

CAMBRIDGE VILLAGE DENVER, NC



1,200 SF Available for Lease

NC Hwy 16 & NC Hwy 73

 **Anchored Center**
Publix.

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**CAMBRIDGE
PROPERTIES**

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CAMBRIDGE VILLAGE

DEVELOPMENT SUMMARY



Cambridge Village, is a pedestrian friendly neighborhood shopping center anchored by Publix Food & Pharmacy. Opened in 2018, with over 62,000SF, Cambridge Village offers a wide array of retail services including Daisy Nails & Spa, Dog Supplies, The UPS Store, Denver Eye Care and Crafty Burg'r N'Tap.

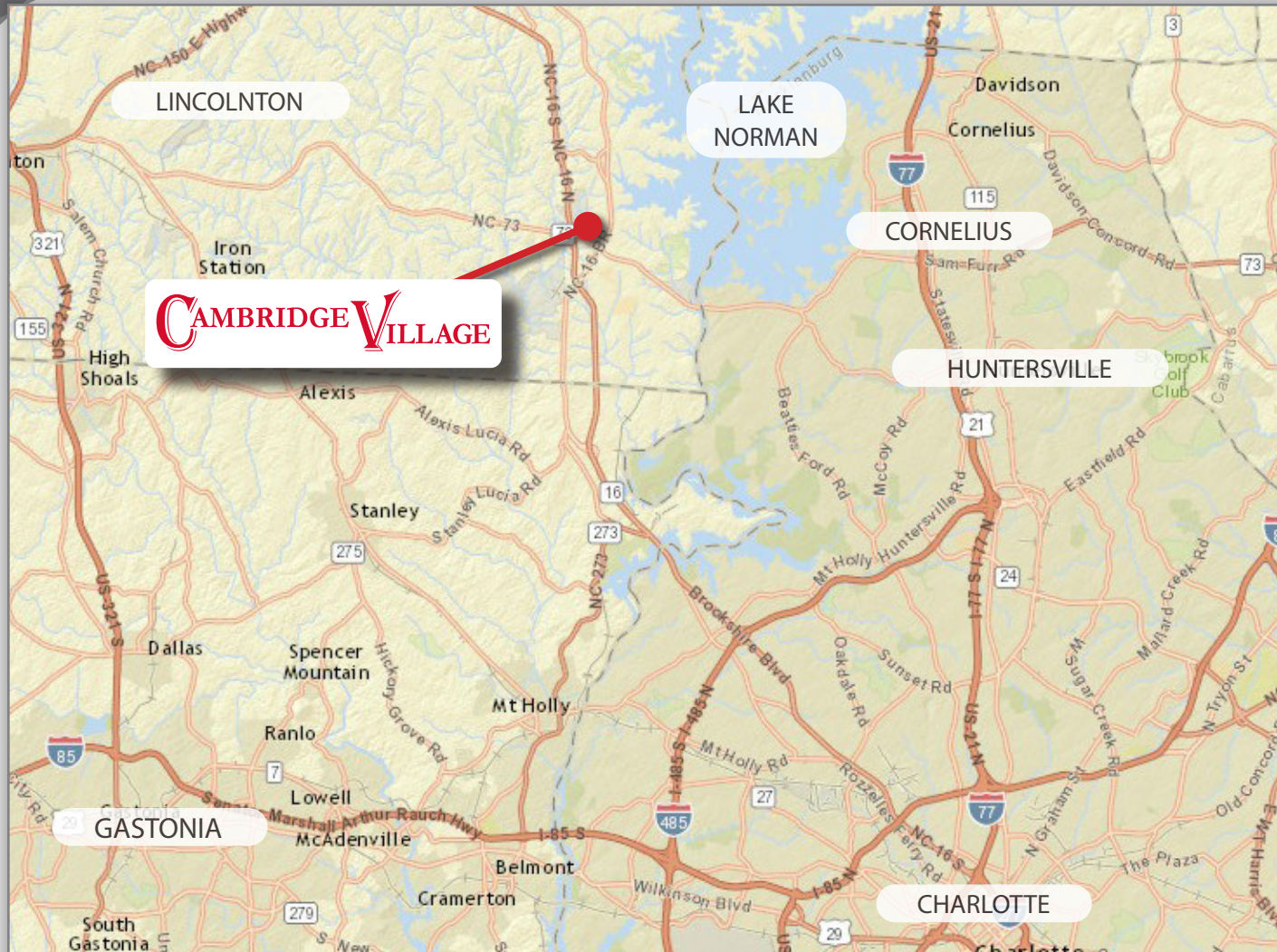
Cambridge Village also features three outparcels, including Dairy Queen and 7-Eleven.





