

VERMILLION VILLAGE

404 North Church Street
Huntersville, NC 28078

Retail Space For Lease



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Property Overview

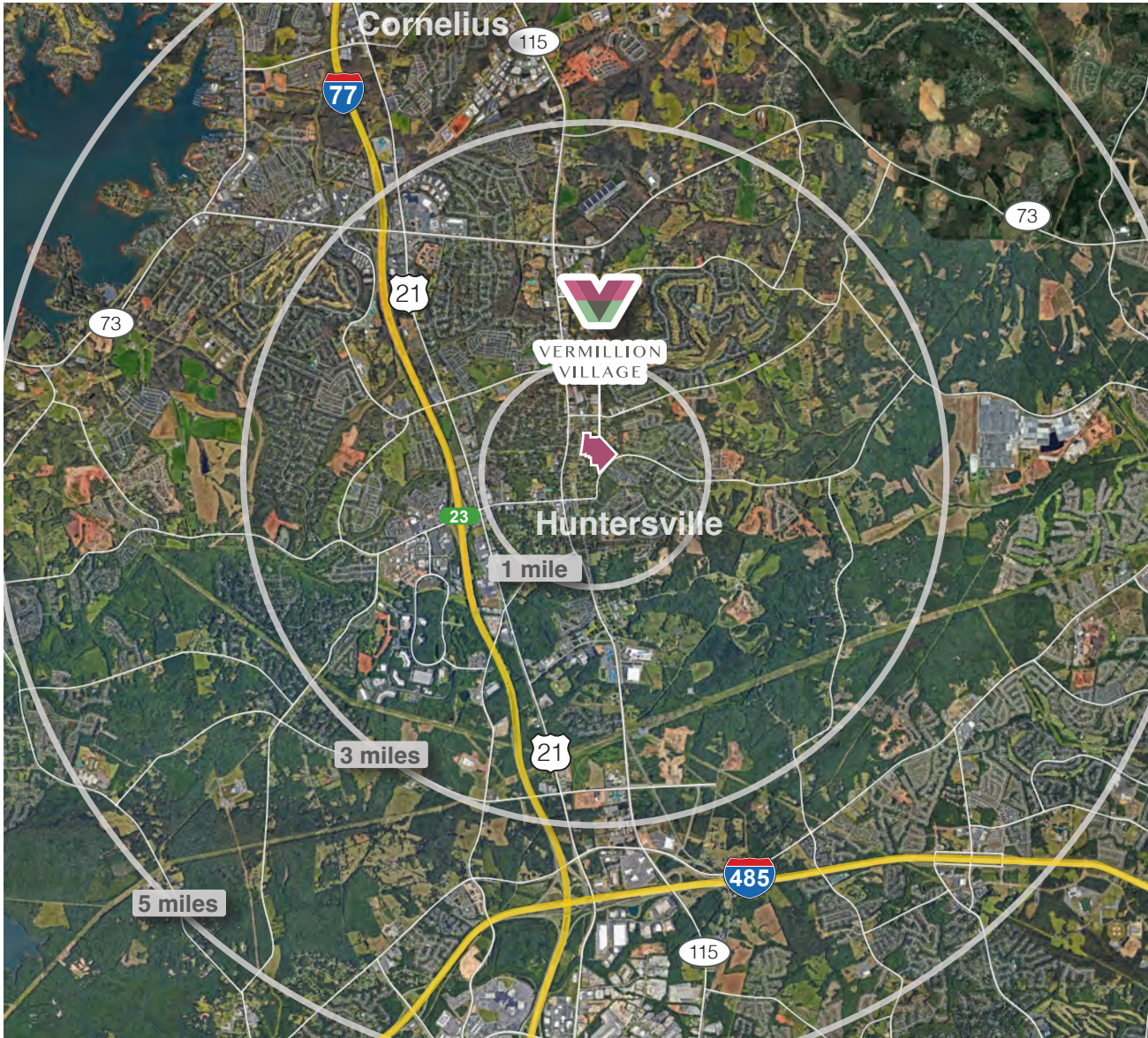
Property Specifications

| | |
|----------------|---|
| Address | 404 North Church Street Huntersville, NC 28078 |
| Property Type | Retail |
| # of Buildings | Bldg 1: 20,000 SF (2 levels) Bldg 2: 20,000 SF (2 levels) Bldg 3: 14,000 SF (1 level) |
| Delivering | Summer 2025 |
| County | Mecklenburg |
| Access | Huntersville-Concord Rd & North Church Street |
| Location | Downtown Huntersville |
| Signage | Building |

