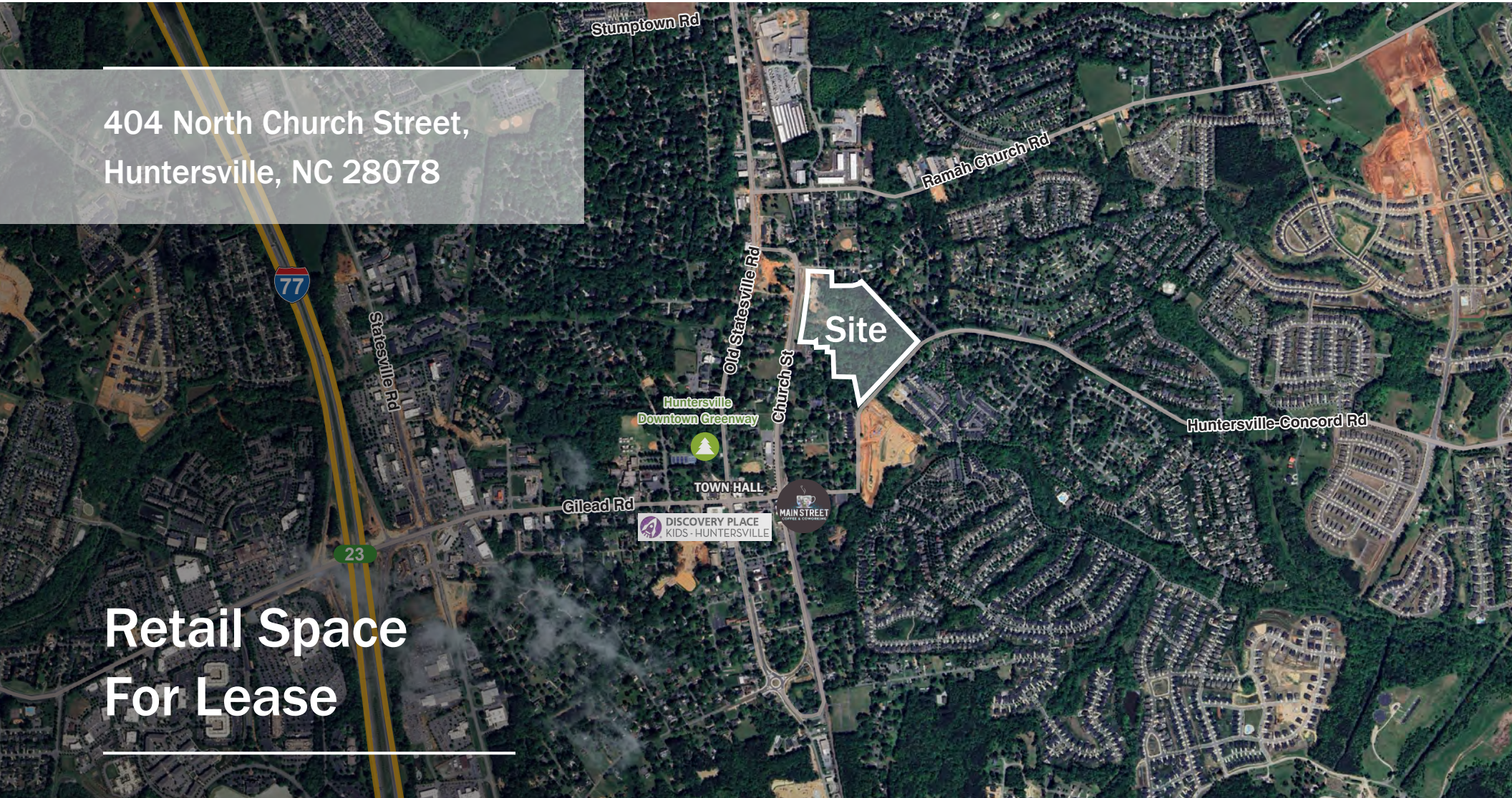


# Vermillion Village



404 North Church Street,  
Huntersville, NC 28078

Retail Space  
For Lease



Joey Morganthall  
Director of Retail

(704) 367 5007  
jmorganthall@mpvre.com

Robbie Adams  
Director of Retail

(704) 248 2108  
radams@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)



