

# River's Edge Station

MT. HOLLY-HUNTERSVILLE ROAD, CHARLOTTE, NC 28216



Retail

FOR

Sale or Lease

SIZE

40,000 SF

PRICE

Call for Pricing



## Overview

River's Edge Station features retail, office and medical office space with direct access to Riverbend Village and a fully signalized intersection to Mt. Holly-Huntersville Road

Construction to begin 1st quarter of 2024 with a Q1 2025 delivery

Walking distance to Riverbend Village with Corning (700 employees), Harris Teeter, and 105 townhomes and 288 apartments

Located less than 1 mile from I-485 and Hwy 16 (Brookshire Blvd)

## Retail, Office, Medical Space & Daycare Site For Sale or For Lease



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## Property Overview

### Demographics

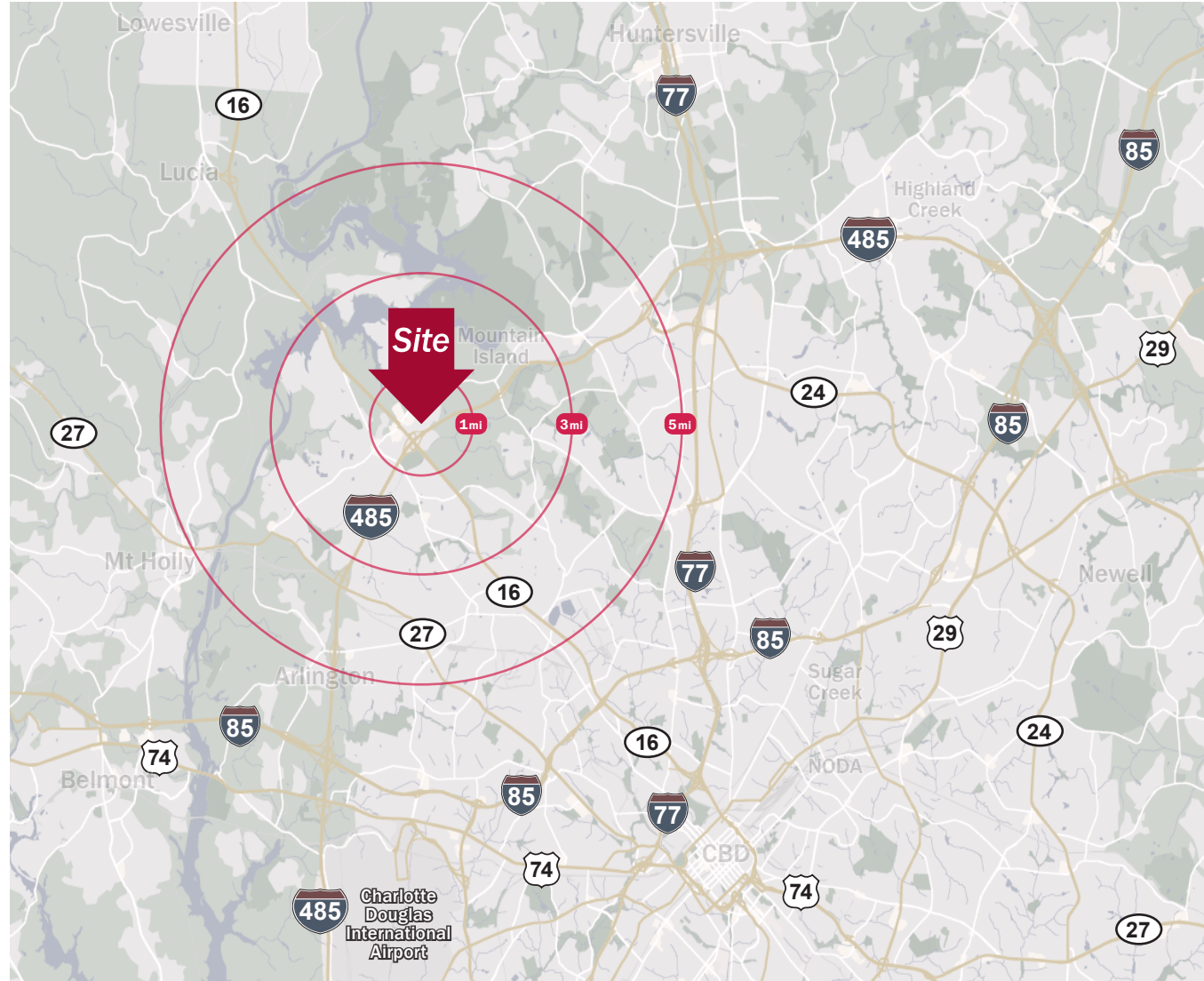
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	4,915	35,624	99,798
Growth Rate	7.22%	2.50%	1.60%
Avg. HH Income	\$148,151	\$117,116	\$100,487

