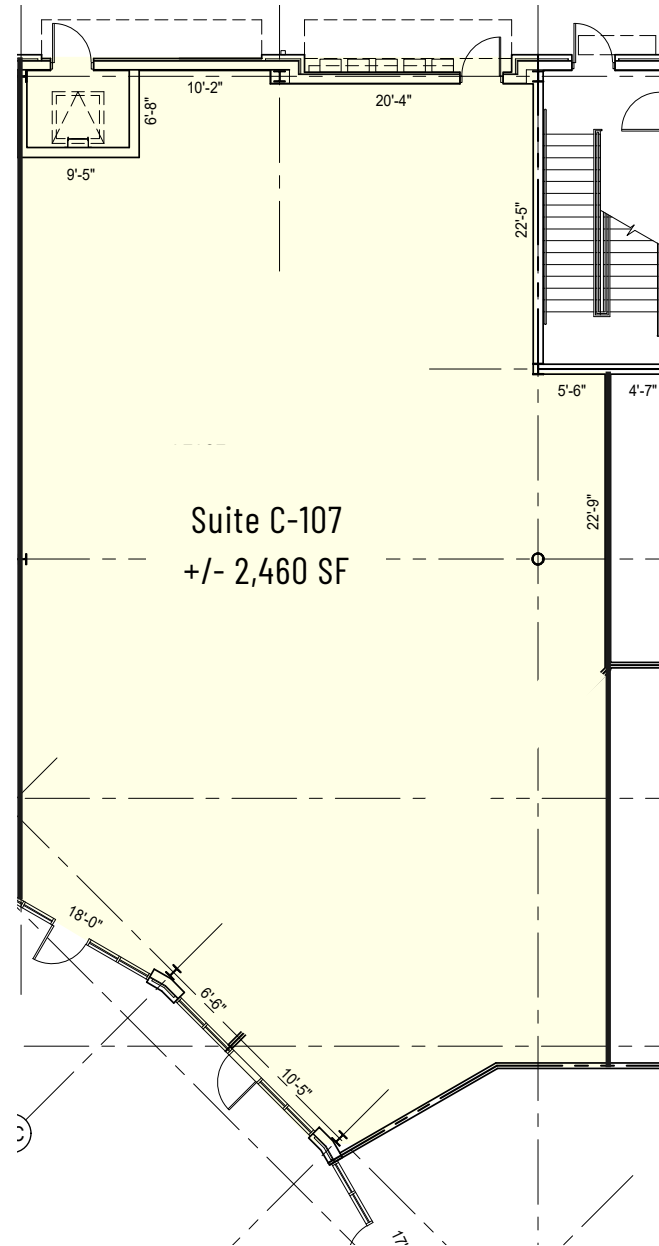
Available Space		
C-107	2nd Generation Retail	2,460 SF
C-110	2nd Generation Retail	2,354 SF

- Walgreens
- Nana Morrison's Soul Food
- Little Gym
- Verde
- Premier Martial Arts
- Jungle Kutz for Kids
- Pinky's
- Poké Bros
- Rooster's Men's Grooming Center
- FedEx Kinko's
- Firehouse Subs
- Five Guys
- Yoshi's Grill
- Starbuck's
- Martinizing Dry Cleaners
- Solar Nail Spa
- PoleFit Carolinas
- Comparison Insurance Agency
- Idolize Brows & Beauty
- Everbowl
- Petalcakes
- Graze Craze
- Prime IV Hydration & Wellness
- Jungle Kutz for Kids
- Petalcakes

