

# ROSEDALE SHOPPING CENTER

9925 ROSE COMMONS ROAD | HUNTERSVILLE, NC 28078



## Property Details

### Owned GLA

119,547 SF

### Availability

1 Suite | 3,792 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 coterancy

## Tenant Mix



Great Clips®



# ROSEDALE SHOPPING CENTER

9925 ROSE COMMONS ROAD | HUNTERSVILLE, NC 28078



## Demographics

Source: Creditintell, 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



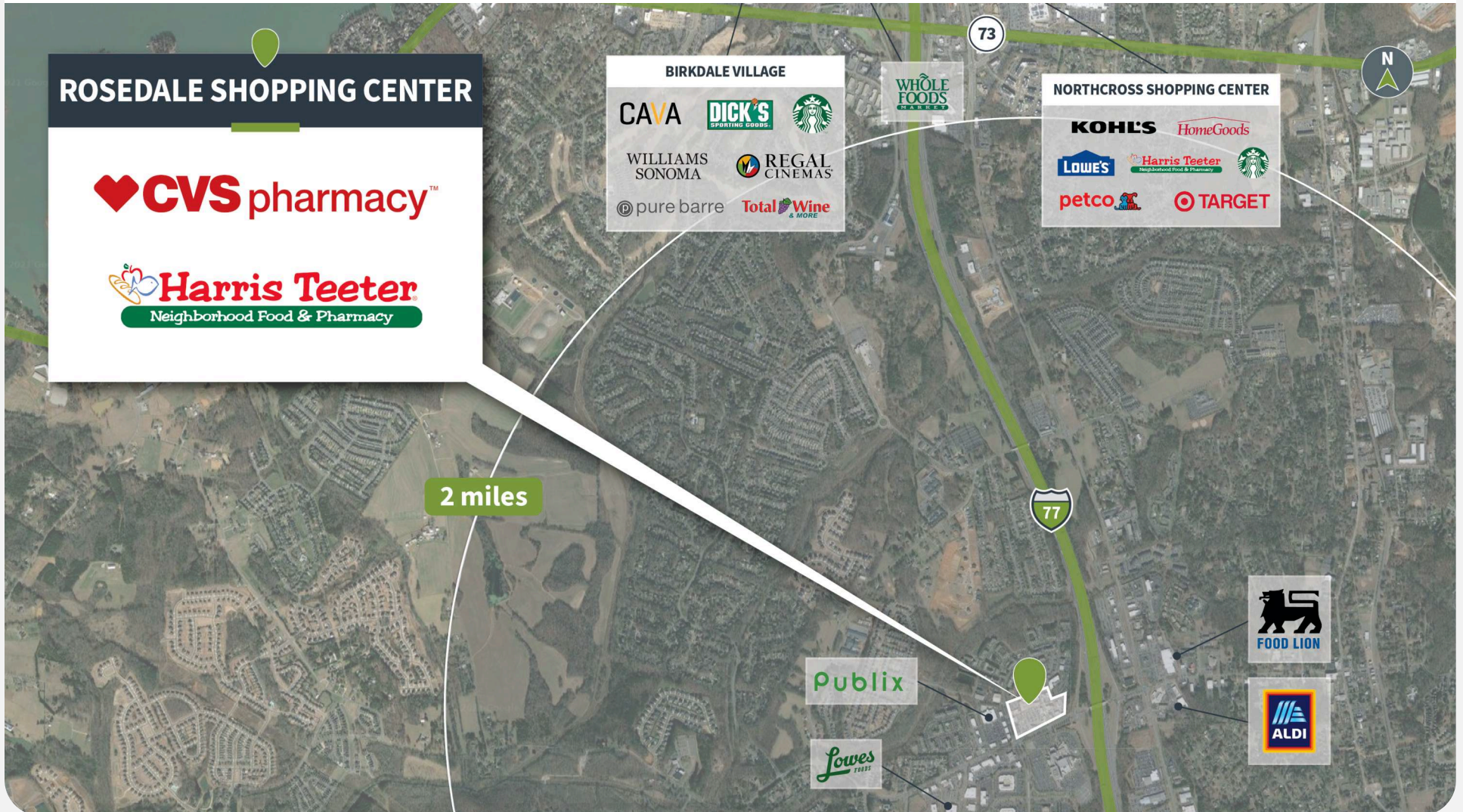


# ROSEDALE SHOPPING CENTER

9925 ROSE COMMONS ROAD | HUNTERSVILLE, NC 28078



## Competition Aerial

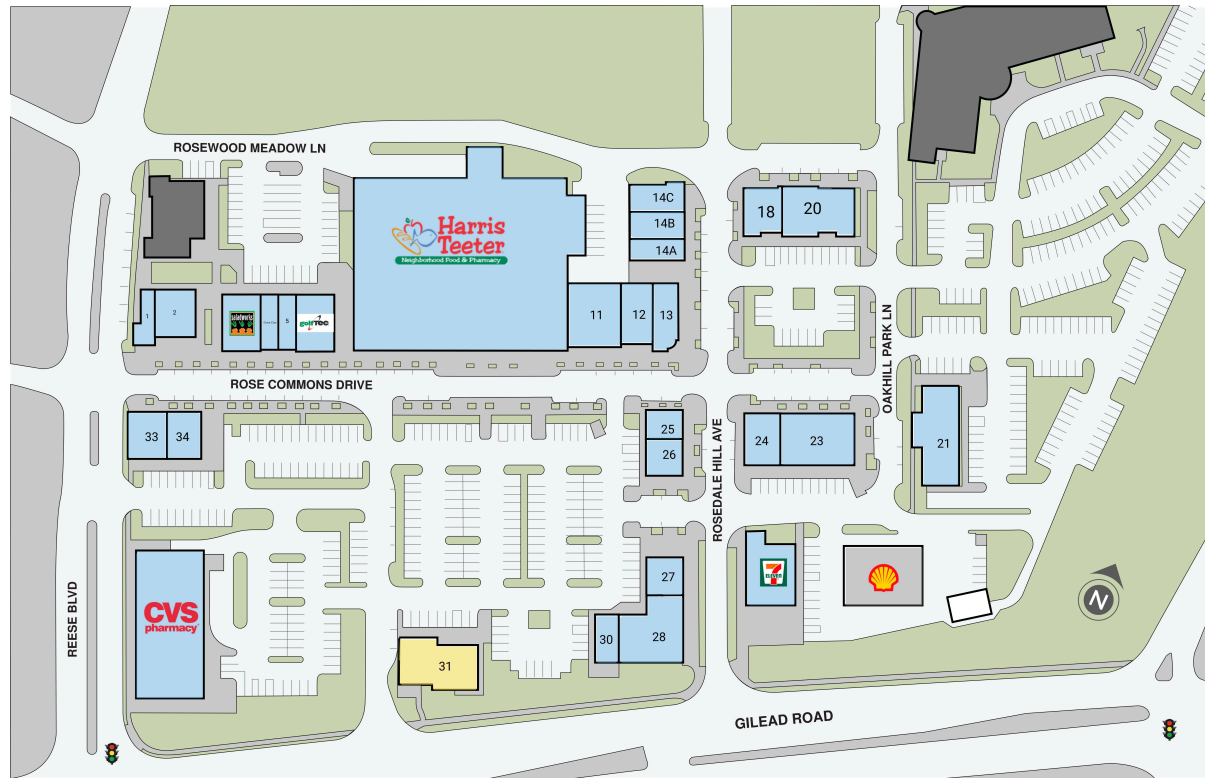


# ROSEDALE SHOPPING CENTER

9925 ROSE COMMONS ROAD | HUNTERSVILLE, NC 28078



## Site Plan



Suite	Tenant	GLA (SF)
<b>31</b>	<b>AVAILABLE</b>	<b>3,792</b>
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	



# ROSEDALE SHOPPING CENTER

9925 ROSE COMMONS ROAD | HUNTERSVILLE, NC 28078



## Get in Touch with Us

### Leasing

Matthew Vender

**215.330.4220**

**[mvender@shopcore.com](mailto:mvender@shopcore.com)**

### Pop-up & Short-term Leasing

MyShop by ShopCore

**312.798.5210**

**[myshop@shopcore.com](mailto:myshop@shopcore.com)**

### Property Management

Scott Krumm

**609.678.5011**

**[skrumm@shopcore.com](mailto:skrumm@shopcore.com)**



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about Rosedale Shopping Center at [shopcore.com/property/rosedale-shopping-center](https://shopcore.com/property/rosedale-shopping-center)