Demographics

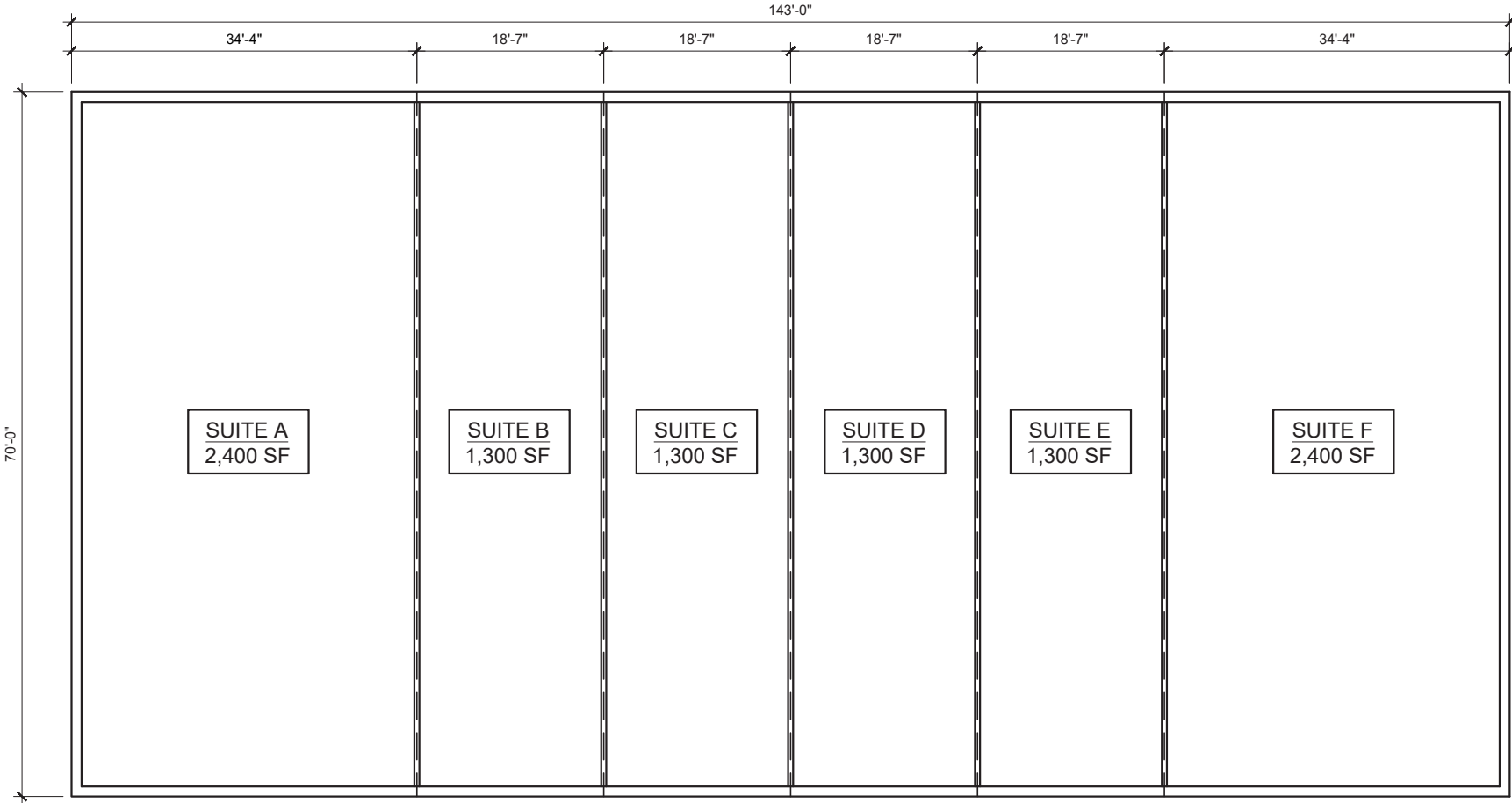
| | 1 mile | 3 mile | 5 mile |
|----------------|-----------|-----------|-----------|
| Population | 9,096 | 44,419 | 125,435 |
| Growth Rate | 0.38% | 2.22% | 2.00% |
| Avg. HH Income | \$145,280 | \$147,671 | \$143,603 |

