

## For Lease - Building II

### ► *Hamptons Professional Center*

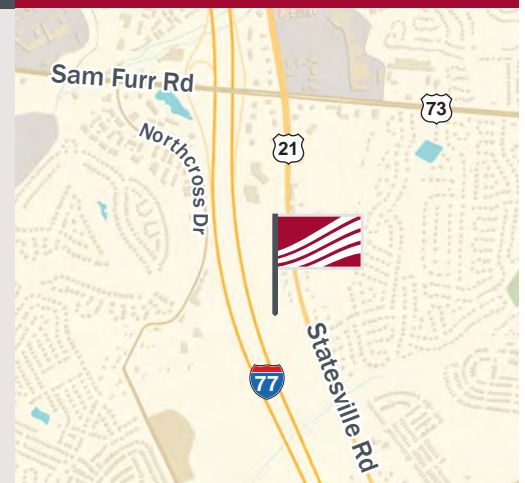
Hampton Park Drive, Huntersville, NC 28078



### Office & Medical Space Available

- 11-acre mixed-use development in Huntersville
- Project anchored by Charlotte Eye Ear Nose & Throat Associates (CEENTA) and Ortho Carolina
- Property is a mix of medical, office and retail users
- Build-to-suit available
- Space available for lease from 2,000 square feet
- Excellent location with great visibility from I-77 and Highway 21
- Easy access via I-77 and Highway 21
- Excellent demographic area, one of Charlotte's fastest growing submarkets
- Very close proximity to Birkdale Village and exit 25 amenities
- Signage available on Highway 21 frontage

### For Lease



### ► **Contacts**

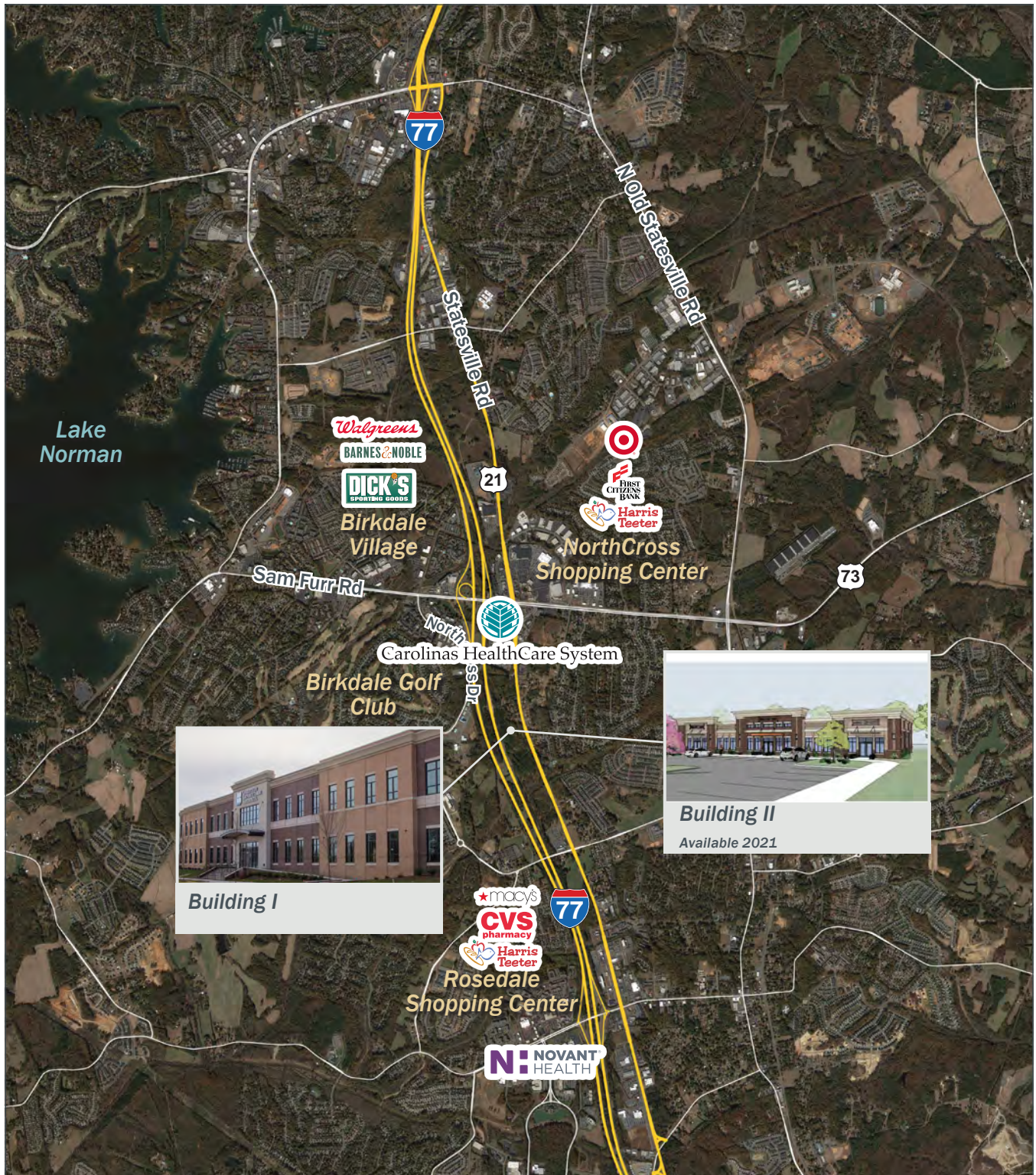
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### Pricing

