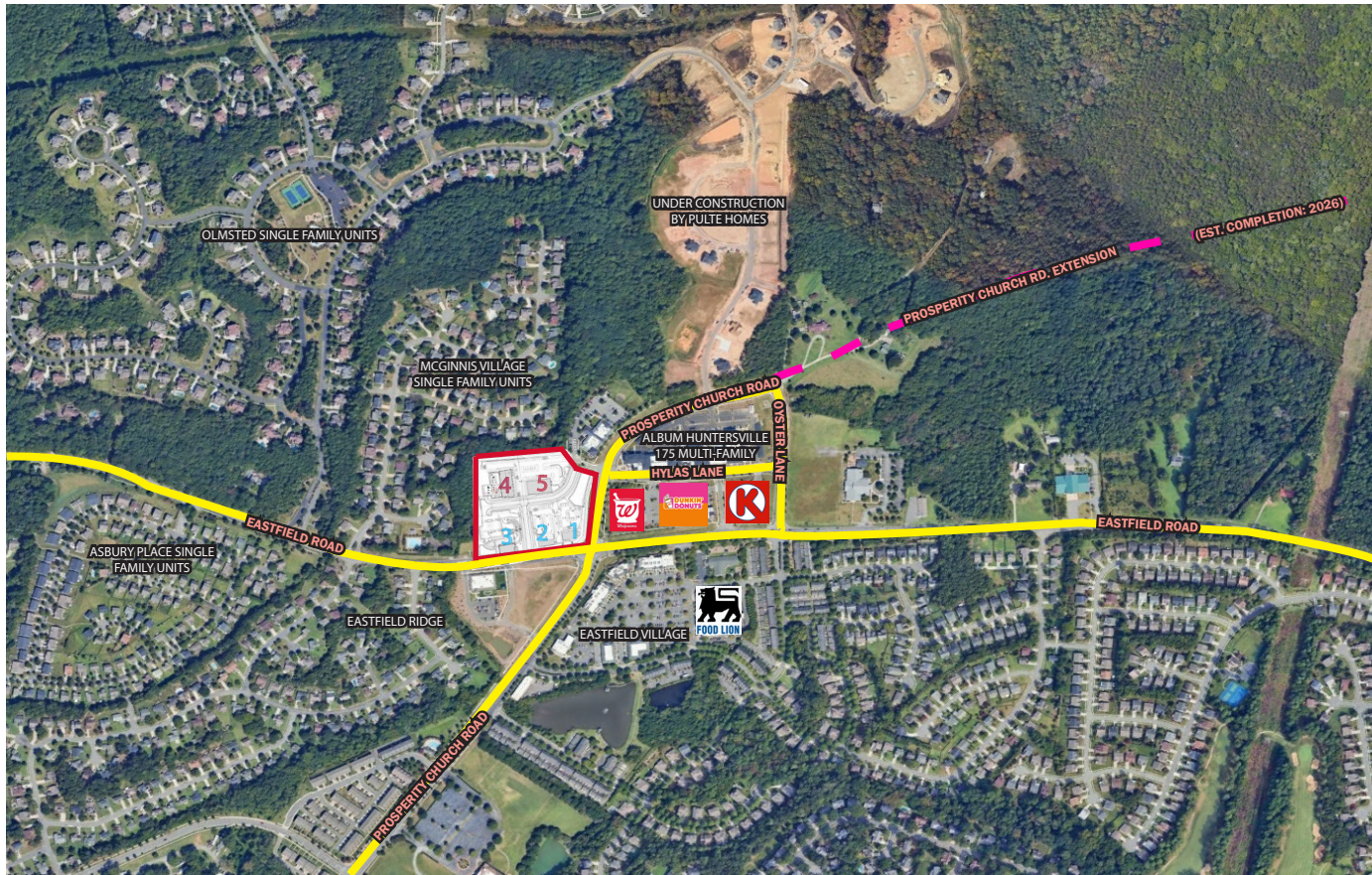


HUNTERSVILLE MARKET


HUNTERSVILLE, NC



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

Eastfield Road & Prosperity Church Road