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### Contact

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# Property Overview

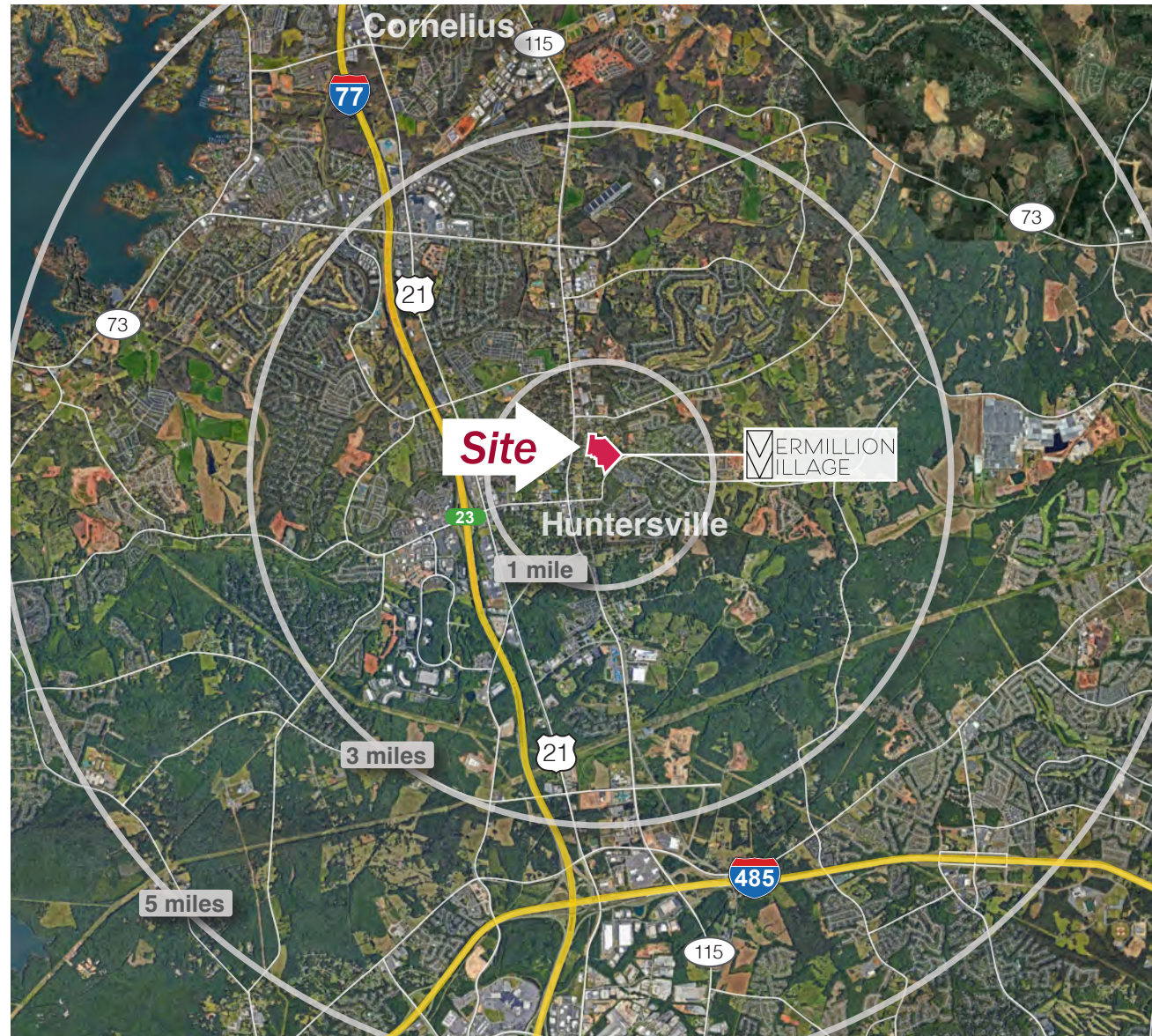
## Property Specifications

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	Q4 2024
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