Call for Pricing

# Aerial

Hamptons Professional Center  
Hampton Park Drive, Huntersville, NC 28078



# Nearby Amenities

Hamptons Professional Center  
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The map displays the area around Northcross Shopping Center and Rosedale Shopping Center. Key roads include Statesville Rd, Sam Furr Rd, Northcross Dr, and Gillead Rd. Lake Norman is visible to the west. Major highways 77 and 21 are also shown. The map highlights three main retail areas: Northcross Retailers, Birkdale Village Retailers, and Rosedale Retailers.

**Northcross Retailers**

- AAA Car Care Center
- AT&T
- First Citizens Bank
- GameStop
- GNC
- Harris Teeter
- Kohl's
- Lowe's
- Marshalls
- Starbucks
- Target

**Birkdale Village Retailers**

- Dick's Sporting Goods
- Barnes & Noble
- Fifth Third Bank
- Brixx Wood Fired Pizza
- Total Wine & More
- Bonefish
- Dressler's
- Zoes Kitchen
- Walgreens
- Regal Cinemas

**Rosedale Retailers**

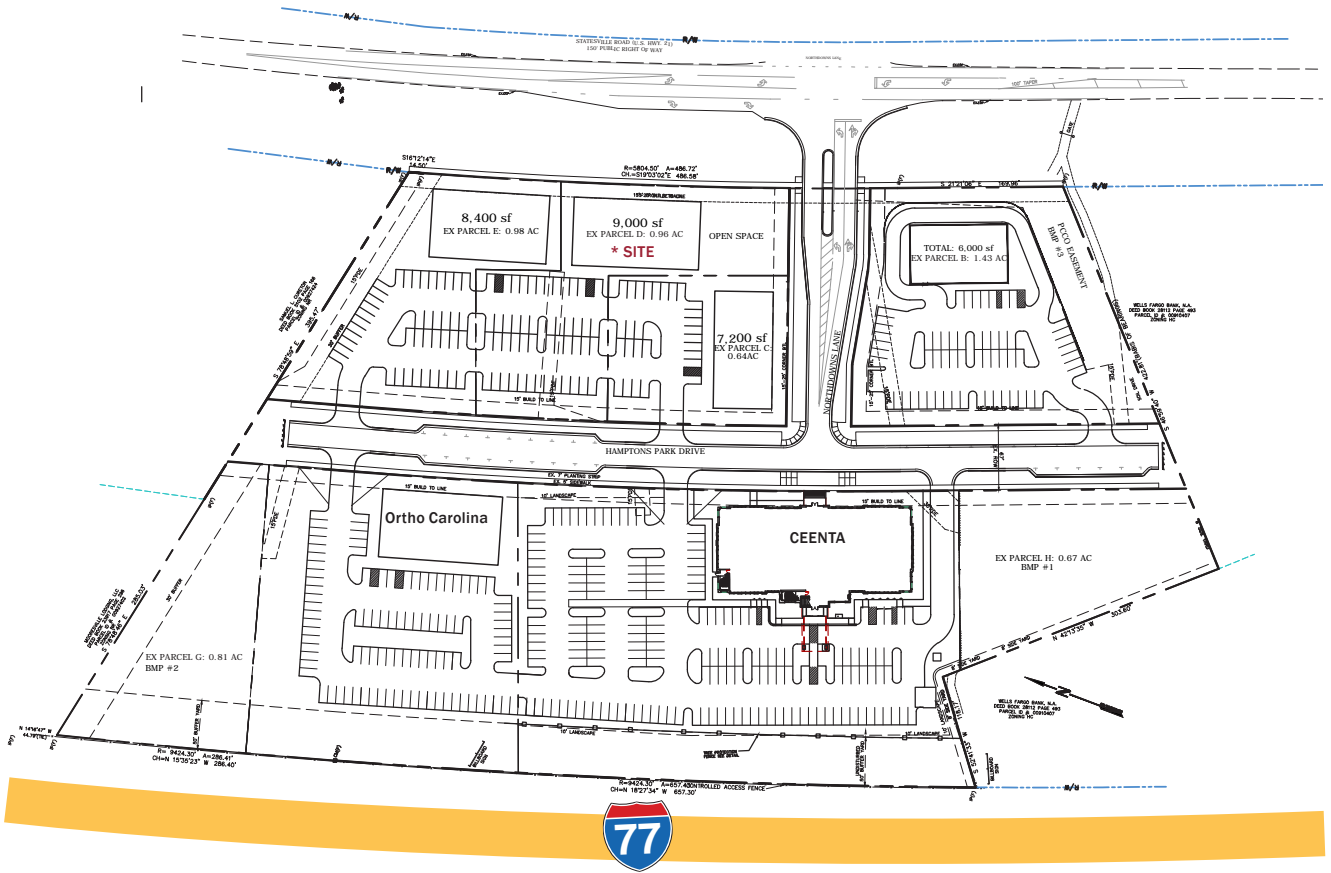
- JC Penneys
- Macy's
- Jos. A. Banks
- Carolinas HealthCare UrgentCare
- Harris Teeter
- CVS Pharmacy
- Ruby Tuesday
- 7 Eleven

Other amenities shown on the map include Carolinas HealthCare System and Novant Health.

# ► Site Plan

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## HAMPTON NEIGHBORHOOD



# ► Site Plan

*Hamptons Professional Center*  
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PREPARED BY:

**GEOSCIENCE  
GROUP**

ILLUSTRATIVE SITE PLAN FOR:

**HAMPTONS PROFESSIONAL  
HUNTERSVILLE,, NORTH CAROLINA**

PREPARED FOR:

**MPV PROPERTIES**

# ▶ Renderings

*Hamptons Professional Center*  
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Front Entrance Rendering



Front & Side Rendering

# ► Demographics

**Hamptons Professional Center**  
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## Executive Summary

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,447	25,758	45,184
2010 Population	6,746	45,832	77,733
2016 Population	7,141	53,997	90,969
2021 Population	7,611	60,618	102,372
2000-2010 Annual Rate	6.95%	5.93%	5.58%
2010-2016 Annual Rate	0.91%	2.66%	2.55%
2016-2021 Annual Rate	1.28%	2.34%	2.39%
2016 Male Population	48.8%	49.0%	49.0%
2016 Female Population	51.2%	51.0%	51.0%
2016 Median Age	35.5	36.2	37.4

