

# AVAILABLE SPACE FOR LEASE

## RETAIL SPACE AVAILABLE

Traffic Count:  
±13,500 VPD Mt. Holly-Huntersville Rd.



368,093  
2023 ESTIMATED  
POPULATION



meineke  
car care centers



bp



+/- 1,200-2,400 SF OF  
RETAIL + 2nd GENERATION  
SALON SPACE AVAILABLE

MAJOR MARKET TRAFFIC DRIVERS 342.4K  
YEARLY VISITORS

CONTACT US FOR PRICING

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Mt. Holly-Huntersville Rd.  
13,500 VPD

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13,500 VPD

+/- 1,200-2,400 SF OF RETAIL + 2nd GENERATION SALON SPACE AVAILABLE



FOR LEASE

# CATAWBA VILLAGE - CHARLOTTE, NC (MSA)

## Shopping Center Space for Lease

237 Mt. Holly-Huntersville Rd. | Charlotte, NC 28214

# Site Access

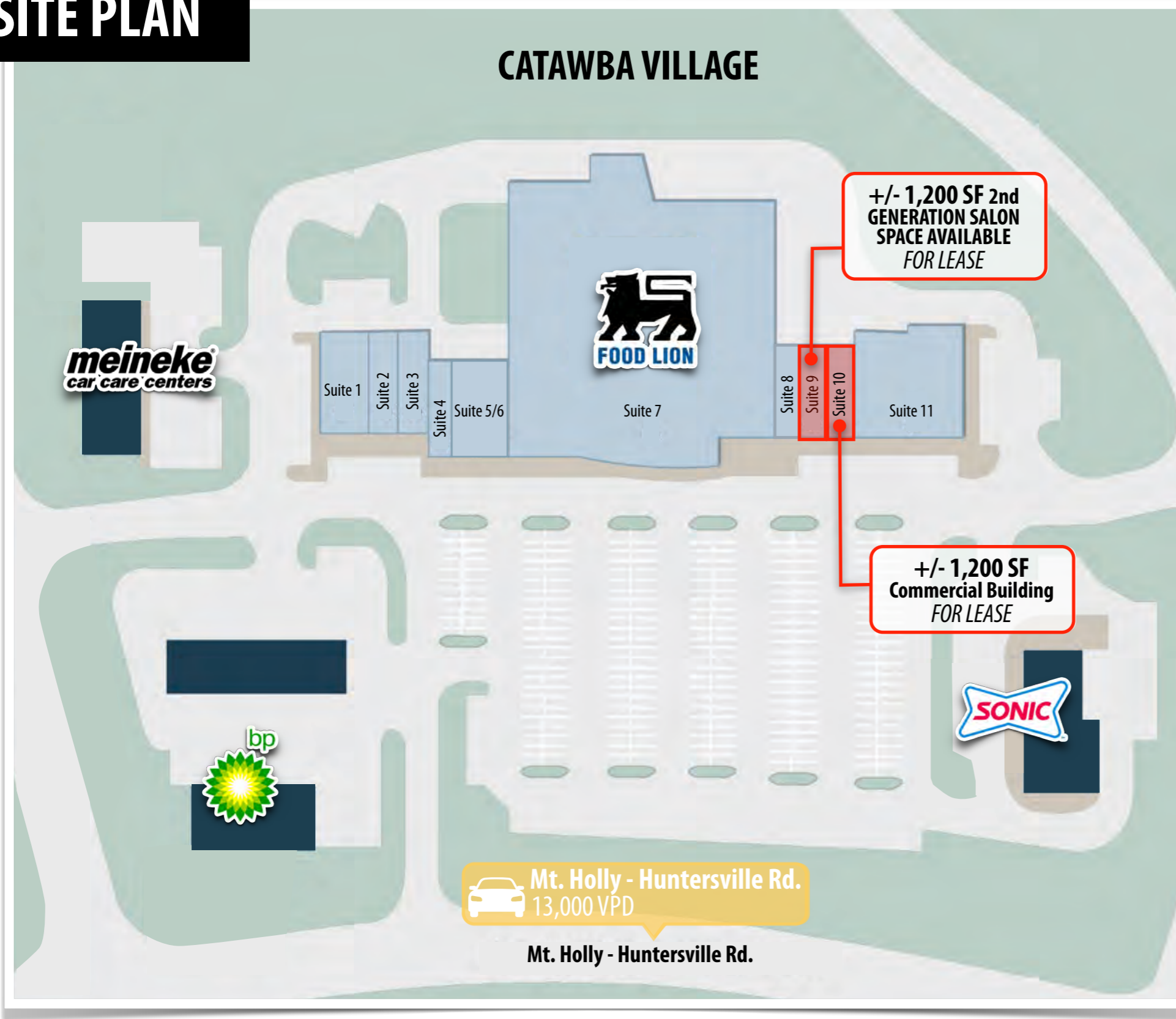


**FOR LEASE**

**CATAWBA VILLAGE - CHARLOTTE, NC (MSA)**  
**Shopping Center Space for Lease**  
237 Mt. Holly-Huntersville Rd. | Charlotte, NC 28214

# SITE PLAN

## CATAWBA VILLAGE



## TENANT ROSTER

SUIT #	TENANT	SIZE
1	Tabacco	2,765 SF
2	Bamboo Garden	1,400 SF
3	Complete Rehab	1,400 SF
4	Perfections Barbershop	1,218 SF
5/6	TH Nail Spa	2,418 SF
7	Food Lion	38,274 SF
8	Greenlife Remedies	1,200 SF
9	AVAILABLE (GENERATION SALON SPACE)	1,200 SF
10	AVAILABLE	1,200 SF
11	Fitness Time	5,765 SF

Mt. Holly - Huntersville Rd.  
13,000 VPD

Mt. Holly - Huntersville Rd.

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# Demographic Profile



POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Population	3,829	37,946	88,434	368,093
2028 Projected Population	4,720	42,769	98,844	415,788
Projected Annual Growth 2023 to 2028	891 - (4.7%)	4,823 - (2.5%)	10,410 - (2.4%)	47,695 - (2.6%)

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Households	1,335	14,857	34,857	150,616
2028 Projected Households	1,630	16,596	37,979	170,331

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Median Household Income	\$90,177	\$82,607	\$77,215	\$80,904

BUSINESSES	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Total Businesses	138	1,175	3,006	19,431
2023 Estimated Total Employees	549	7,227	22,395	205,797

