

# HUNTERSVILLE MARKET



**AVAILABLE FOR BUILD-TO-SUIT  
OR GROUND LEASE**

**2 OUTPARCELS**

**Eastfield Road & Prosperity Church Road**

**HUNTERSVILLE, NC**

FOR MORE  
INFORMATION CONTACT:

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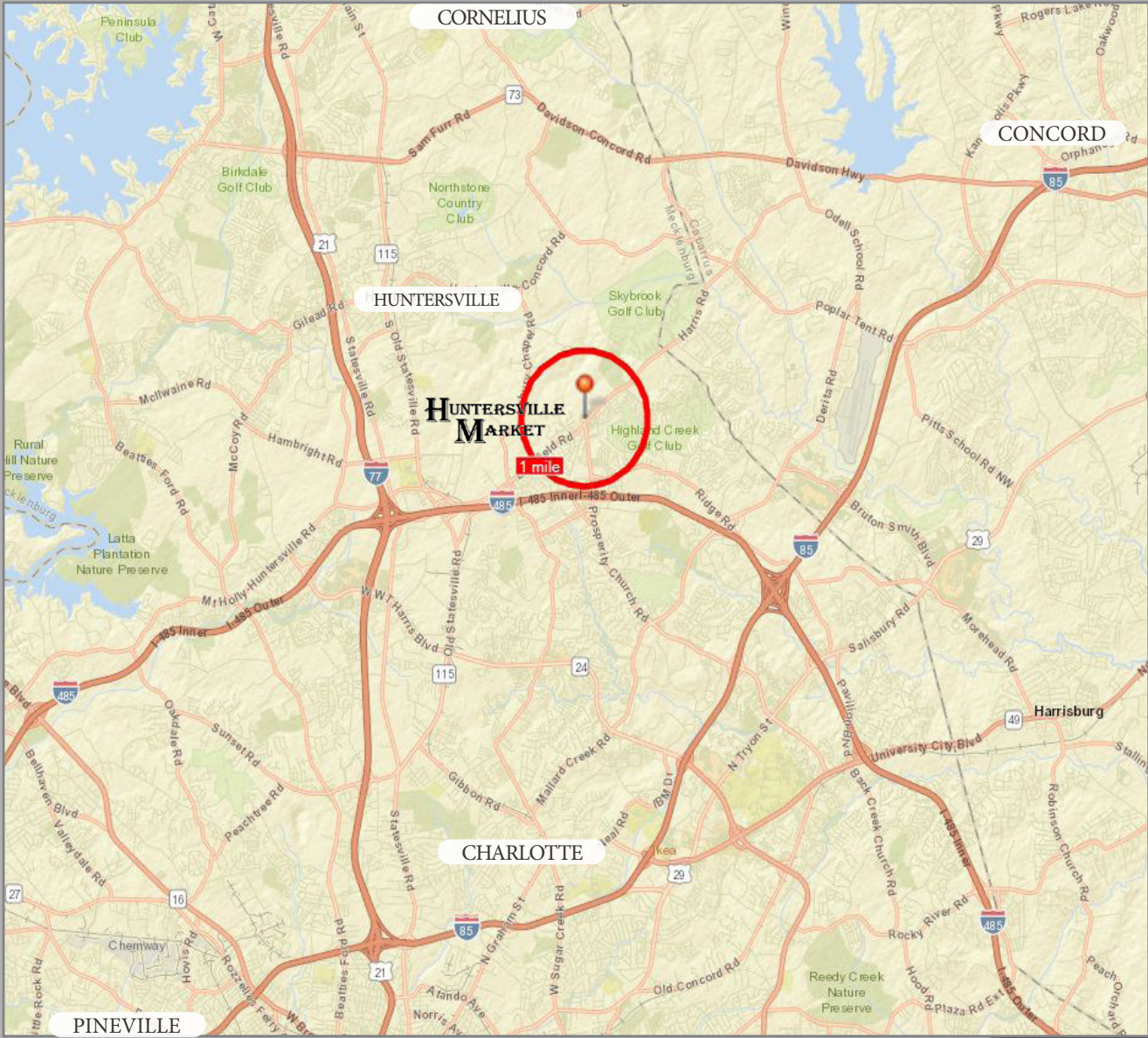
**CAMBRIDGE  
PROPERTIES**

