

River's Edge Station

MT. HOLLY-HUNTERSVILLE ROAD, CHARLOTTE, NC 28216



Retail

FOR

Sale or Lease

SIZE

33,000 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 Summer of 2025, with Q2 2026 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

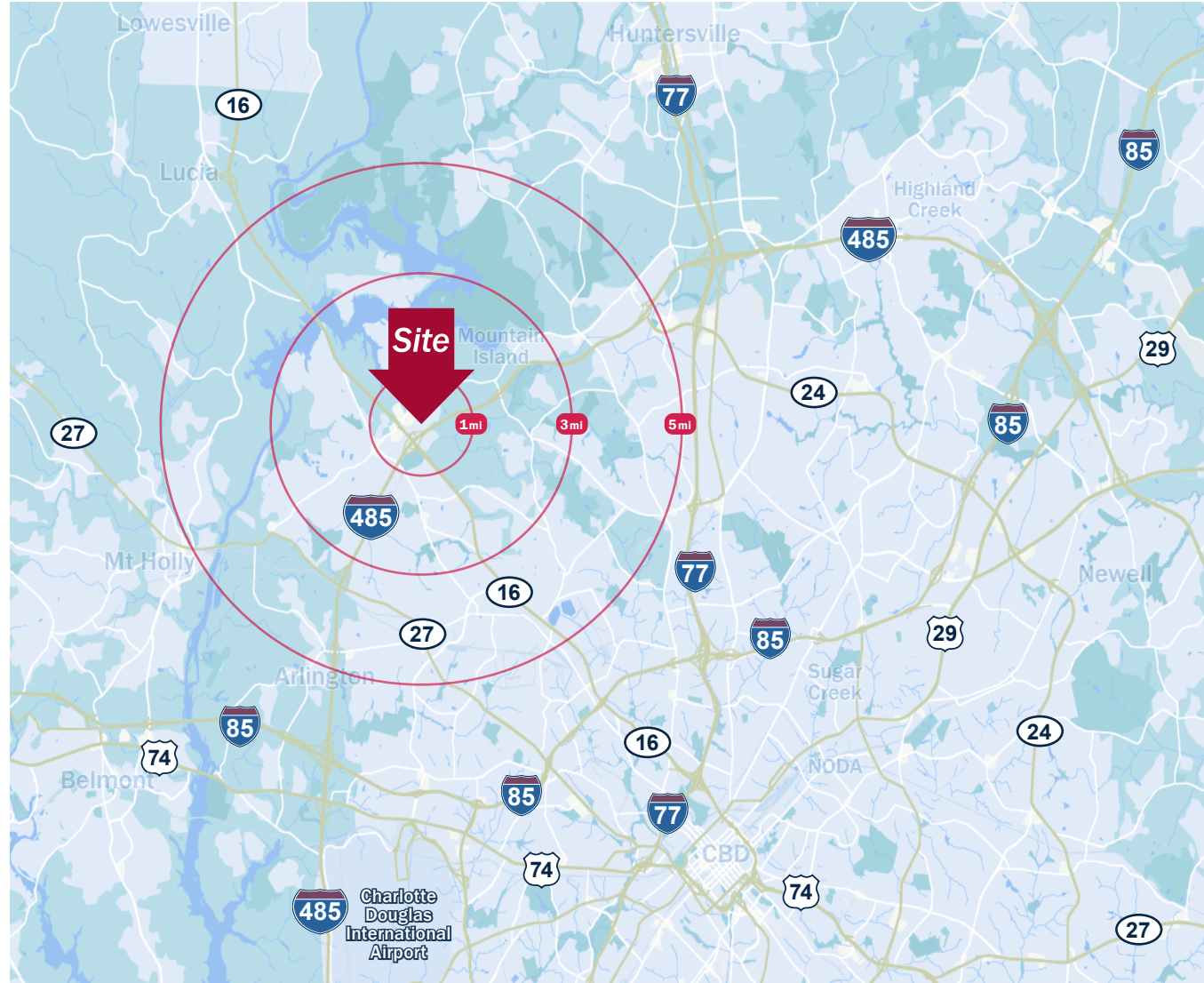
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	5,118	36,222	101,283
Growth Rate	5.58%	2.23%	1.63%
Avg. HH Income	\$148,372	\$122,268	\$105,996