CAMBRIDGE VILLAGE

LOCATION MAP



Strategically located to serve Lake Norman and Eastern Lincoln County, Cambridge Village, a Publix anchored shopping center, has direct access from NC Highway 73, Pilot Knob Road and two access points from Highway 16 Business, including one full turn movement with a traffic signal.

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AREA DEVELOPMENT



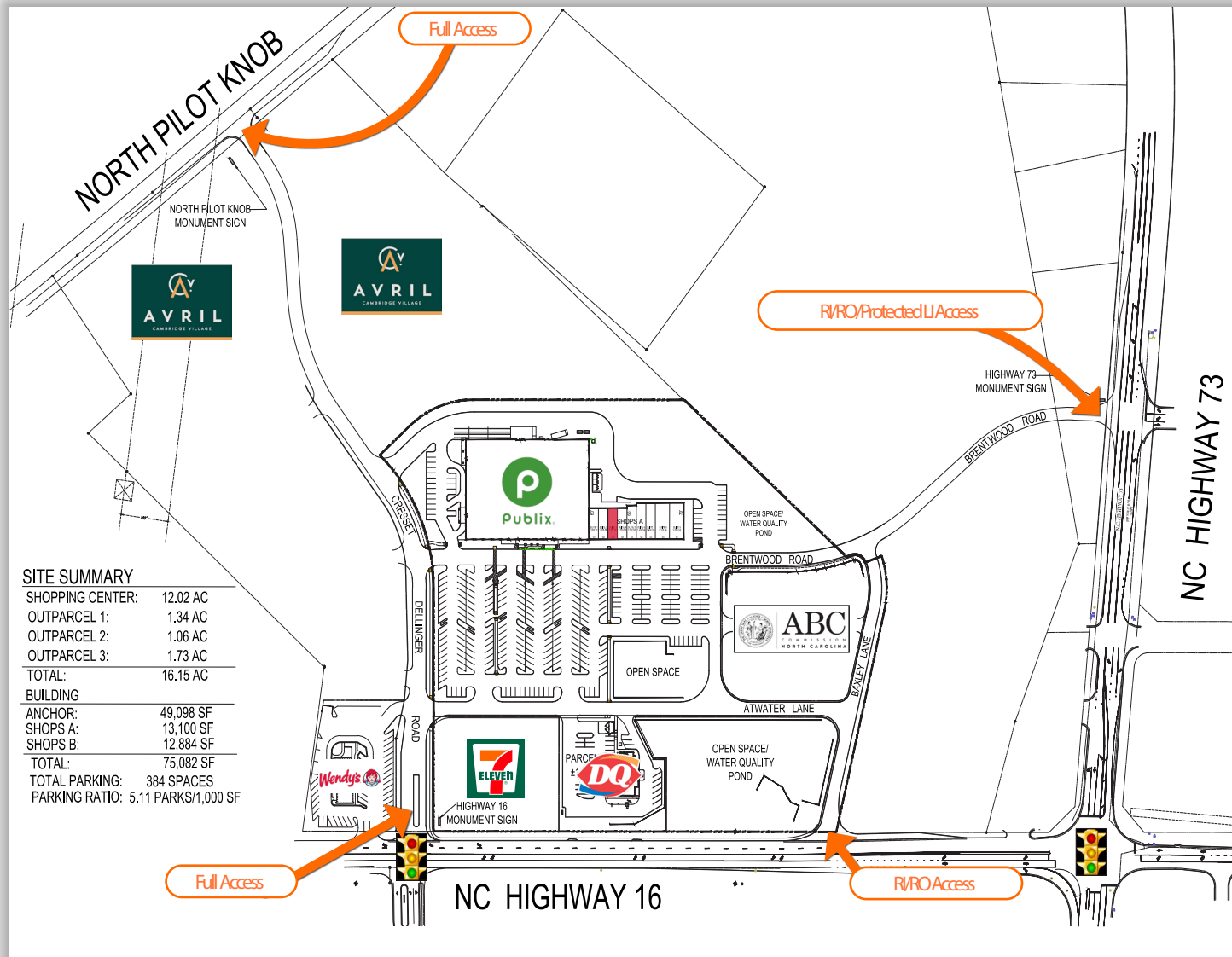
1. Discount Tire
2. Murphy Oil
3. Burger King
4. AutoZone
5. Heartland Dental
6. Meinecke Car Care
7. Chesterbrook Academy
8. Midtown Sundries
9. Goodwill
10. Bojangles
11. Advance Auto
12. Tractor Supply
13. Shell Oil
14. Arby's
15. McDonald's
16. TacoBell
17. Bank of America
18. Valvoline
19. Autobell
20. Cook Out
21. Kangaroo Express
22. Walgreens
23. Quick Trip
24. Zaxby's
25. Wendy's