In the identified area, the current year population is 90,969. In 2010, the Census count in the area was 77,733. The rate of change since 2010 was 2.55% annually. The five-year projection for the population in the area is 102,372 representing a change of 2.39% annually from 2016 to 2021. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	82.7%	82.5%	82.6%
2016 Black Alone	8.0%	8.7%	8.9%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2016 Asian Alone	5.0%	3.6%	3.2%
2016 Pacific Islander Alone	0.0%	0.1%	0.0%
2016 Other Race	1.7%	2.6%	2.7%
2016 Two or More Races	2.3%	2.3%	2.2%
2016 Hispanic Origin (Any Race)	6.7%	7.8%	7.4%

Persons of Hispanic origin represent 7.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.3 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,225	9,856	17,118
2010 Households	2,342	18,164	30,376
2016 Total Households	2,438	21,264	35,255
2021 Total Households	2,584	23,840	39,598
2000-2010 Annual Rate	6.70%	6.30%	5.90%
2010-2016 Annual Rate	0.64%	2.55%	2.41%
2016-2021 Annual Rate	1.17%	2.31%	2.35%
2016 Average Household Size	2.92	2.53	2.55

The household count in this area has changed from 30,376 in 2010 to 35,255 in the current year, a change of 2.41% annually. The five-year projection of households is 39,598, a change of 2.35% annually from the current year total. Average household size is currently 2.55, compared to 2.52 in the year 2010. The number of families in the current year is 23,392 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

February 16, 2017

# Demographics

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## Executive Summary

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$101,726	\$82,192	\$84,540
2021 Median Household Income	\$110,341	\$89,907	\$93,545
2016-2021 Annual Rate	1.64%	1.81%	2.04%
<b>Average Household Income</b>			
2016 Average Household Income	\$130,606	\$102,109	\$112,156
2021 Average Household Income	\$141,621	\$109,988	\$120,713
2016-2021 Annual Rate	1.63%	1.50%	1.48%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$46,030	\$40,253	\$43,864
2021 Per Capita Income	\$49,634	\$43,285	\$47,046
2016-2021 Annual Rate	1.52%	1.46%	1.41%

### Households by Income

Current median household income is \$84,540 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$93,545 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$112,156 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$120,713 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$43,864 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$47,046 in five years, compared to \$32,025 for all U.S. households

### Housing

2000 Total Housing Units	1,300	10,731	18,683
2000 Owner Occupied Housing Units	957	7,408	13,228
2000 Renter Occupied Housing Units	269	2,448	3,890
2000 Vacant Housing Units	74	875	1,565
2010 Total Housing Units	2,439	19,481	32,881
2010 Owner Occupied Housing Units	1,829	12,968	22,350
2010 Renter Occupied Housing Units	513	5,196	8,026
2010 Vacant Housing Units	97	1,317	2,505
2016 Total Housing Units	2,550	22,684	37,943
2016 Owner Occupied Housing Units	1,842	14,491	24,930
2016 Renter Occupied Housing Units	597	6,773	10,325
2016 Vacant Housing Units	112	1,420	2,688
2021 Total Housing Units	2,701	25,316	42,393
2021 Owner Occupied Housing Units	1,958	16,227	28,042
2021 Renter Occupied Housing Units	626	7,613	11,556
2021 Vacant Housing Units	117	1,476	2,795

Currently, 65.7% of the 37,943 housing units in the area are owner occupied; 27.2%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 32,881 housing units in the area - 68.0% owner occupied, 24.4% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 6.57%. Median home value in the area is \$271,987, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.61% annually to \$280,331.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

February 16, 2017



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