Traffic Count

Source: NCDOT

	AADT
Brookshire Blvd	47,000 (2022)
Mt Holly-Huntersville Rd	13,000 (2022)



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Market Aerial



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Renderings



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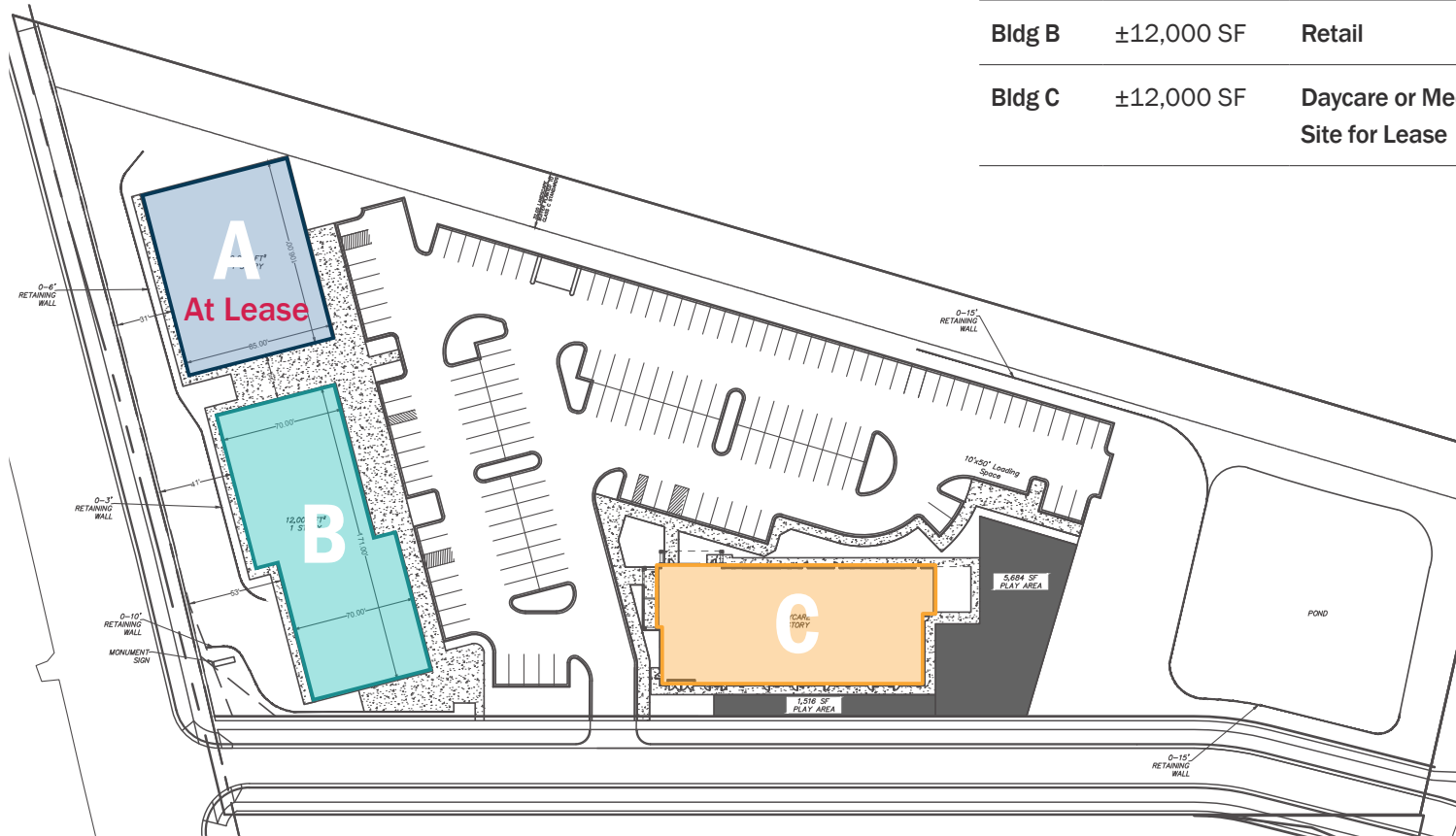
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Conceptual Site Plan