831 E. Morehead St., Ste. 245  
Charlotte, NC 28202

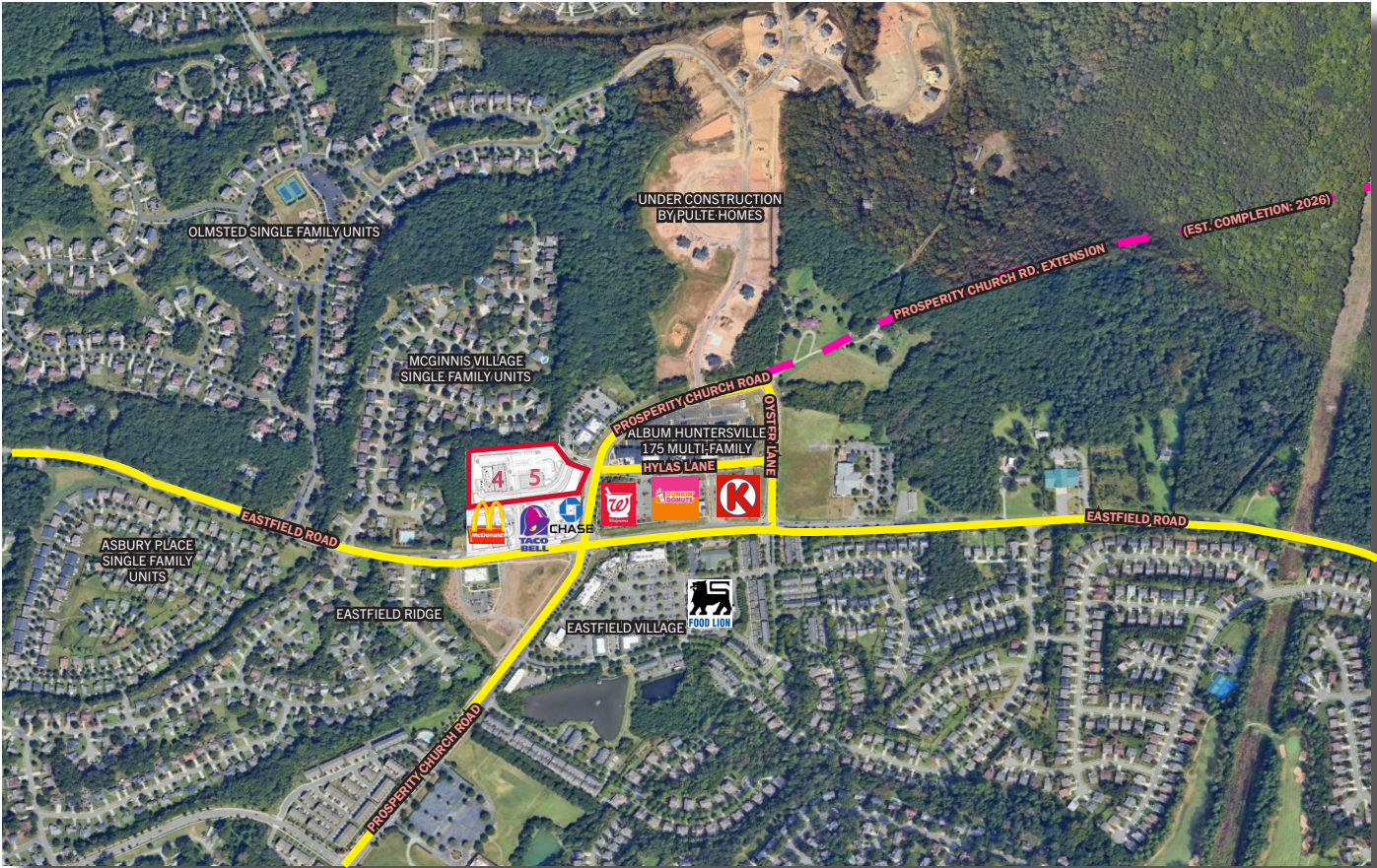
[cambridgeprop.com](http://cambridgeprop.com)