### Traffic Count

Source: NCDOT

	AADT
Brookshire Blvd	44,500 (2022)
Mt Holly-Huntersville Rd	12,500 (2022)



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## Market Aerial



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Renderings



*VIEW FROM PARKING LOT*



*VIEW FROM PARKING LOT*



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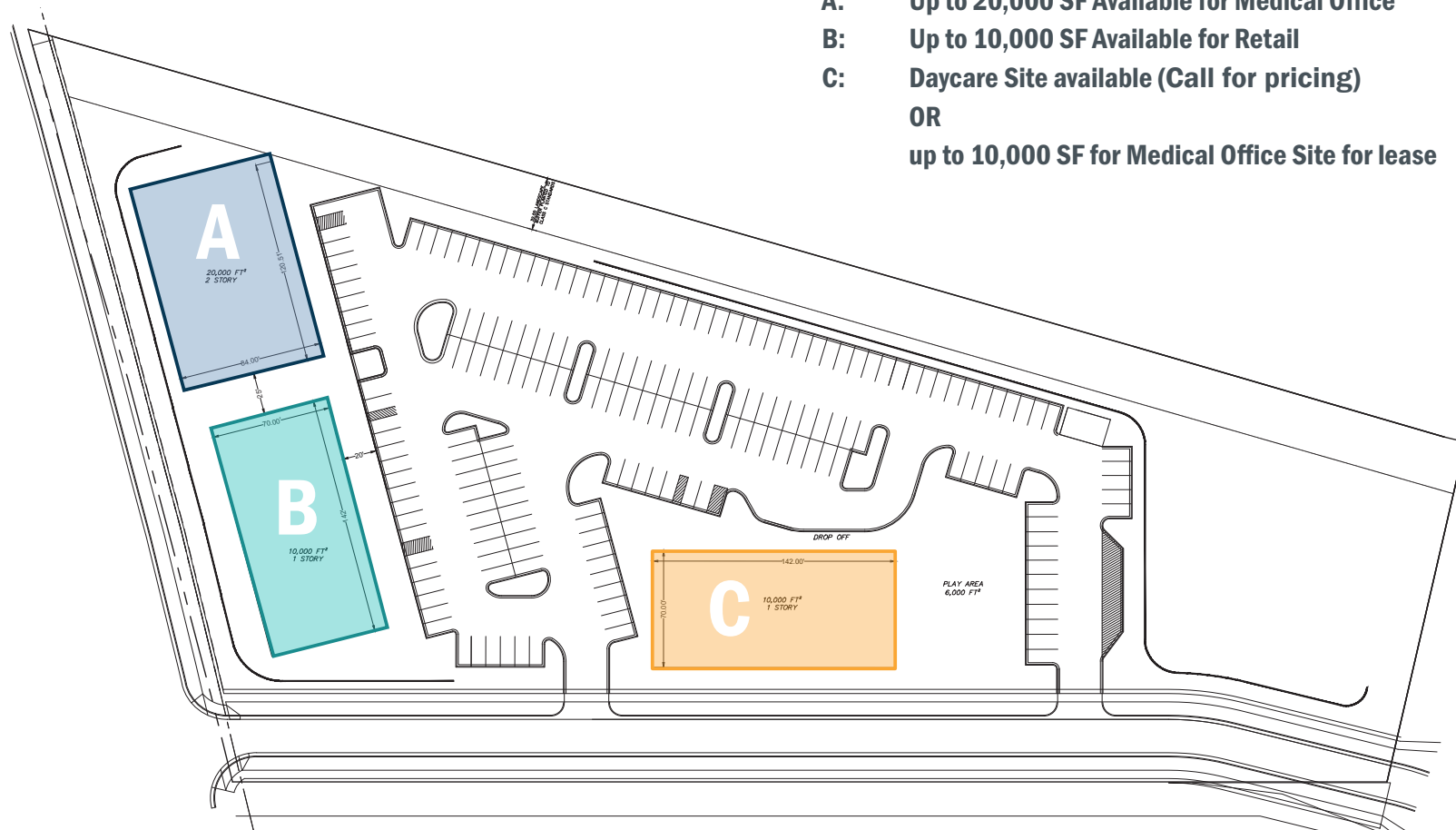
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## Conceptual Site Plan