Bldg	SF	Use
Bldg A	9,063 SF	Medical office (<i>At Lease</i>)
Bldg B	±12,000 SF	Retail
Bldg C	±12,000 SF	Daycare or Medical Office Site for Lease



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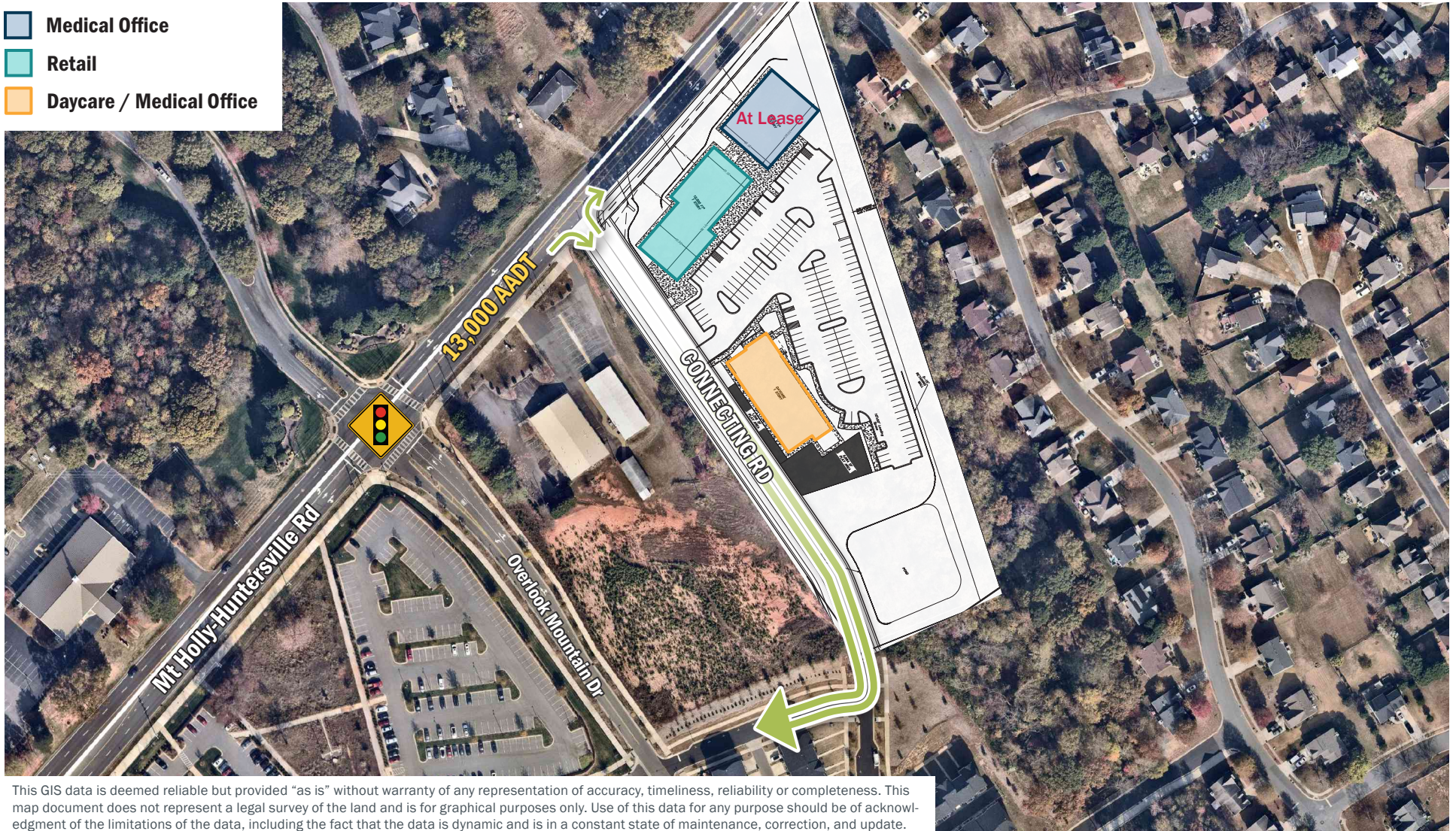
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Conceptual Site Plan Overlay