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LOCATION MAP



LOCATION MAP



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OVERALL SITE PLAN

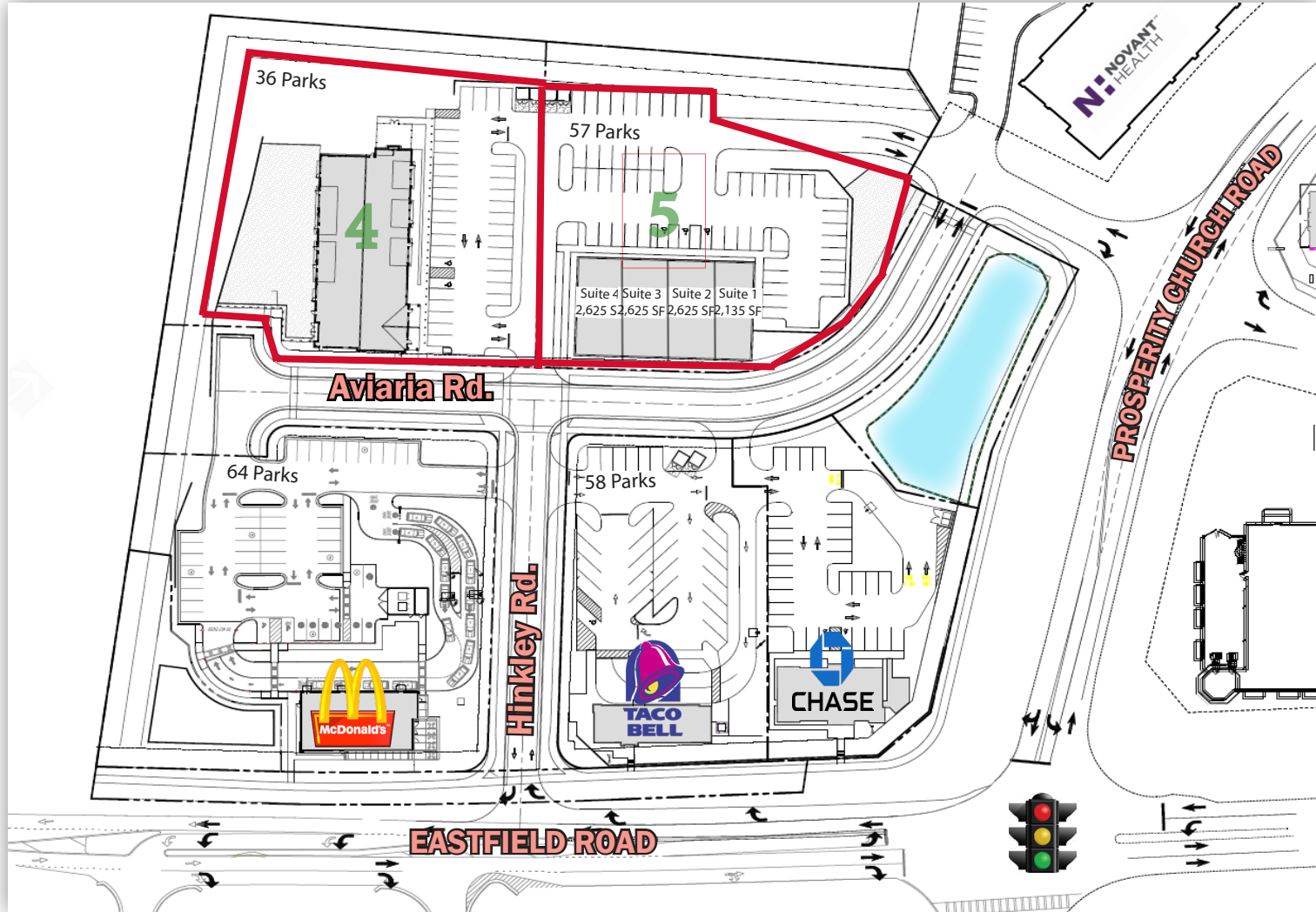


PARCEL INFORMATION

- **PARCEL 1 LEASED** ±0.7AC  
Retail w/Drive-Thru
- **PARCEL 2 LEASED** ±0.7AC  
Retail Outparcel
- **PARCEL 3 LEASED** ±1.5AC  
Retail w/ Drive- Thru
- **PARCEL 4 (Available)** ±1.5 AC  
Daycare (Proposed)
- **PARCEL 5 (Available)** ±1.4AC  
Retail Outparcel



SITE PLAN



**DEMOGRAPHIC PROFILE**



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	8,329	28,876	63,945
Population 2024 Projection	8,291	27,439	51,853
Per Capita Income 2029 Forecast	\$61,191	\$61,390	\$62,896
Per Capita Income 2024 Projection	\$50,873	\$51,970	\$53,505
Median HH Income 2029 Forecast	\$113,740	\$115,423	\$128,134
Median HH Income 2024 Projection	\$100,686	\$100,755	\$109,432

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared 09/20/2024



**TRAFFIC PROFILE**



TRAFFIC COUNTS	
Eastfield Road (At Site)	20,000 AADT
Eastfield Road (0.13 miles SW of Site)	12,512 AADT
Eastfield Road (0.04 miles NW of Site)	17,570 AADT
Prosperity Church Road (0.11 miles SE of Site)	16,000 AADT

SOURCE: ©2024 Kalibrate Technologies (Q2 2024). Prepared 09/20/2024