## MAJOR EMPLOYERS IN CHARLOTTE, NC

Wells Fargo	Bank of America
Amazon	Deloitte
Walmart	Atrium Health
Accenture	Cognizant Tech
Duke Energy	Passport

10 Mile Radius



**\$80,904**

**MEDIAN HH INCOME**



**368,093**

**POPULATION**



**150,616**

**HOUSEHOLDS**



**2.6%**

**UNEMPLOYMENT RATE**



**299,389**

**LABOR FORCE**  
*Applied Geographic Solutions*



**19,431**

**SURROUNDING BUSINESSES**

# Overview

DOWNTOWN  
**CHARLOTTE**  
10 MILES FROM PROPERTY



## PROPERTY HIGHLIGHTS

- **Strong Opportunity just off of I-485 for QSR, Medical, & Retail**
- **Site is positioned directly on Mt. Holly Rd (Hwy 27), which serves as a main thoroughfare in and out of central Charlotte.**
- Over \$90K average household income in 1 mile radius.
- Population of over 368,093 in (10) mile radius.
- The area has seen a 8.1% residential growth rate since 2010 and 27.2% since 2000 - **Mount Holly has seen a population increase of 18.2% since 2010 and 67.7% increase since 2000**
- **Positioned 16 miles from Downtown Charlotte** and just 13 minutes away from Charlotte Douglas International Airport.
- **Charlotte, North Carolina, stands as the state's largest city and ranks as the second largest banking center in the United States.** Renowned as a major U.S. financial hub, it holds the distinction of having the third highest banking assets, trailing only New York and San Francisco.
- **Charlotte, the 17th largest city in the United States with a population of 880,000, serves as the largest city in the region.** It has evolved into a pivotal financial, distribution, and transportation hub for the entire urban area. Furthermore, Charlotte has established itself as a prominent wholesale center, boasting the highest per capita sales in the United States.

**+/- 1,200 SF Available for Lease**  
**Anchored by Food Lion**  
**5 minutes from I-485**  
**Ample parking**

## TRAFFIC COUNTS

Mt. Holly Rd - 19,500 VPD  
Mt. Holly-Huntersville Rd - 13,500 VPD



**MAJOR MARKET TRAFFIC DRIVERS** 342.4K  
YEARLY VISITORS



**368,093**  
2023 ESTIMATED  
POPULATION



# PHOTOGRAPHY







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