- Medical Office
- Retail
- Daycare / Medical Office



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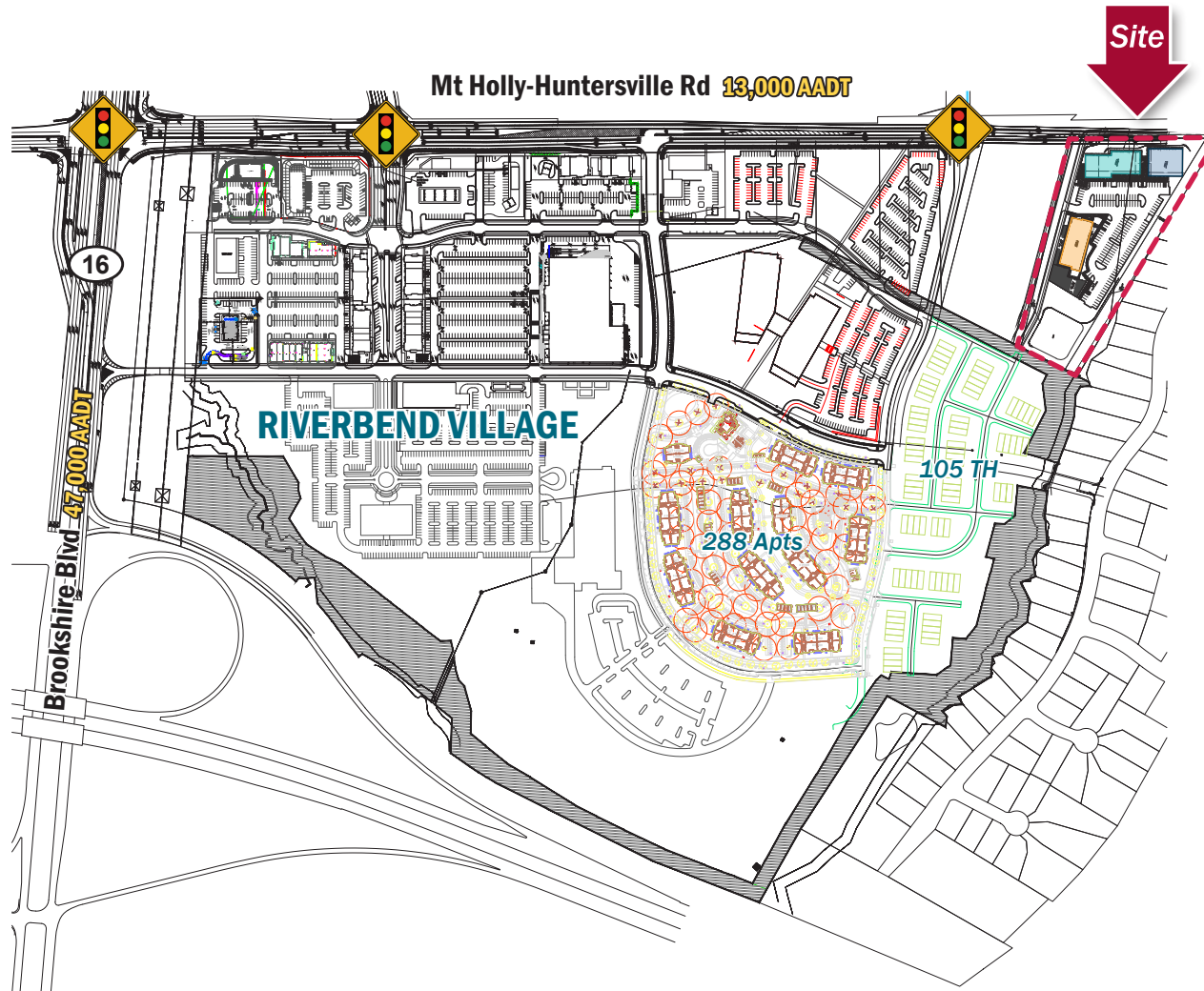
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River's Edge Station Location