**HUNTERSVILLE
MARKET**


**CAMBRIDGE
PROPERTIES**
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

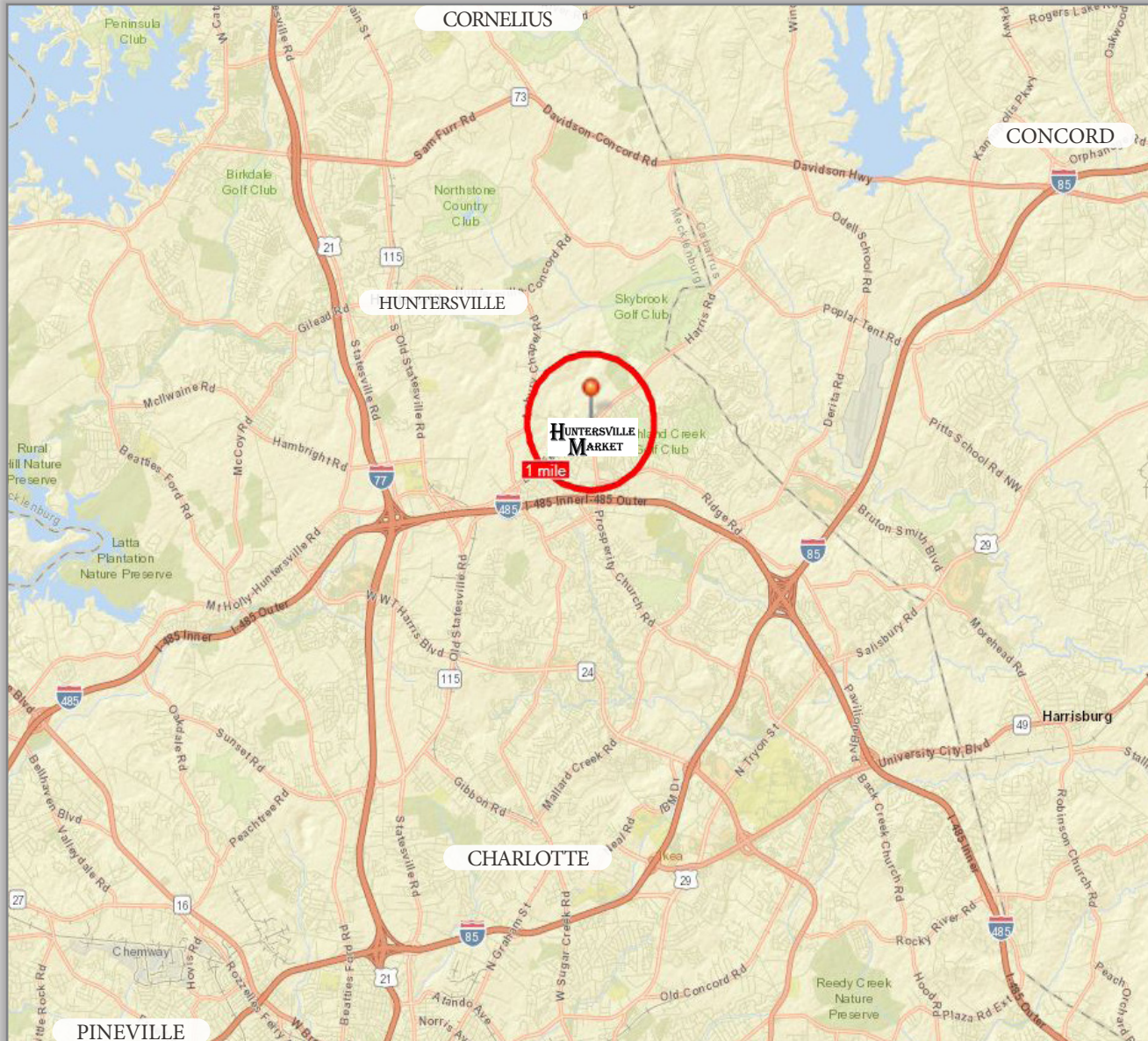
cambridgeprop.com