Source: Esri® 2023



Property Overview

First Floor Layout Bldgs 1 & 2



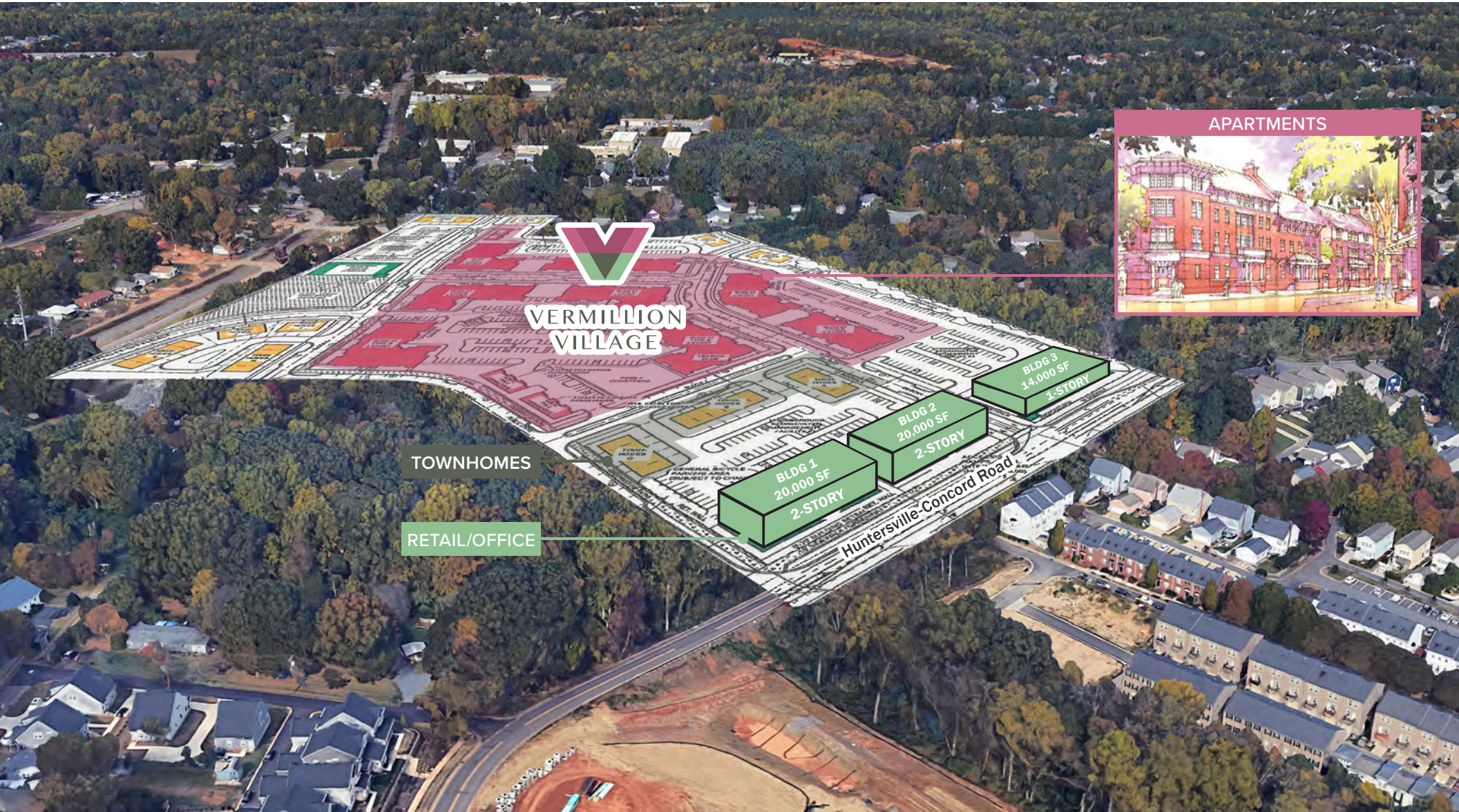