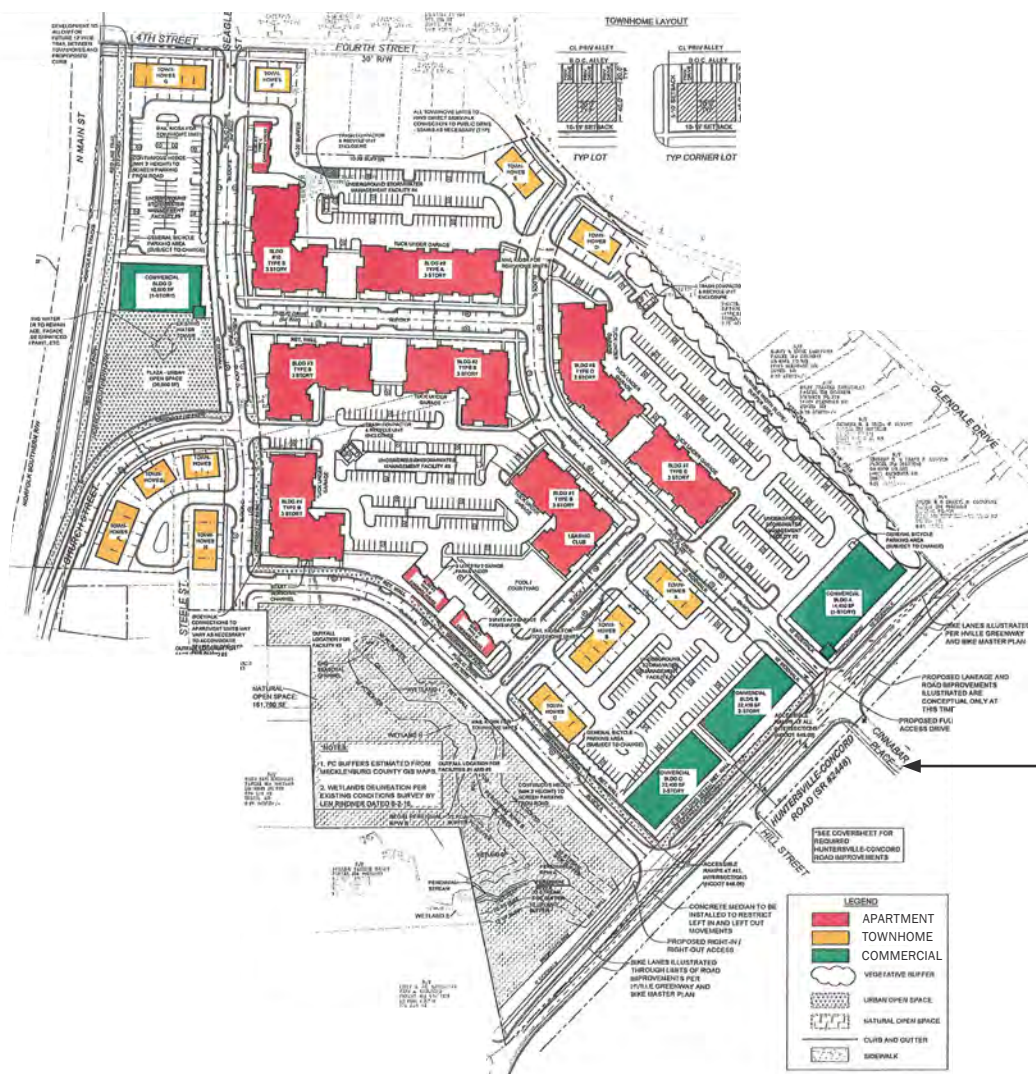
Source: Esri® 2023





# Property Overview

## Site Plan



### HIGHLIGHTS

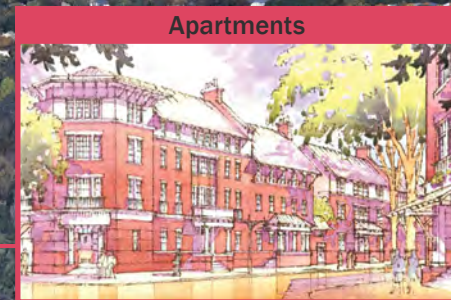
- Bldg 1: 20,000 SF (2 levels)
- Bldg 2: 20,000 SF (2 levels)
- Bldg 3: 14,000 SF (1 level)