Exceptional Development Since 1990



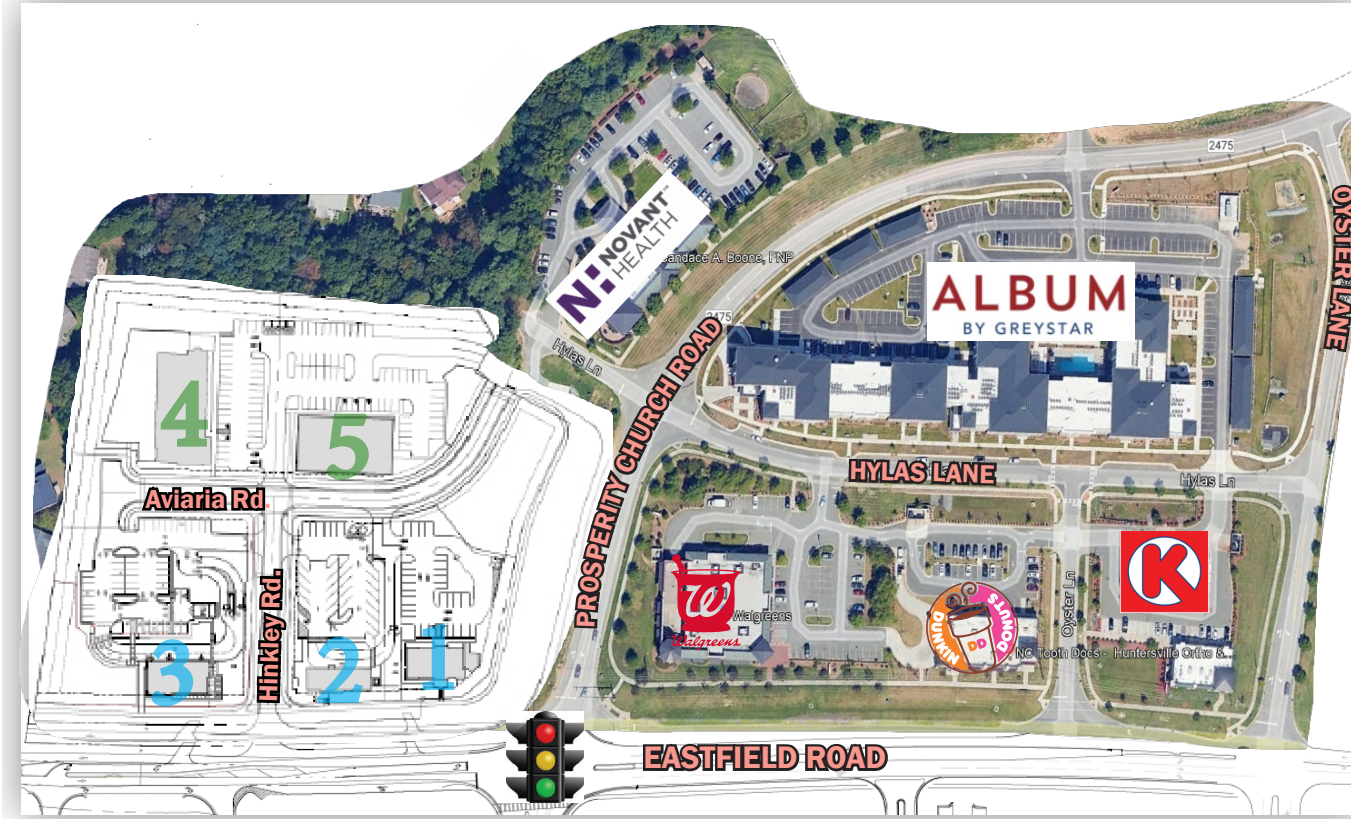
HUNTERSVILLE MARKET

LOCATION MAP



Exceptional Development Since 1990

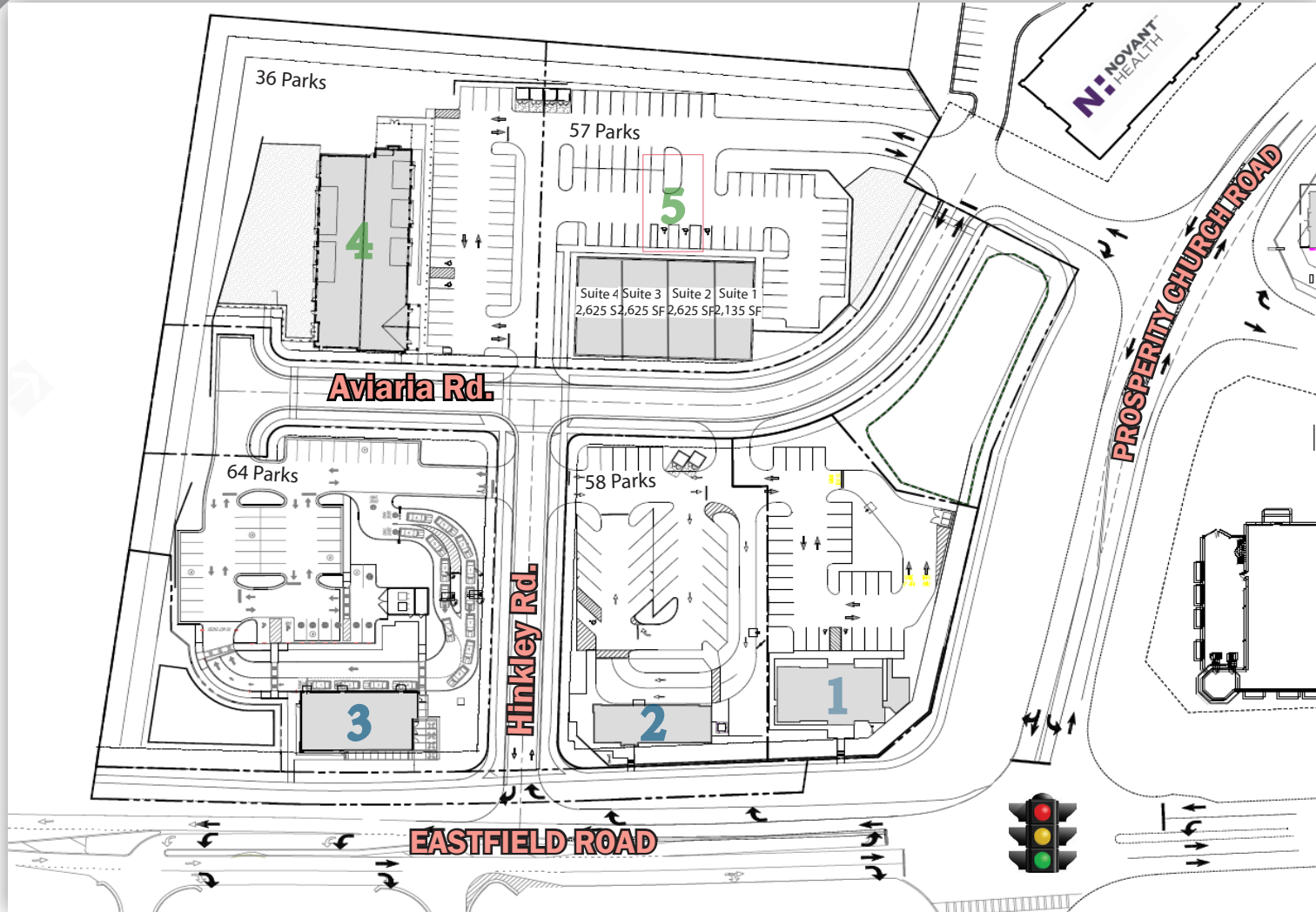