Property Overview



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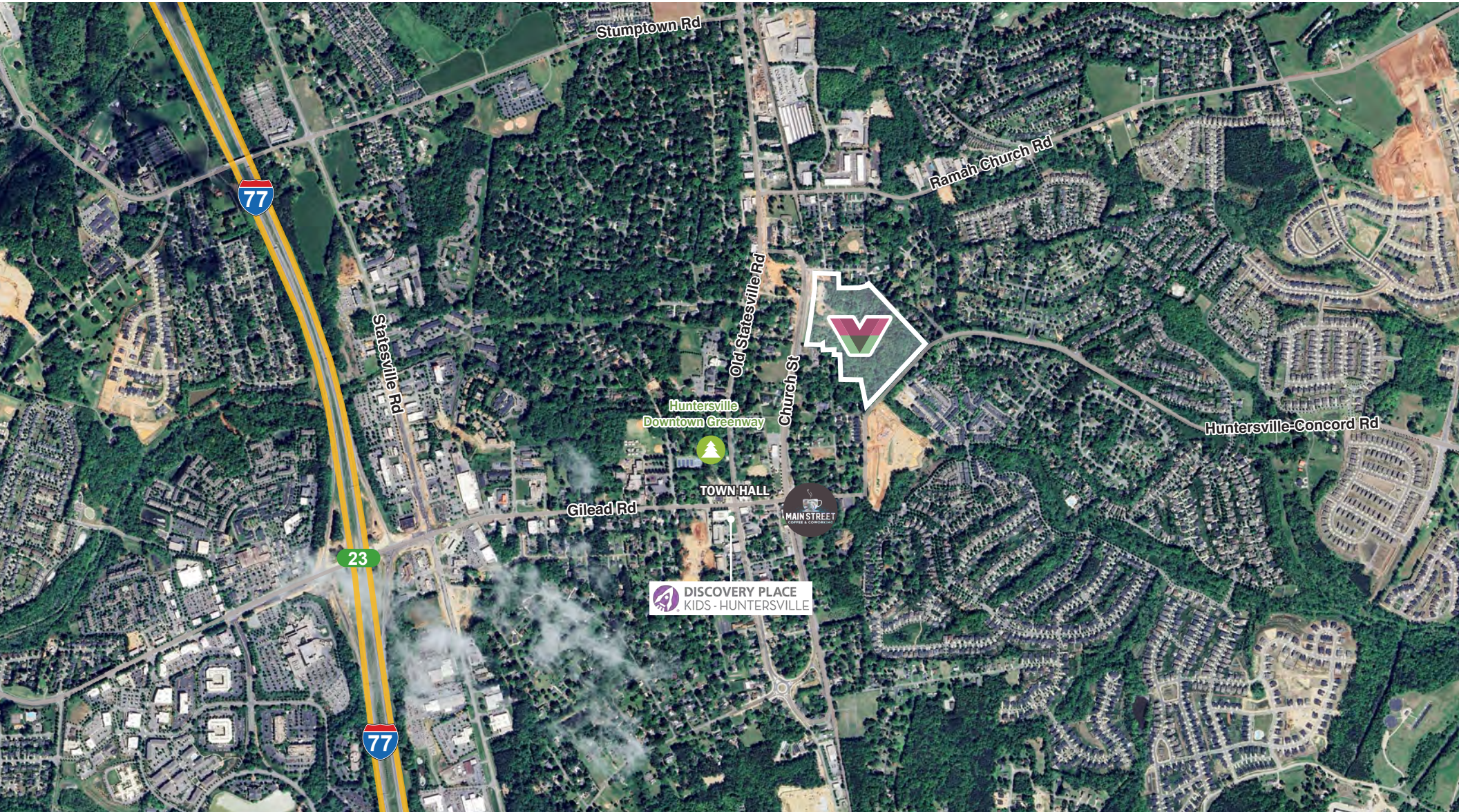
Property Overview



