

## For Lease - Building II

### ▶ *Hamptons Professional Center*

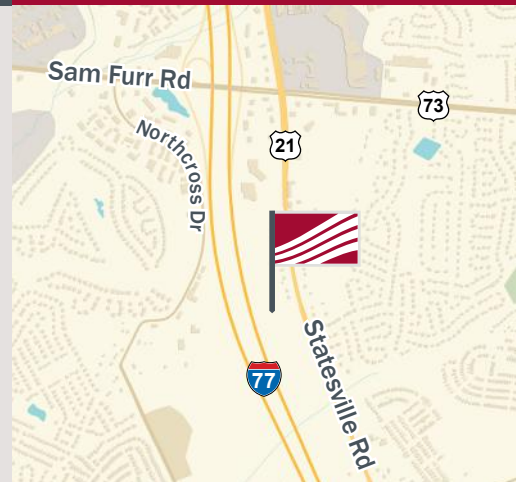
Hampton Park Drive, Huntersville, NC 28078



### 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**

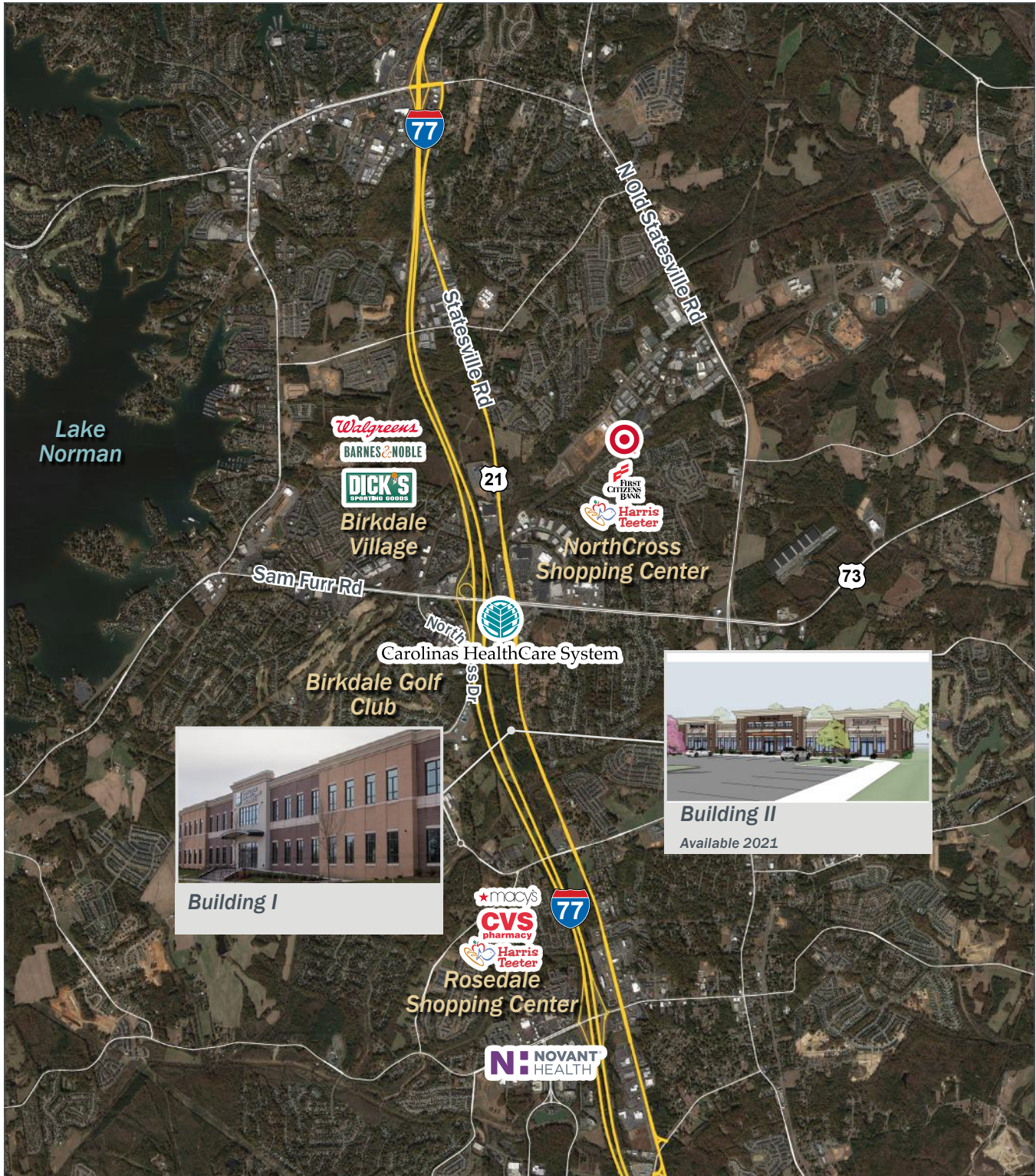
**Mark Newell**  
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### Pricing

