



ROSEDALE VILLAGE



Available for Lease
+/- 1,270 - 3,018 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 +/- 1,270 SF - 3,018 SF Available for Lease

GLA +/- 75,000 SF Lifestyle Center

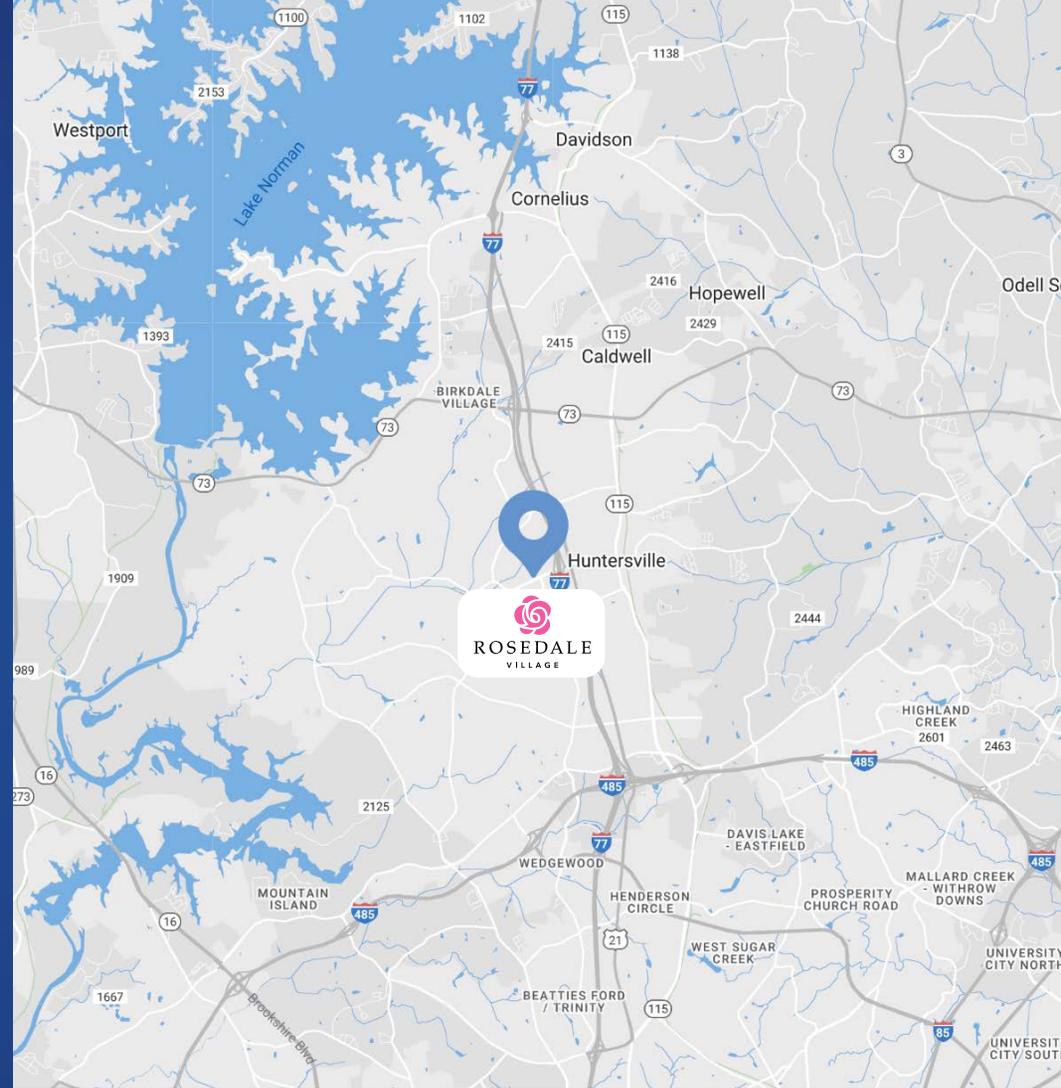
Access Directly off I-77 at Exit 23

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

Additional Details The Original NY Bagels is currently still operating
PLEASE DO NOT DISTURB TENANT