Market Overview



Market Overview



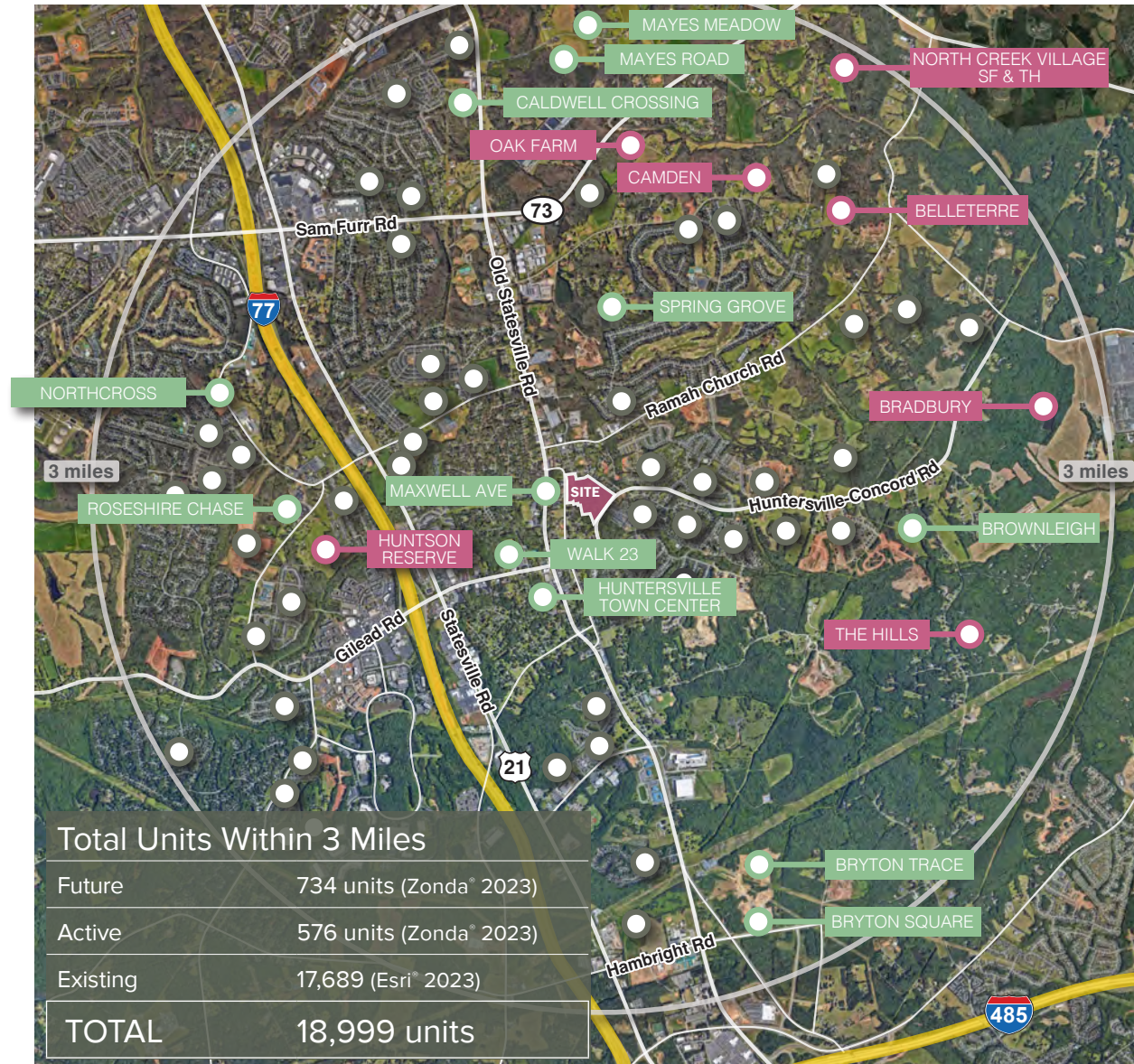
Market Overview

3 Mile Residential Report

Key: ● Existing ● Under Development ● Future

Source: Zonda® 2023

| Development Activity | Units |
|--|-------|
| Oak Farm SF | 61 |
| Camden SF | 42 |
| Belleterre SF | 18 |
| North Creek Village SF & TH | 268 |
| Brownleigh Subdivision SF <i>Future</i> | 54 |
| Hills SF | 93 |
| Huntersville Town Center SF & TH <i>Future</i> | 52 |
| Walk 23 TH <i>Future</i> | 29 |
| Maxwell Ave TH <i>Future</i> | 35 |
| Huntson Reserve SF | 94 |
| Roseshire Chase SF <i>Future</i> | 36 |
| Bryton Trace SF <i>Future</i> | 73 |
| Bryton Square TH <i>Future</i> | 25 |
| Mayes Road Subdivision SF <i>Future</i> | 81 |
| Mayes Meadow SF <i>Future</i> | 160 |
| Caldwell Crossing TH <i>Future</i> | 35 |
| Northcross SF <i>Future</i> | 30 |
| Spring Grove SF <i>Future</i> | 124 |



Market Overview

Downtown Huntersville

HUNTERSVILLE-CONCORD RD & HWY 115

Huntersville is a suburb of Charlotte with a population of 63,035 (2022).

Incorporated in 1873, Huntersville has grown from a small mill town, to a new, dynamic area combining retail and residential areas with historic cultural attractions.

Home to diverse attractions and entertainment, shopping, NASCAR and natural parks, Huntersville has something for everyone!

Source: <https://www.visitlakenorman.org>



Market Overview

Downtown Huntersville

Slice House Pizza



Craft Works

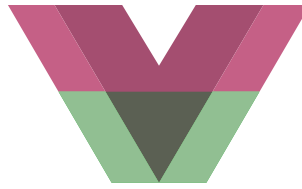


Huntersville Town Hall



Residential





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