Call for Pricing

► **Aerial**

**Hamptons Professional Center**  
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# Nearby Amenities

Hamptons Professional Center  
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**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

**Northcross Retailers**

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

**Rosedale Retailers**

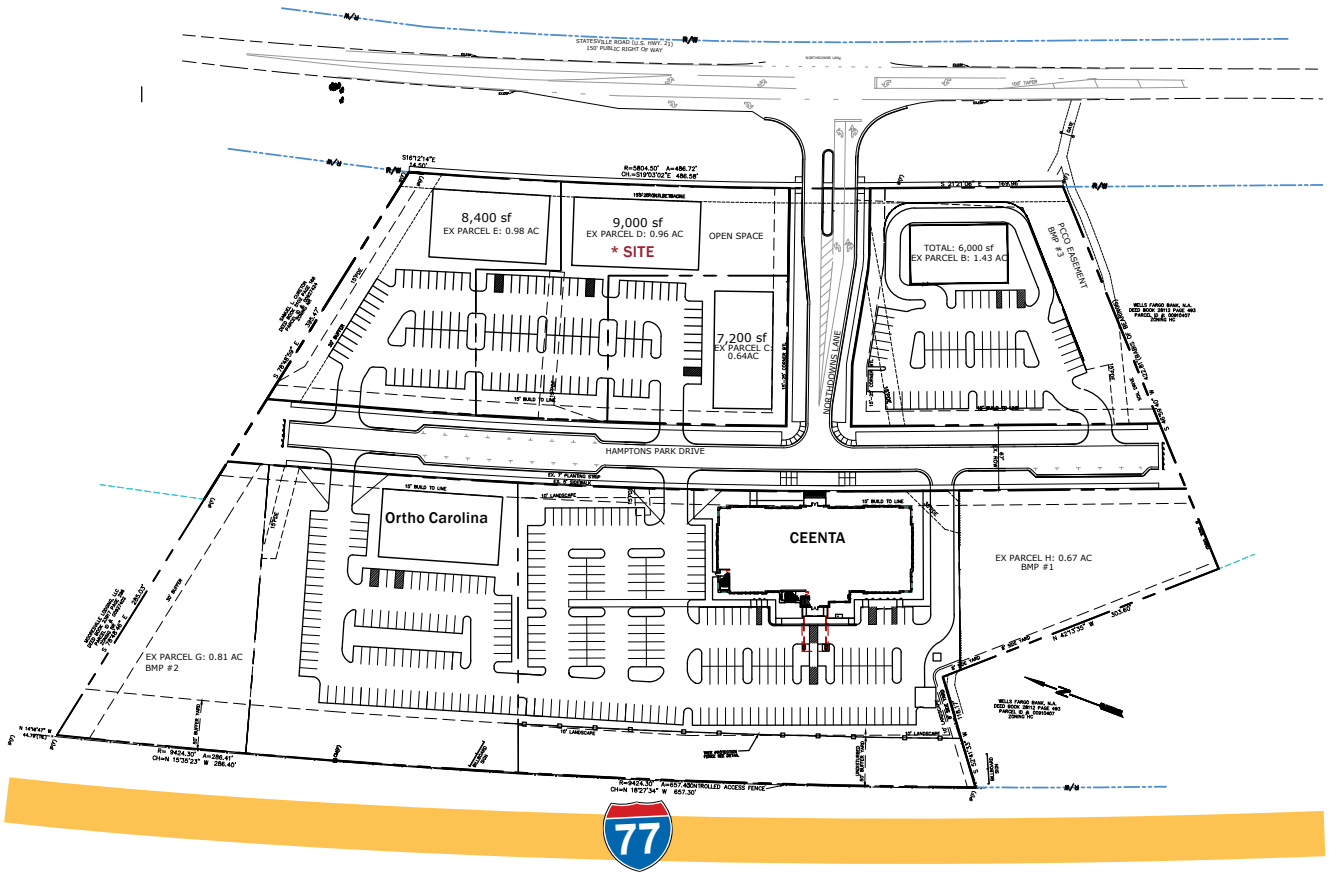
- JC Penneys
- Macy's
- Jos. A. Banks
- Carolinas HealthCare UrgentCare
- Harris Teeter
- CVS Pharmacy
- Ruby Tuesday
- 7 Eleven