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



Drone Video



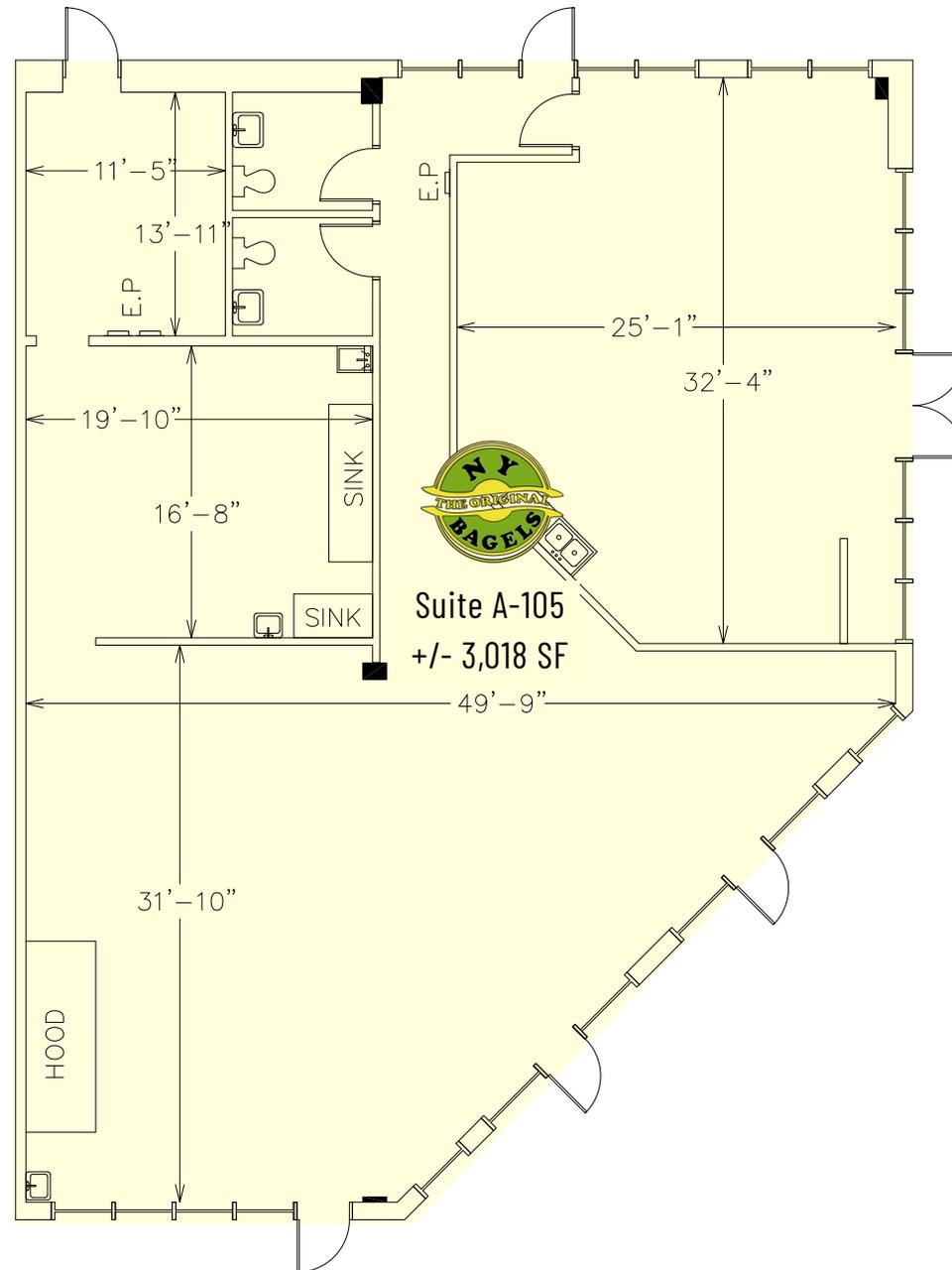
Available Space		
A-105	2nd Generation Restaurant	3,018 SF
C-106	2nd Generation Retail	2,354 SF
C-107	Cold Dark Shell	1,270 SF

Current & Local Tenants

- Walgreens
- The Original NY Bagels
- FedEx Kinko's
- Firehouse Subs
- Five Guys
- Pinky's
- Starbucks
- Anytime Fitness
- Little Gym
- Verde
- Yoshi's Grill
- Rooster's Men's Grooming Center
- PoleFit Carolinas
- Martinizing Dry Cleaners
- Nutrishop
- Premier Martial Arts
- Companion Insurance Agency
- Idolize Brows & Beauty
- Vitality Bowls
- Poké Bros
- Graze Craze
- Solar Nail Spa
- PetMedic Urgent Care
- Prime IV Hydration & Wellness
- Jungle Kutz for Kids