Available

Suite C-107
+/- 2,460 SF

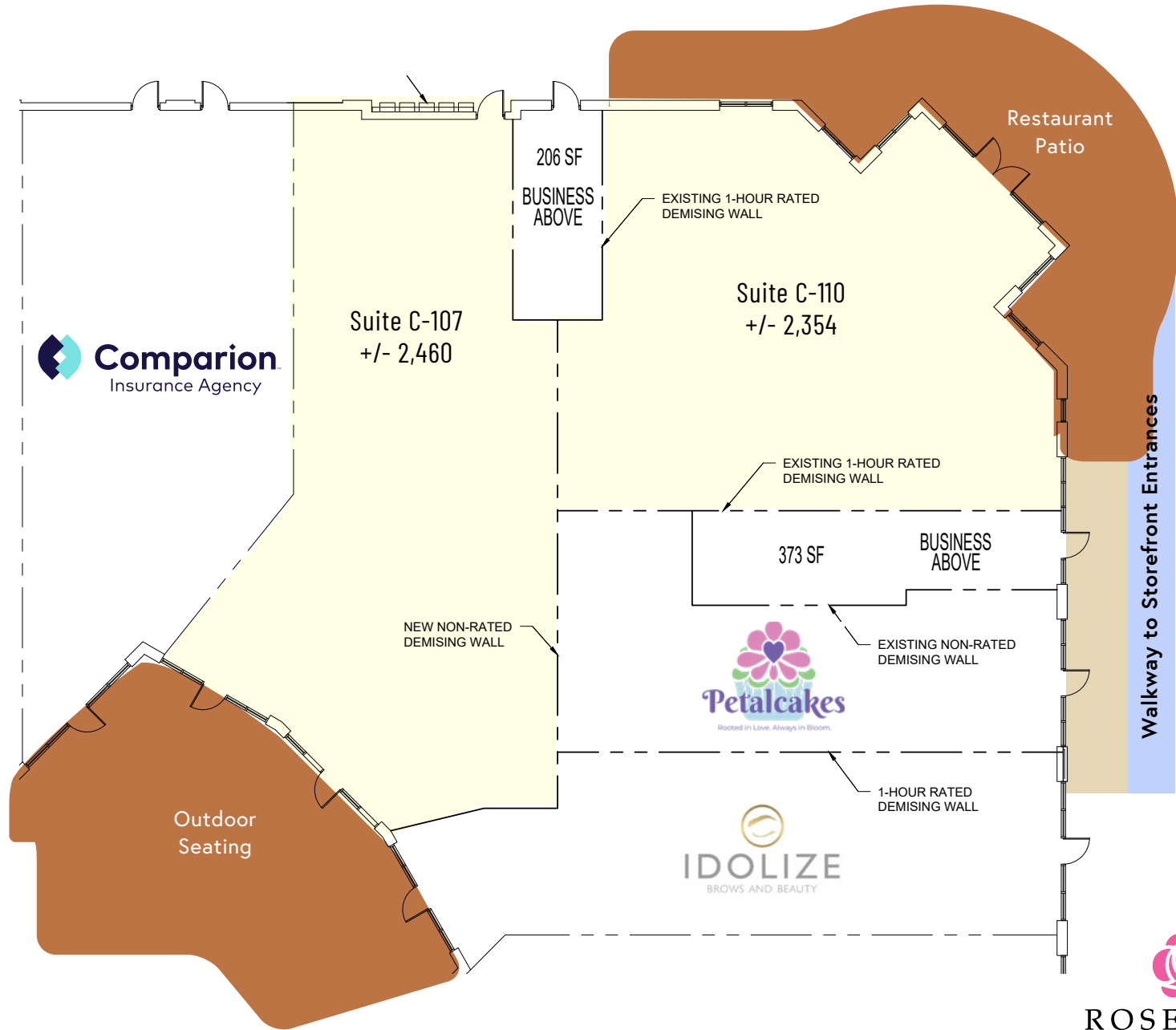
 Virtual Tour



Available

Suite C-110
+/- 2,354 SF

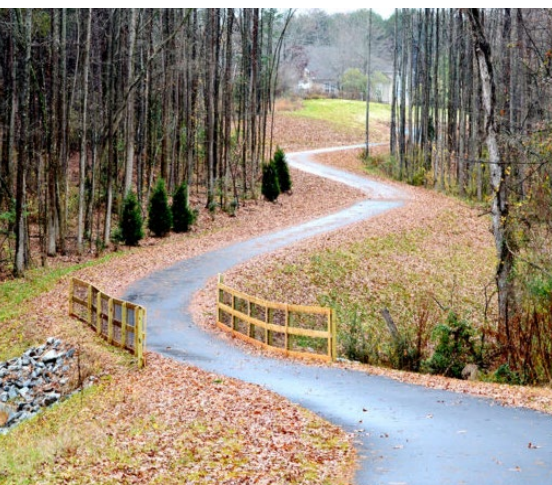
 Virtual Tour





Huntersville North Carolina

Huntersville is a suburb of Charlotte and is one of the best places to live in North Carolina. Living in Huntersville offers residents a suburban feel and most residents own their homes. The town is known recreationally as a lake community because of its proximity to Lake Norman and Mountain Island Lake.





FAMOUS TOASTERY
TRULIANT

WAXING THE CITY
U.S. ARMY
City BARBEQUE

Lowes

ROSEDALE VILLAGE

ANYTIME FITNESS FIREHOUSE SUBS STARBUCKS COFFEE

PINKY'S WESTSIDE GRILL little gym POKE BROS.

ExtraSpace Storage FedEx Five Guys

Walmart PRIME IV Petalco e-crocol Jung's Kartz

Walmart NITRO SHOP

CVS pharmacy Harris Teeter

ABC GNC LIVE WELL

JET'S PIZZA tcbby

7-ELEVEN Domino's Pizza

Great Clips

publix

WOODIE'S

HAND & STONE

McDonald's WELLS FARGO

SHOOT THE KING UPS The UPS Store

Pizza Hut

DUNKIN' DONUTS

Wendy's
Hardee's

NOVANT HEALTH

bp T Mobile ALDI

Waffle House

Wendy's

BW Best Western

Costco SUITES goodwill

State Employees' Credit Union

enterprise

AutoZone

Stamps.com

Bank of America

Stamps.com

FOOD LION TACO BELL

Tuesday Morning

Fifth Third Bank

First National Bank H&R BLOCK

O'Reilly

Opendoor
Huntersville Ranked #1
Hottest Charlotte Submarket

Based on total number of homes to go under contract within 90 days of listing in 2022

[Read Article](#)



ROSEDALE VILLAGE



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