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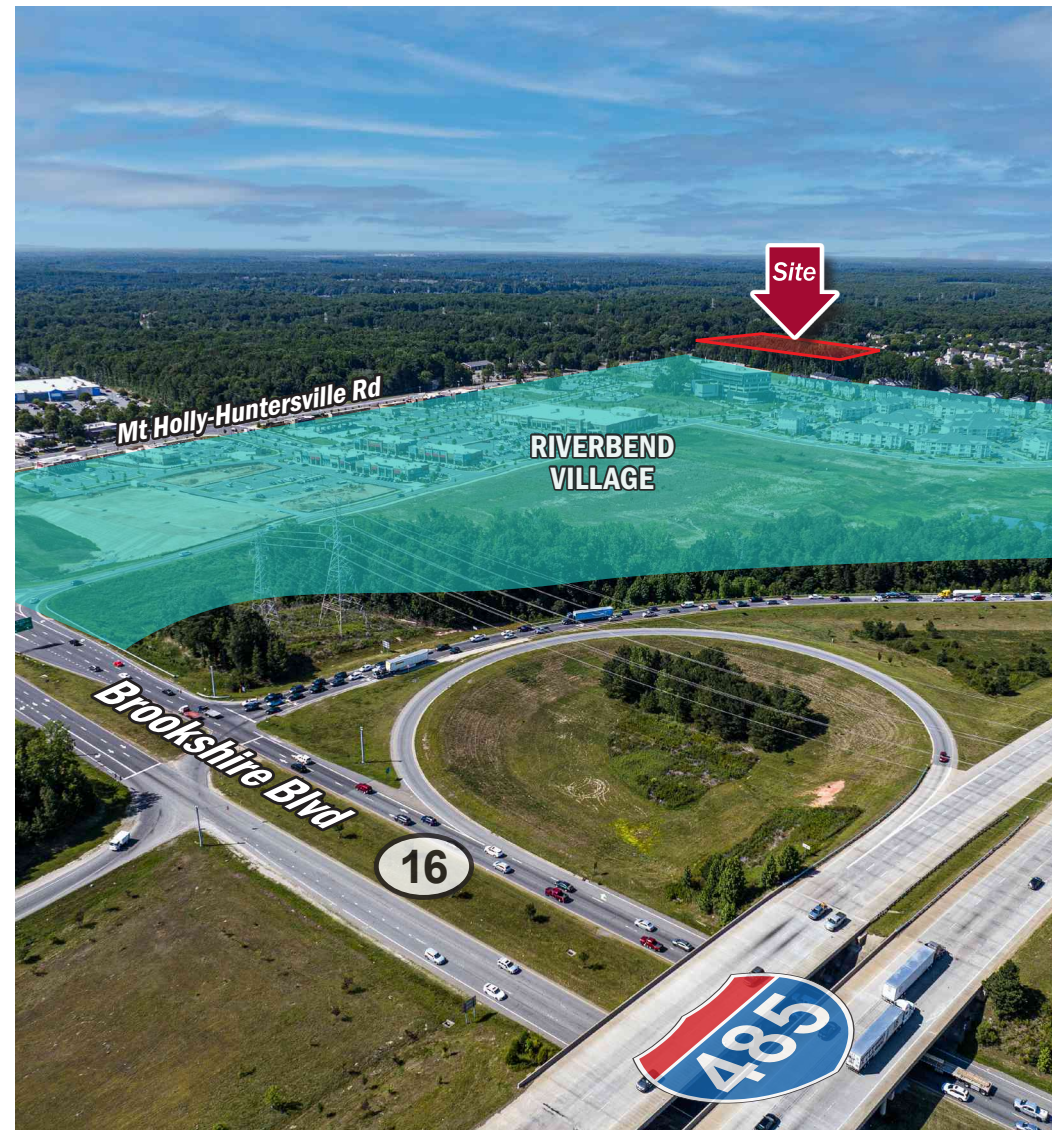
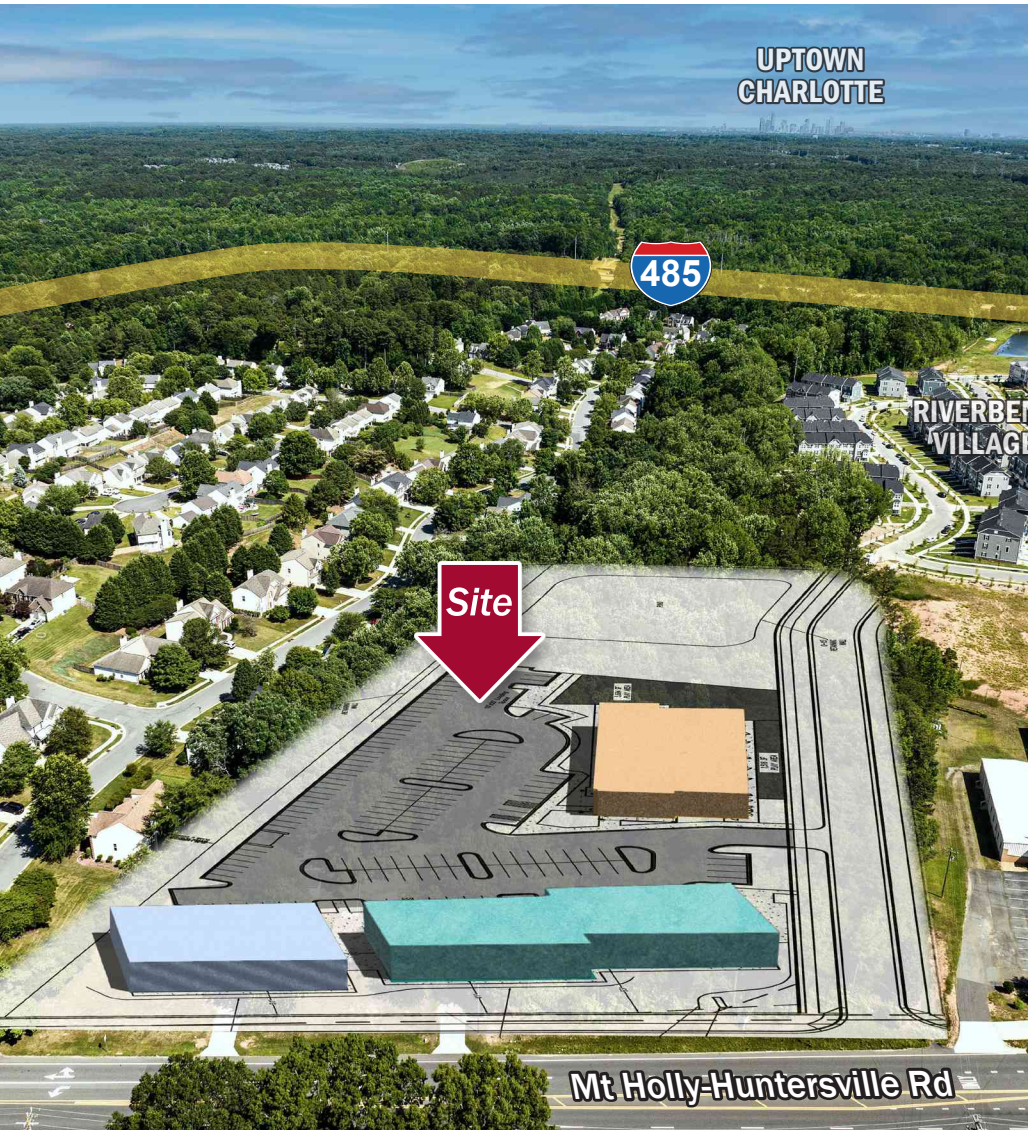
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Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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