CAMBRIDGE VILLAGE

OVERALL SITE PLAN



CAMBRIDGE VILLAGE

SITE PLAN



SHOPPING CENTER PARCEL

Publix	49,098SF
Shops A	13,100SF

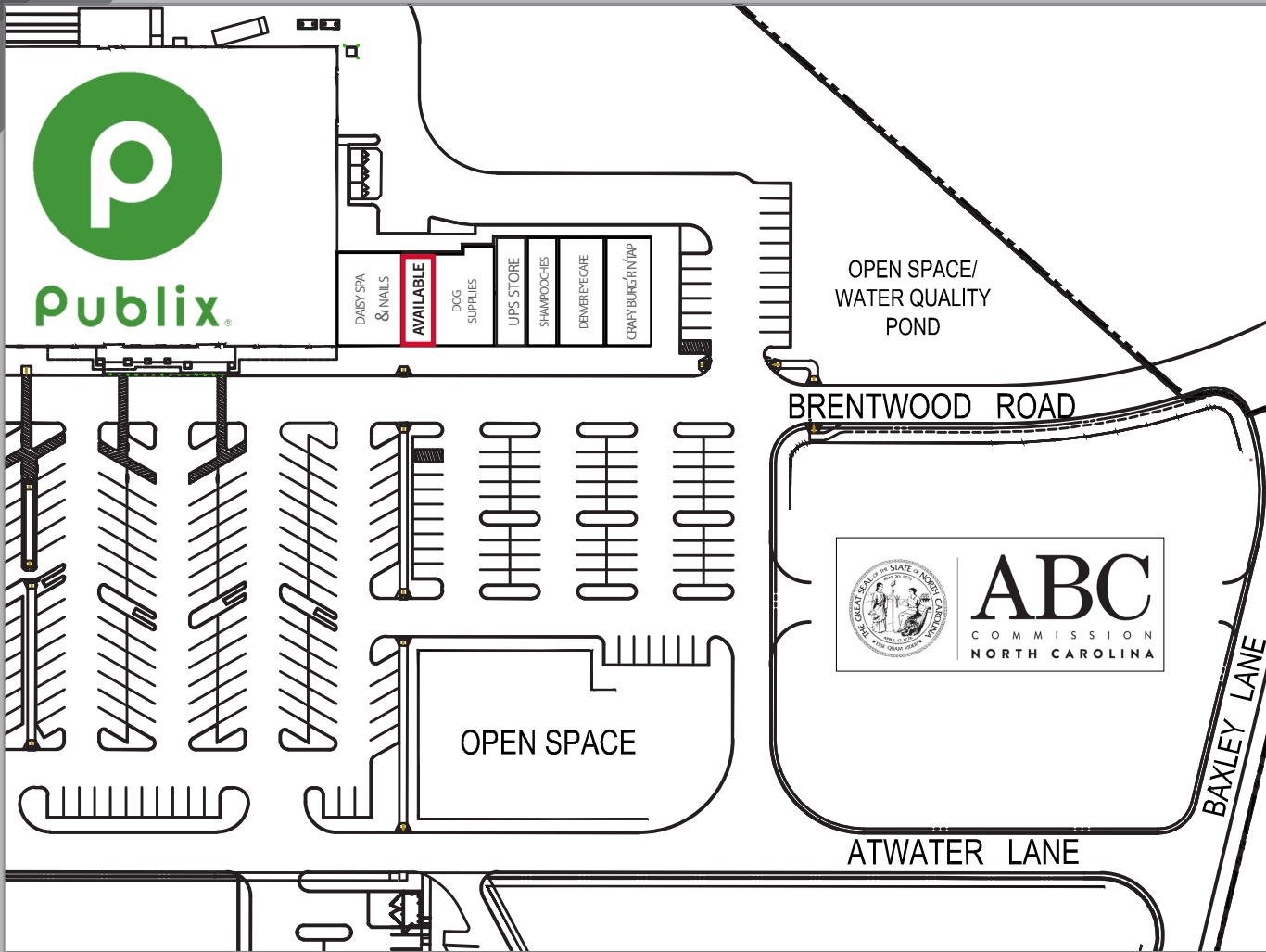
OUTPARCELS

Outparcel 1 7-ELEVEN	±1.34 AC
Outparcel 2 DAIRY QUEEN	±1.06AC
Outparcel 3 ABC STORE	±1.73 AC



