9925 ROSE COMMONS ROAD | HUNTERSVILLE, NC 28078



Property Details

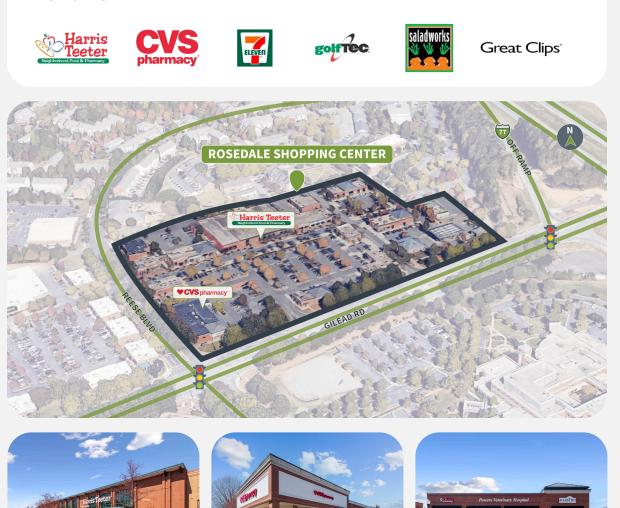
Owned GLA 119,547 SF Availability 1 Suite | 3,792 SF

Parking Spaces

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 cotenancy

Tenant Mix



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Demographics

Source: Creditntell, 2024. View more demographics *here*

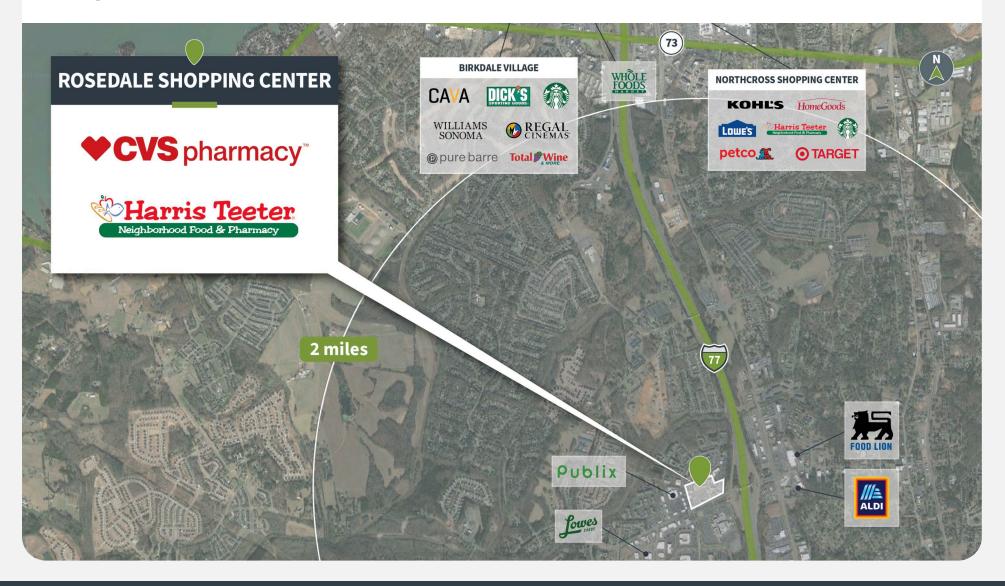
| | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|---------------------------|------------|----------------|----------------|
| 1 MILE | 7,056 | 7,352 | 2,978 | \$115,133 | \$91,413 |
| 3 MILES | 54,015 | 50,508 | 20,481 | \$128,905 | \$107,552 |
| 5 MILES | 107,851 | 101,527 | 42,746 | \$118,358 | \$98,071 |



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Competition Aerial



For more information, contact: Matthew Vender | 215.330.4220 | mvender@shopcore.com

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Site Plan



| Suite | Tenant | GLA (SF) |
|-------|--|----------|
| 31 | AVAILABLE | 3,792 |
| 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 |
| 13 | DUCK DONUTS | 1,923 |
| 24 | FUSION 108 | 1,887 |
| 34 | NAILS UP | 1,825 |
| 1 | TREK BICYCLE STORE OF CHARLOTT | 1,685 |
| 2 | SUSHI STAR | 1,655 |
| 27 | GINGER & SOY SAUCE | 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

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