

# ROSEDALE SHOPPING CENTER

9925 ROSE COMMONS ROAD | HUNTERSVILLE, NC 28078

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

119,547 SF

### Availability

2 Suites | 5,715 SF

### Parking Spaces

452

### Overview

- Anchored by Harris Teeter
- Conveniently located immediately off I-77 on Exit 23 (92,500 AADT)
- Situated directly across Gilead Rd from Novant Health Huntersville (139 beds)
- Excellent accessibility including signalized full access to Gilead Rd
- Attractive mix of national, regional and specialty coteranancy

## Tenant Mix



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## Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	7,056	7,352	2,978	\$115,133	\$91,413



For more information, contact: Matthew Vender | 980.372.6952 | [mvender@performproperties.com](mailto:mvender@performproperties.com)

Updated May 2025

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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
31	AVAILABLE	3,792
13	AVAILABLE	1,923
10	HARRIS TEETER	46,750
32	CVS	10,125
21	NEOTERIC BREWING	4,660
23	KILLINGTON'S RESTAURANT & PUB	4,505
28	CAROLINAS HEALTHCARE URGENT CARE	4,349
22	7-ELEVEN	4,000
11	KID TO KID	3,940
20	MASTER KANG'S GOLDEN TAEKWONDO SCHOOL	3,920
12	MUSIC & ARTS CENTER	2,427
6	GOLFTEC	2,400
3	SALADWORKS	2,373
14B	POWERS VETERINARY CARE OF NC	2,242
18	SHEAR EXCELLENCE	2,186
33	SABOR LATIN STREET CAFÉ	2,175
24	FUSION 108	1,887
34	NAILS UP	1,825
1	TREK BICYCLE	1,685
2	SUSHI STAR	1,655
27	SMASHBURGER	1,600
26	BATTERIES PLUS BULBS	1,600
30	DOMINO'S	1,327
14A	9ROUND	1,270
14C	STEPHEN COOLEY REAL ESTATE	1,218
25	TCBY TREATS	1,200
5	WOOF GANG BAKERY & GROOMING	1,200
4	GREAT CLIPS	1,200
NAP 1	SHELL	

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## Get in Touch with Us

### Leasing

Matthew Vender

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### Pop-up & Short-term Leasing

MyShop by ShopCore

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### Property Management

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