Available

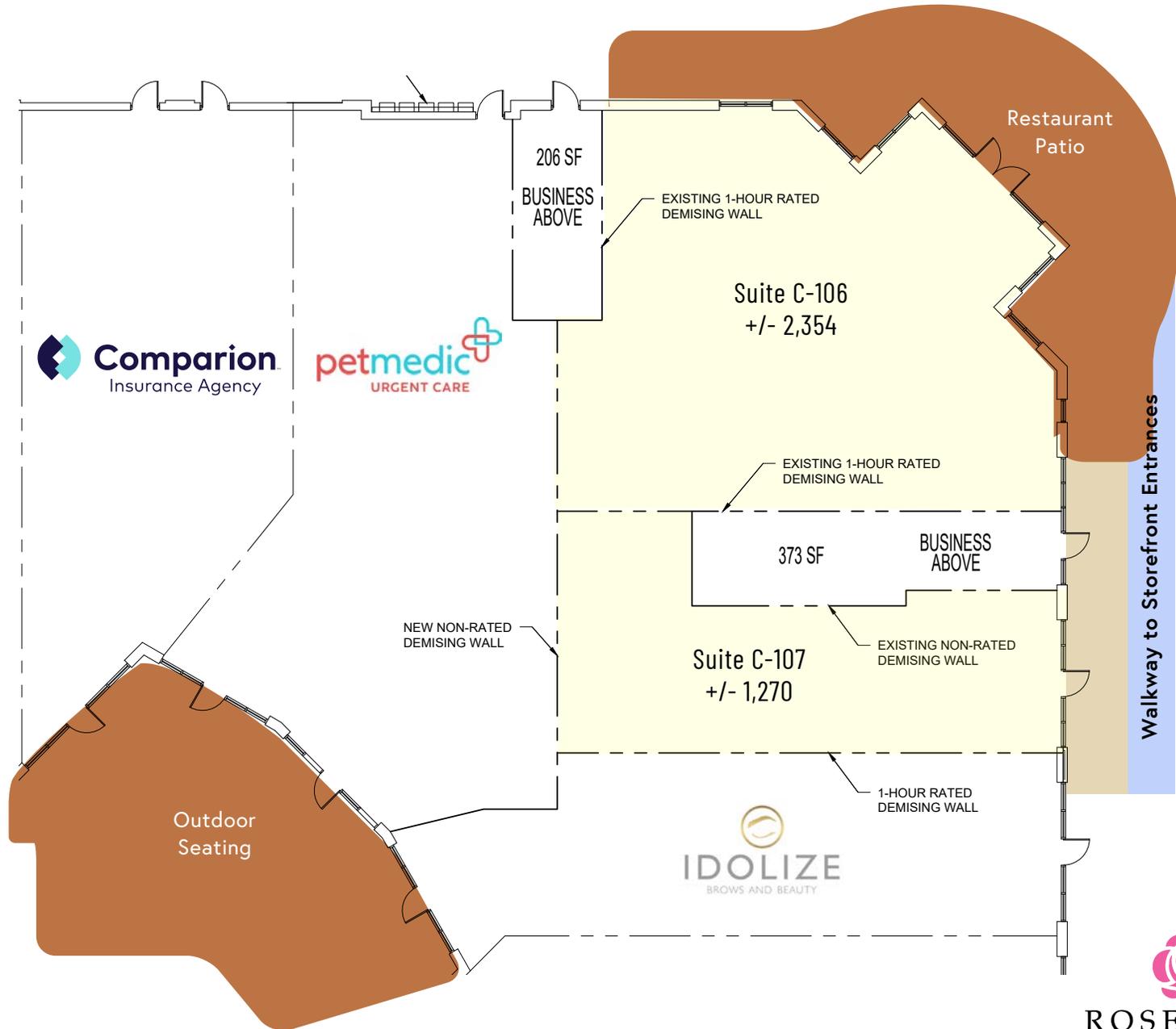
Suite A-105
+/- 3,018 SF



The Original NY Bagels is currently still operating, please do not disturb tenant