OVERALL SITE PLAN



PARCEL INFORMATION

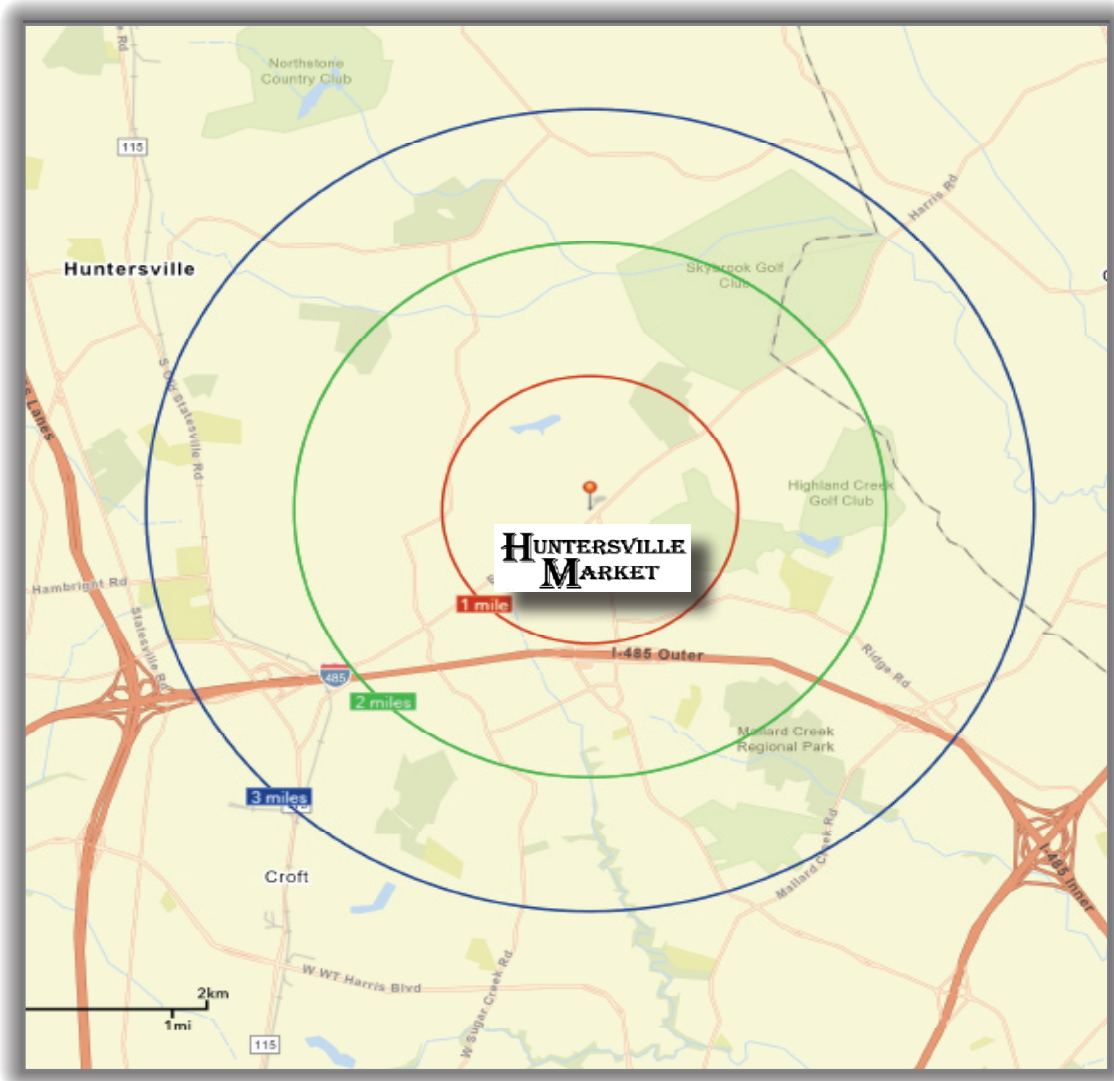
- **PARCEL 1 (Pending)** ±0.7AC
Retail w/Drive-Thru
- **PARCEL 2 (Pending)** ±0.7AC
Retail Outparcel
- **PARCEL 3 (Pending)** ±1.5AC
Retail w/ Drive- Thru
- **PARCEL 4 (Available)** ±1.5 AC
Daycare (Proposed)
- **PARCEL 5 (Available)** ±1.4AC
Retail Outparcel