Delivering Q4 of 2024

Located in downtown Huntersville, NC

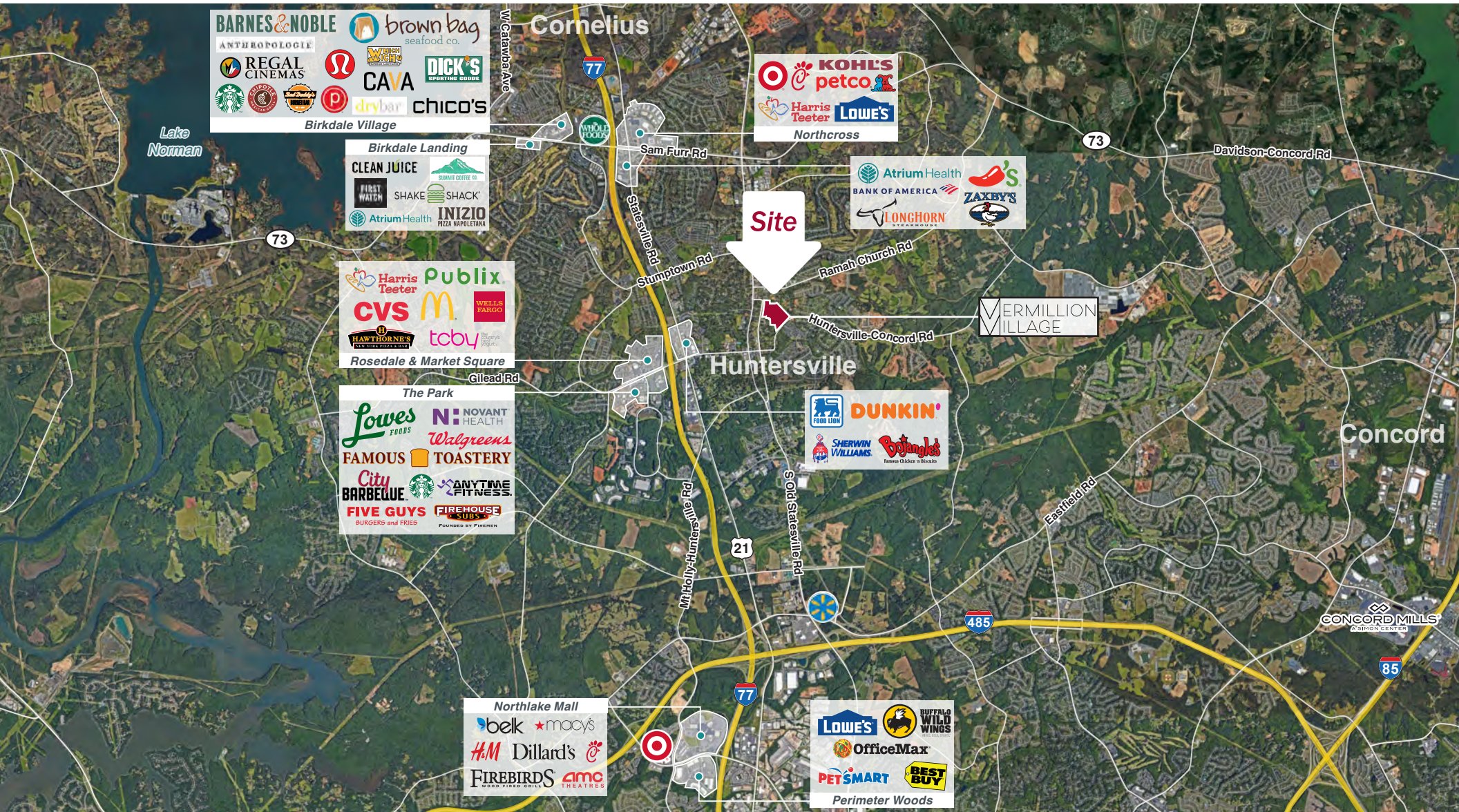


# Property Overview





# Market Overview





# Market Overview

7

## 3 Mile Residential Report

Key:  Existing  Under Development  Future

Source: Zonda® 2023

### Development Activity

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





# About Huntersville

## 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. 704-992-6099

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

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





# About Huntersville

## Downtown Huntersville

Slice House Pizza



Craft Works



Huntersville Town Hall



Residential







Office | Medical | Industrial | Retail | Land | Investment

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