- A:** Up to 20,000 SF Available for Medical Office
  - B:** Up to 10,000 SF Available for Retail
  - C:** Daycare Site available (Call for pricing)
- OR**
- up to 10,000 SF for Medical Office Site for lease



TOTAL PARKING: 194 SPACES



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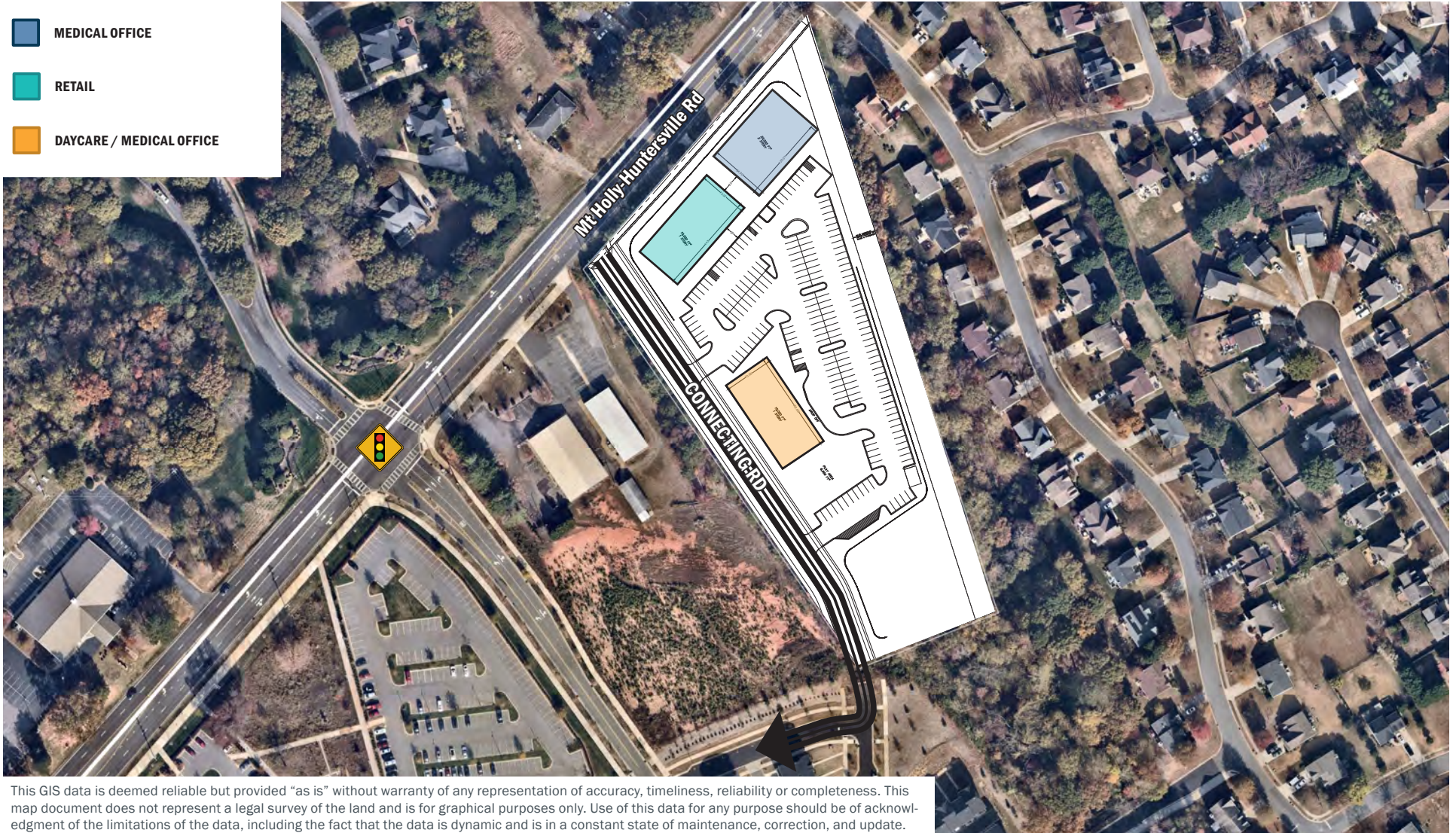
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## Conceptual Site Plan Overlay

-  MEDICAL OFFICE
-  RETAIL
-  DAYCARE / MEDICAL OFFICE



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# Riverbend & River's Edge Station



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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