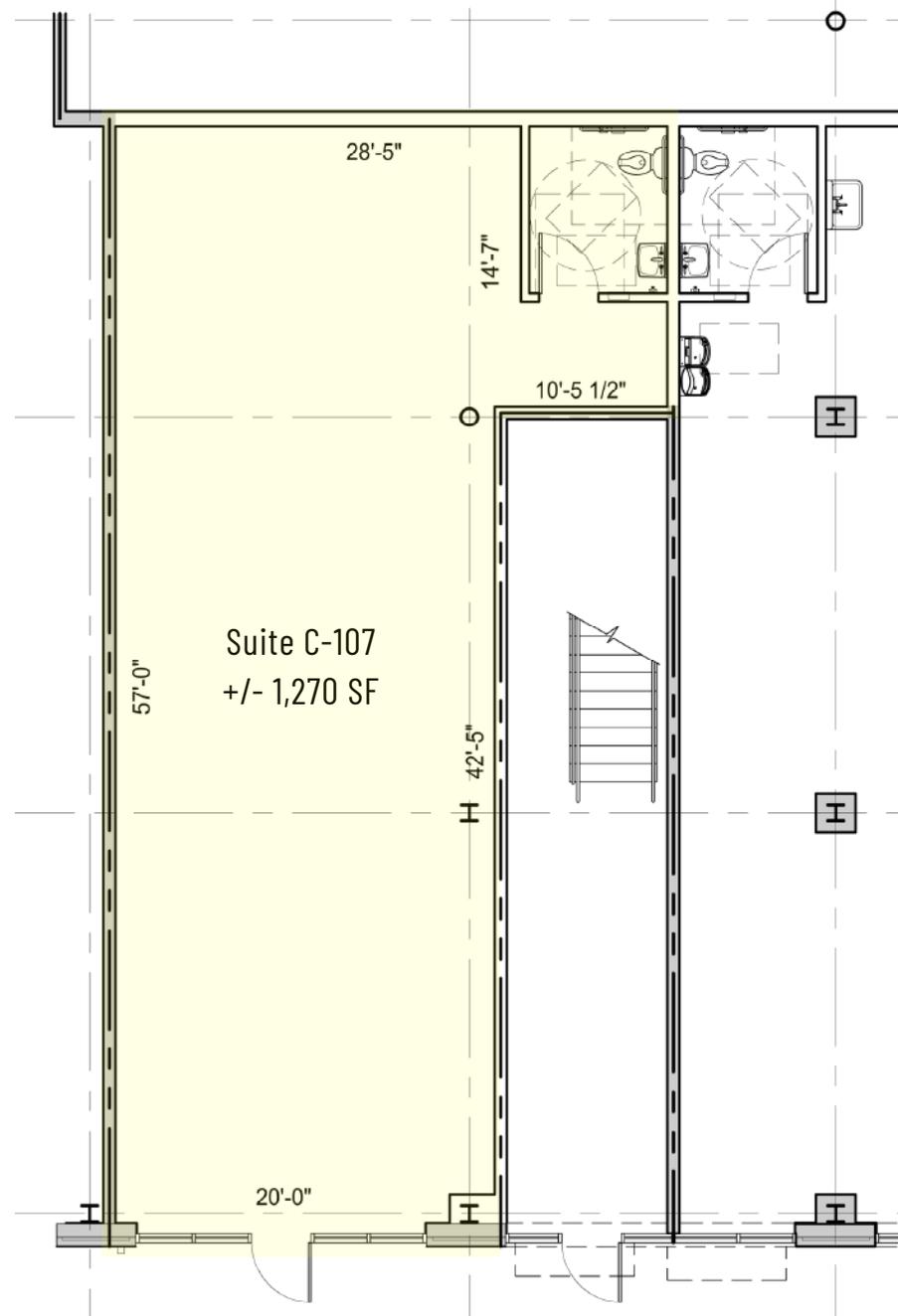
Available

Suite C-106
+/- 2,354 SF



Available

Suite C-107
+/- 1,270 SF





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.





ROSEDALE VILLAGE

ANYTIME FITNESS | FIREHOUSE SUBS | STARBUCKS COFFEE

PINKY'S WESTSIDE GRILL | Little GYM | POKE BROS. ASIAN GRILL & BISTRO

ExtraSpace Storage | FedEx | Yoshi's | FIVE GUYS

Walmart | petmedic URGENT CARE | PRIME | NUTRISHOP | Jungle Kutz

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



Contact for Details

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.