

Office/Medical Retail Space Available



Huntersville Shoppes

Maruti Ave, Huntersville, NC 28078



Office/Medical Space Available

- Excellent access and visibility
- Build-to-Suit opportunities
- Space for medical & service retail
- Great demographics
- Spaces from 1,500 SF
- Exterior building signage available

For Lease or Sale

Pricing

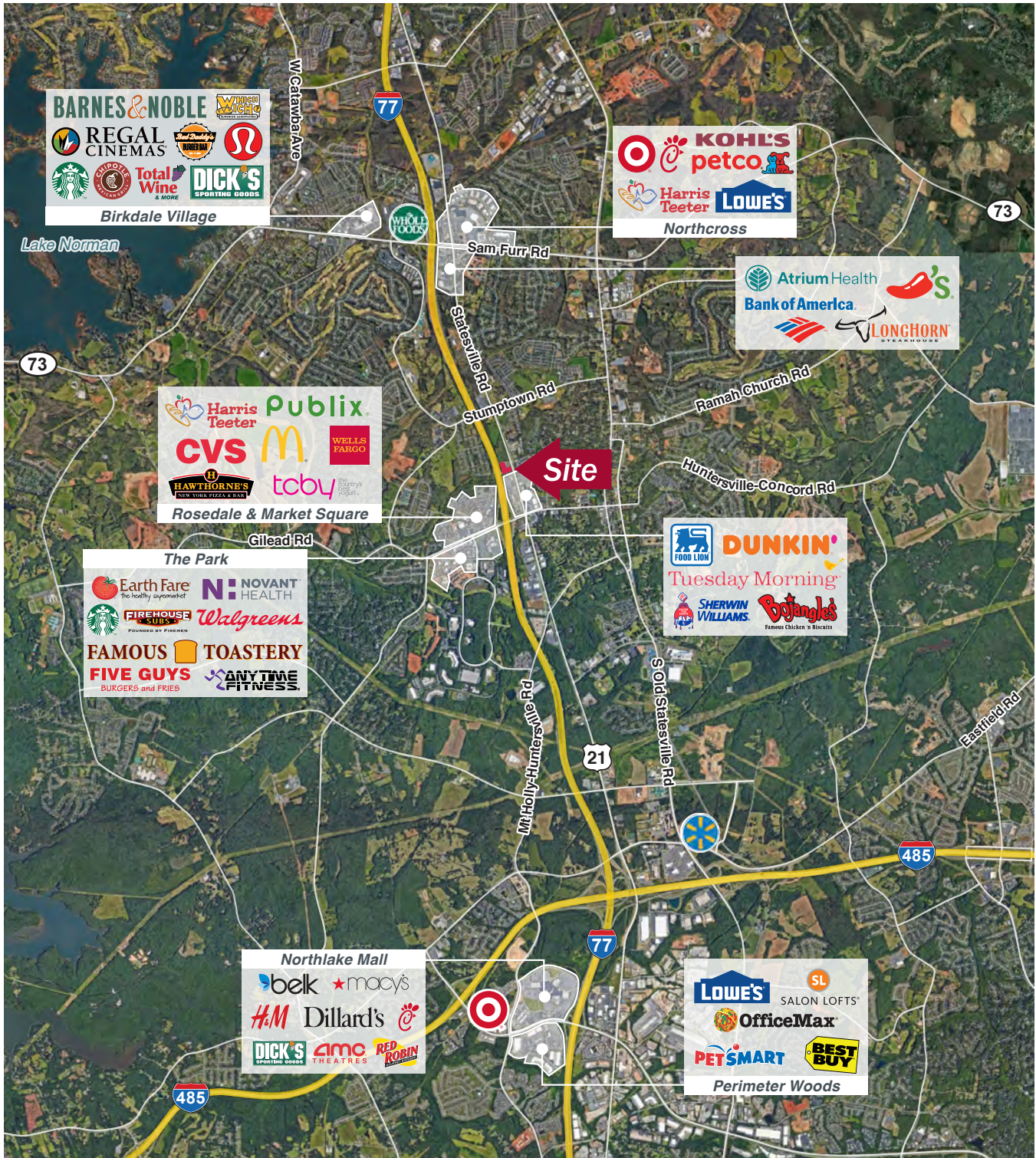
Call for Pricing

Demographics	1 mile	3 mile	5 mile
2020 Population	7,619	50,602	103,223
2010 - 2020 Growth Rate	1.98%	2.32%	2.86%
2020 Avg. HH Income	\$91,936	\$121,560	\$118,198