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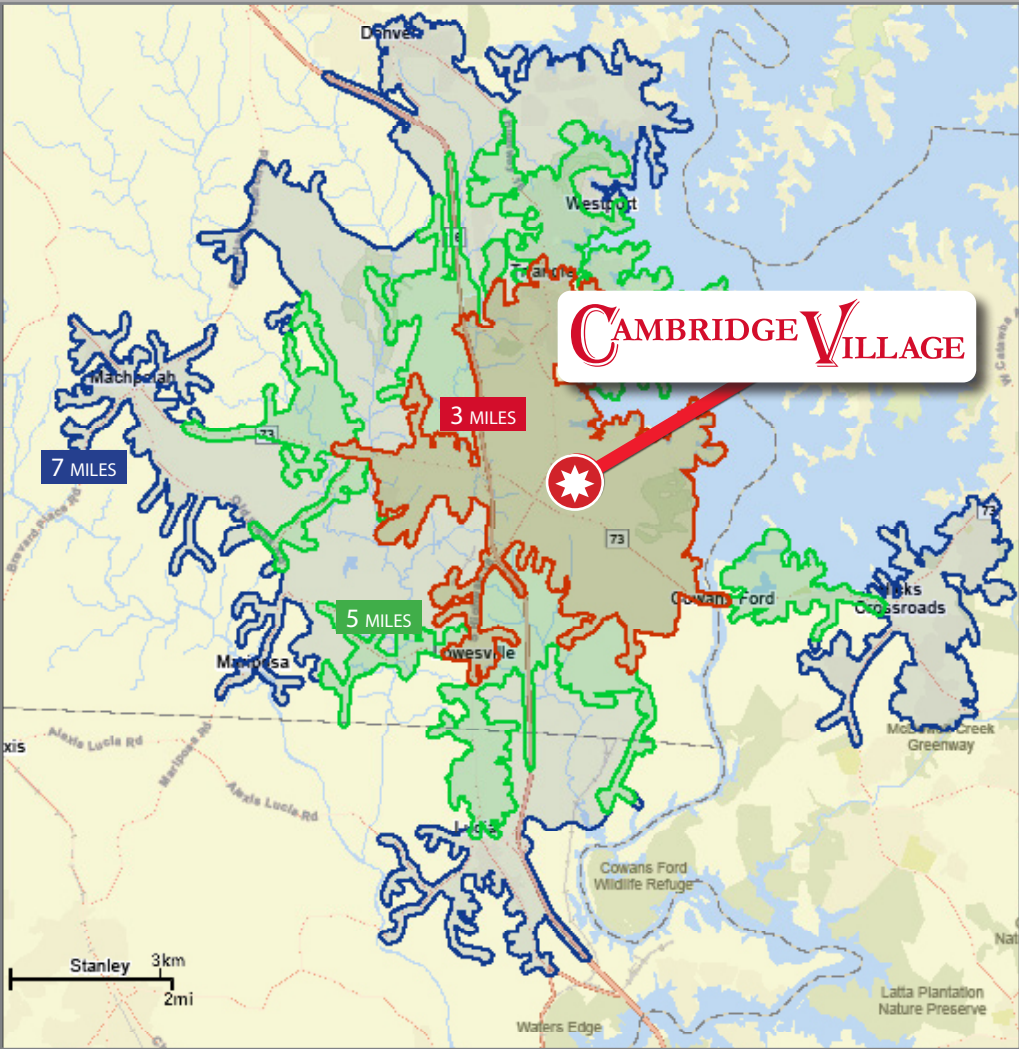
RETAIL SHOPS LEASE PLAN



SHOPS A		13,100SF
SUITE A-1/2	Daisy Spa & Nails	2,400SF
SUITE A-3	AVAILABLE	1,200SF
SUITE A-4/5	Dog Supplies	2,500SF
SUITE A-6	UPS Store	1,400SF
SUITE A-7	Shampoos	1,400SF
SUITE A-8	Denver Eye Care	2,100SF
SUITE A-9	Crafty Burg'r N'Tap	2,100SF

CAMBRIDGE VILLAGE

DEMOGRAPHIC PROFILE



STUDY AREA: Drive Distance	3 Miles	5 Miles	7 Miles
Population 2029 Forecast	20,076	37,682	93,212
Population 2024 Projection	18,194	34,596	89,065
Per Capita Income 2029 Forecast	\$65,525	\$68,569	\$73,002
Per Capita Income 2024 Projection	\$57,787	\$60,138	\$63,266
Median HH Income 2029 Forecast	\$113,926	\$119,537	\$129,641
Median HH Income 2024 Projection	\$107,223	\$110,349	\$115,103