HUNTERSVILLE MARKET

DEMOGRAPHIC PROFILE



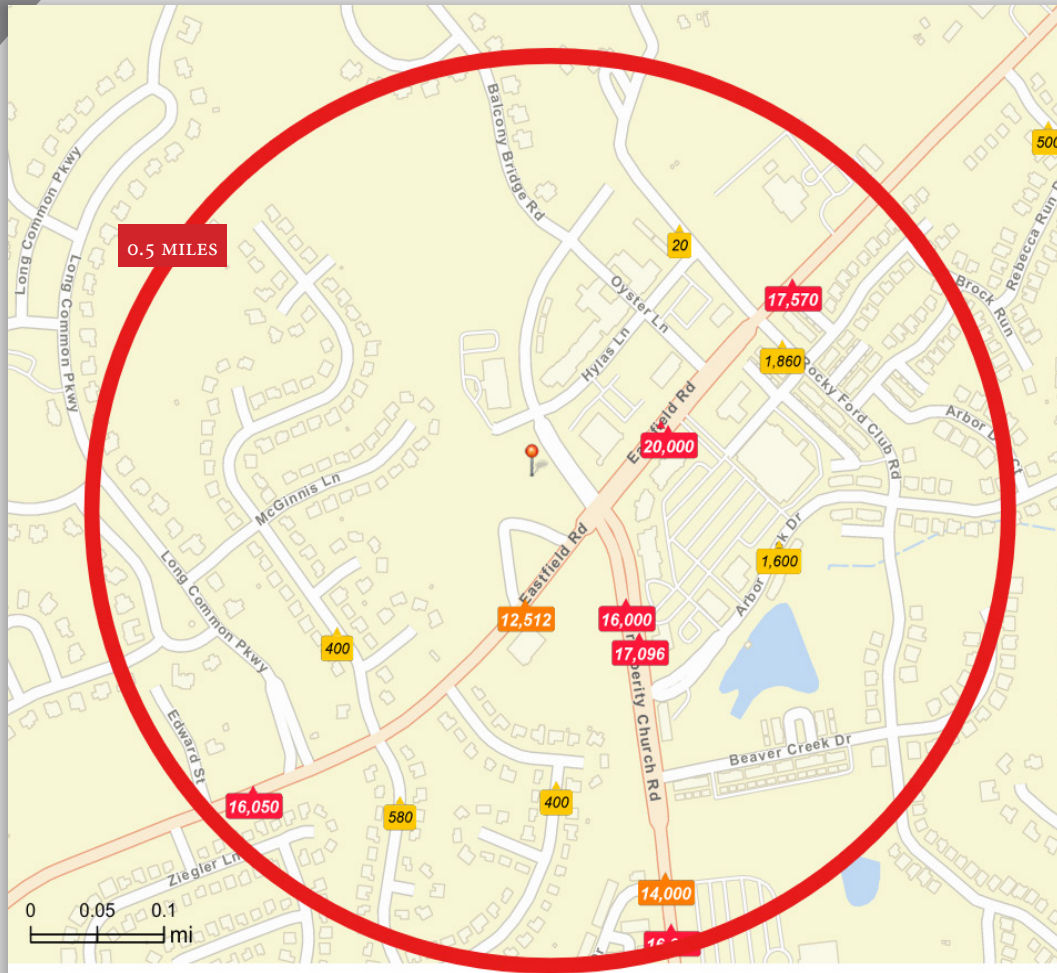
STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	8,329	28,876	63,945
Population 2024 Projection	8,291	27,439	51,853
Per Capita Income 2029 Forecast	\$61,191	\$61,390	\$62,896
Per Capita Income 2024 Projection	\$50,873	\$51,970	\$53,505
Median HH Income 2029 Forecast	\$113,740	\$115,423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