Contact
Mark Newell
 704.561.5243
 mnewell@mpvre.com

Market Aerial

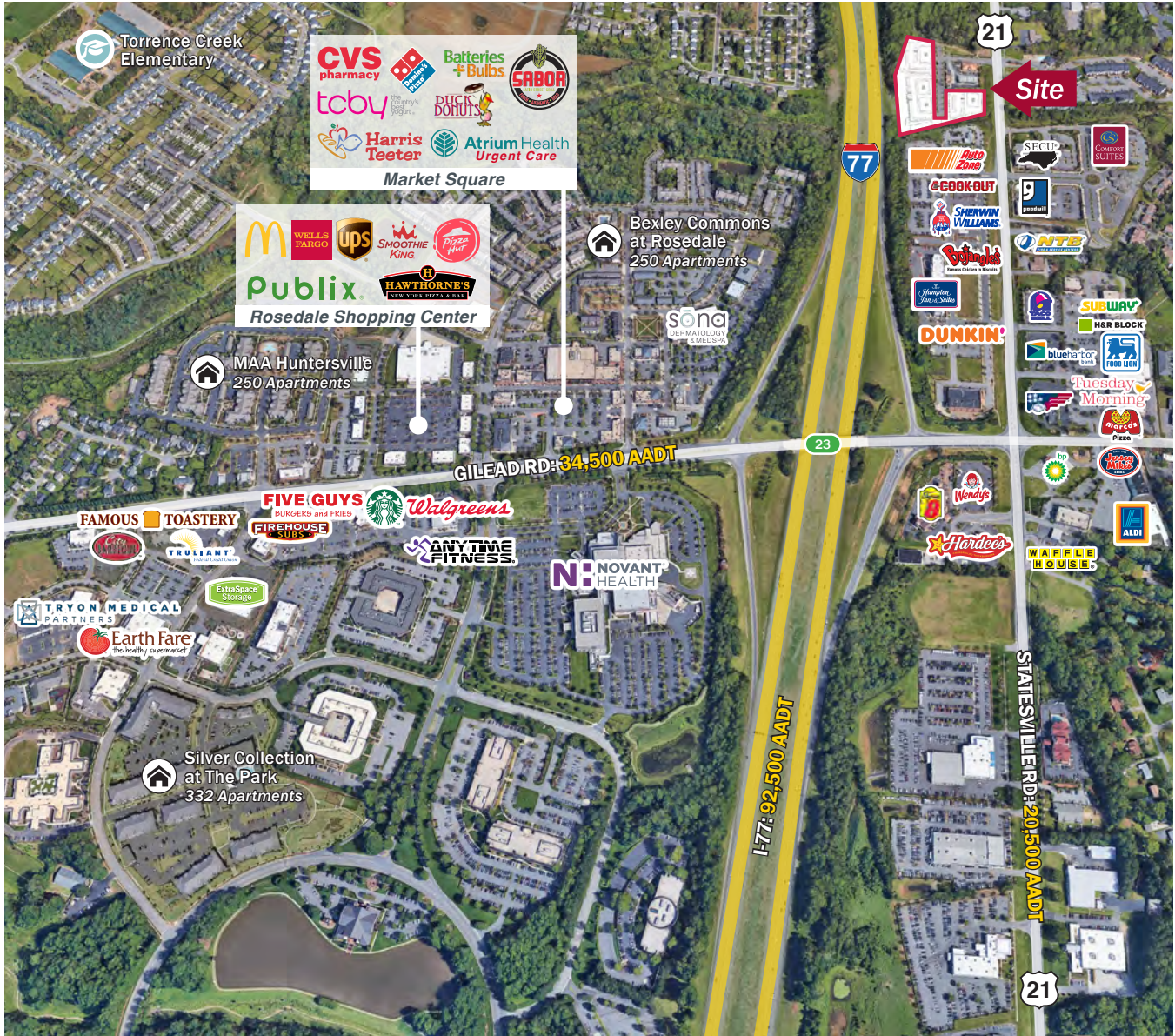
Main Title Here
Address Information Here - Edit on A-Master Page