**Other Amenities:** Carolinas HealthCare System, Novant Health

# ► Site Plan

Hamptons Professional Center  
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## HAMPTON NEIGHBORHOOD



# ► Site Plan

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PREPARED BY:



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

# ► Construction Photos

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# ► Demographics

**Hamptons Professional Center**  
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## Executive Summary

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	7,030	46,414	78,364
2020 Population	8,416	57,540	101,726
2022 Population	8,474	58,679	106,215
2027 Population	8,569	60,364	110,007
2010-2020 Annual Rate	1.82%	2.17%	2.64%
2020-2022 Annual Rate	0.31%	0.87%	1.94%
2022-2027 Annual Rate	0.22%	0.57%	0.70%
2022 Male Population	48.6%	49.0%	49.1%
2022 Female Population	51.4%	51.0%	50.9%
2022 Median Age	36.0	37.1	38.4

In the identified area, the current year population is 106,215. In 2020, the Census count in the area was 101,726. The rate of change since 2020 was 1.94% annually. The five-year projection for the population in the area is 110,007 representing a change of 0.70% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 38.4, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	75.6%	74.5%	74.7%
2022 Black Alone	8.8%	9.3%	10.0%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2022 Asian Alone	5.1%	3.8%	3.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.1%	4.1%	3.8%
2022 Two or More Races	7.3%	8.0%	7.6%
2022 Hispanic Origin (Any Race)	7.8%	9.5%	8.7%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 19.0% 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 51.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	162	132	154
2010 Households	2,473	18,403	30,605
2020 Households	3,075	22,842	40,335
2022 Households	3,103	23,379	42,094
2027 Households	3,155	24,078	43,703
2010-2020 Annual Rate	2.20%	2.18%	2.80%
2020-2022 Annual Rate	0.40%	1.04%	1.92%
2022-2027 Annual Rate	0.33%	0.59%	0.75%
2022 Average Household Size	2.71	2.50	2.50

The household count in this area has changed from 40,335 in 2020 to 42,094 in the current year, a change of 1.92% annually. The five-year projection of households is 43,703, a change of 0.75% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2020. The number of families in the current year is 27,790 in the specified area.



# Demographics

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## Executive Summary

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	17.4%	17.7%	18.1%
<b>Median Household Income</b>			
2022 Median Household Income	\$127,700	\$104,312	\$107,279
2027 Median Household Income	\$168,547	\$114,922	\$119,705
2022-2027 Annual Rate	5.71%	1.96%	2.22%
<b>Average Household Income</b>			
2022 Average Household Income	\$172,282	\$138,708	\$150,119
2027 Average Household Income	\$212,331	\$164,184	\$175,176
2022-2027 Annual Rate	4.27%	3.43%	3.14%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$63,801	\$54,542	\$59,613
2027 Per Capita Income	\$78,980	\$64,637	\$69,732
2022-2027 Annual Rate	4.36%	3.45%	3.19%

### Households by Income

Current median household income is \$107,279 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$119,705 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$150,119 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$175,176 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$59,613 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$69,732 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	138	136	133
2010 Total Housing Units	2,596	19,758	33,122
2010 Owner Occupied Housing Units	1,947	13,244	22,552
2010 Renter Occupied Housing Units	525	5,159	8,053
2010 Vacant Housing Units	123	1,355	2,517
2020 Total Housing Units	3,191	23,974	42,589
2020 Vacant Housing Units	116	1,132	2,254
2022 Total Housing Units	3,189	24,338	44,093
2022 Owner Occupied Housing Units	2,164	16,095	29,909
2022 Renter Occupied Housing Units	939	7,284	12,185
2022 Vacant Housing Units	86	959	1,999
2027 Total Housing Units	3,292	25,465	46,507
2027 Owner Occupied Housing Units	2,235	16,744	31,296
2027 Renter Occupied Housing Units	920	7,334	12,407
2027 Vacant Housing Units	137	1,387	2,804

Currently, 67.8% of the 44,093 housing units in the area are owner occupied; 27.6%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 42,589 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.55%. Median home value in the area is \$368,692, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.57% annually to \$398,580.

For complete property listings, visit [www.mpvre.com](http://www.mpvre.com).



2400 South Boulevard, Suite 300 Charlotte, NC 28203 [mpvre.com](http://mpvre.com)