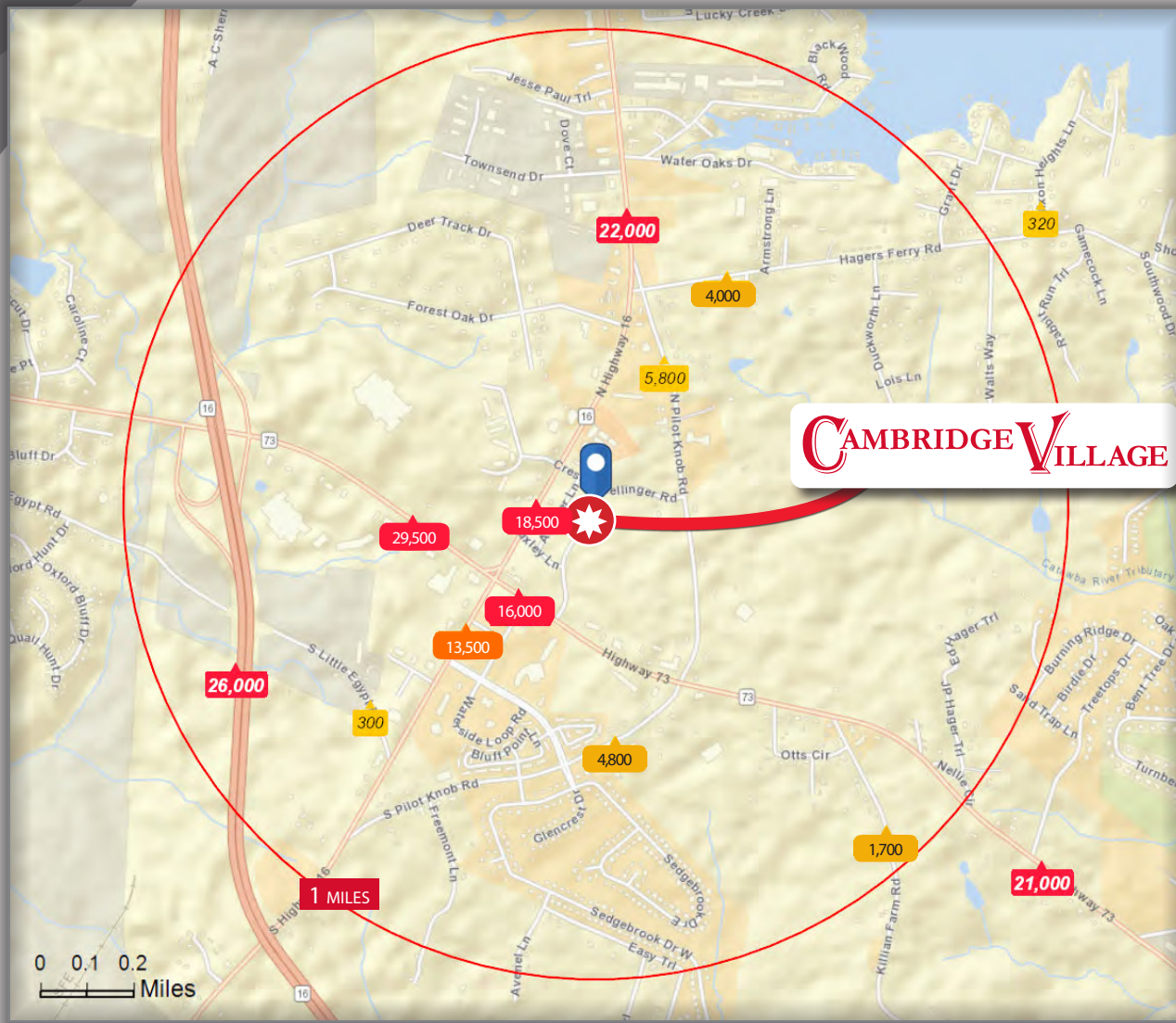
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 08/29/2024





CAMBRIDGE VILLAGE

TRAFFIC PROFILE



TRAFFIC COUNTS

NC Hwy 16-BR (At Site)	18,500 AADT
NC Hwy 73 (0.17 miles S of Site)	16,000 AADT
NC Hwy 73 (0.27 miles W of Site)	29,500 AADT
NC Hwy 16-BR (0.66 miles N of Site)	22,000 AADT
S. Pilot Knob Rd. (0.42 miles N of Site)	4,800 AADT

SOURCE: NC DOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2021. Prepared on 08/28/2024

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