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► Site Aerial

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► Site Plan

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► Demographics

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	1 mile	3 miles	5 miles
Population			
2000 Population	3,832	23,612	41,693
2010 Population	6,231	39,992	77,337
2020 Population	7,619	50,602	103,223
2025 Population	8,188	55,881	113,263
2000-2010 Annual Rate	4.98%	5.41%	6.37%
2010-2020 Annual Rate	1.98%	2.32%	2.86%
2020-2025 Annual Rate	1.45%	2.00%	1.87%
2020 Male Population	48.3%	49.1%	48.8%
2020 Female Population	51.7%	50.9%	51.2%
2020 Median Age	34.4	36.6	37.0

In the identified area, the current year population is 103,223. In 2010, the Census count in the area was 77,337. The rate of change since 2010 was 2.86% annually. The five-year projection for the population in the area is 113,263 representing a change of 1.87% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.5.

Households

2020 Wealth Index	81	133	130
2000 Households	1,549	8,646	15,719
2010 Households	2,663	15,300	30,141
2020 Total Households	3,199	19,512	40,471
2025 Total Households	3,425	21,475	44,316
2000-2010 Annual Rate	5.57%	5.87%	6.73%
2010-2020 Annual Rate	1.81%	2.40%	2.92%
2020-2025 Annual Rate	1.37%	1.94%	1.83%
2020 Average Household Size	2.34	2.58	2.54

The household count in this area has changed from 30,141 in 2010 to 40,471 in the current year, a change of 2.92% annually. The five-year projection of households is 44,316, a change of 1.83% annually from the current year total. Average household size is currently 2.54, compared to 2.56 in the year 2010. The number of families in the current year is 27,235 in the specified area.

► Demographics

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	15.3%	13.0%	13.3%
Median Household Income			
2020 Median Household Income	\$71,543	\$96,750	\$91,535
2025 Median Household Income	\$76,941	\$103,091	\$100,165
2020-2025 Annual Rate	1.47%	1.28%	1.82%
Average Household Income			
2020 Average Household Income	\$91,936	\$121,560	\$118,198
2025 Average Household Income	\$102,383	\$134,364	\$130,574
2020-2025 Annual Rate	2.18%	2.02%	2.01%
Per Capita Income			
2020 Per Capita Income	\$37,121	\$46,667	\$46,209
2025 Per Capita Income	\$41,046	\$51,412	\$50,943
2020-2025 Annual Rate	2.03%	1.96%	1.97%

Households by Income

Current median household income is \$91,535 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$100,165 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$118,198 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$130,574 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$46,209 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$50,943 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	147	175	170
2000 Total Housing Units	1,672	9,299	17,048
2000 Owner Occupied Housing Units	837	6,402	12,566
2000 Renter Occupied Housing Units	713	2,245	3,153
2000 Vacant Housing Units	122	652	1,329
2010 Total Housing Units	2,849	16,249	32,316
2010 Owner Occupied Housing Units	1,397	10,857	22,490
2010 Renter Occupied Housing Units	1,266	4,443	7,651
2010 Vacant Housing Units	186	949	2,175
2020 Total Housing Units	3,333	20,396	42,457
2020 Owner Occupied Housing Units	1,501	12,957	27,786
2020 Renter Occupied Housing Units	1,697	6,555	12,685
2020 Vacant Housing Units	134	884	1,986
2025 Total Housing Units	3,565	22,389	46,384
2025 Owner Occupied Housing Units	1,631	14,046	30,097
2025 Renter Occupied Housing Units	1,794	7,429	14,219
2025 Vacant Housing Units	140	914	2,068

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