

# River's Edge Station

1009 EAST BOULEVARD, CHARLOTTE, NC 28203



**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 2024 with first quarter 2025 delivery

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

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

Retail / Medical Office  
Space & Daycare Site for  
Sale or Lease



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# River's Edge Station

MT HOLLY-HUNTERSVILLE RD, NC 28216

## Property Overview

### Demographics

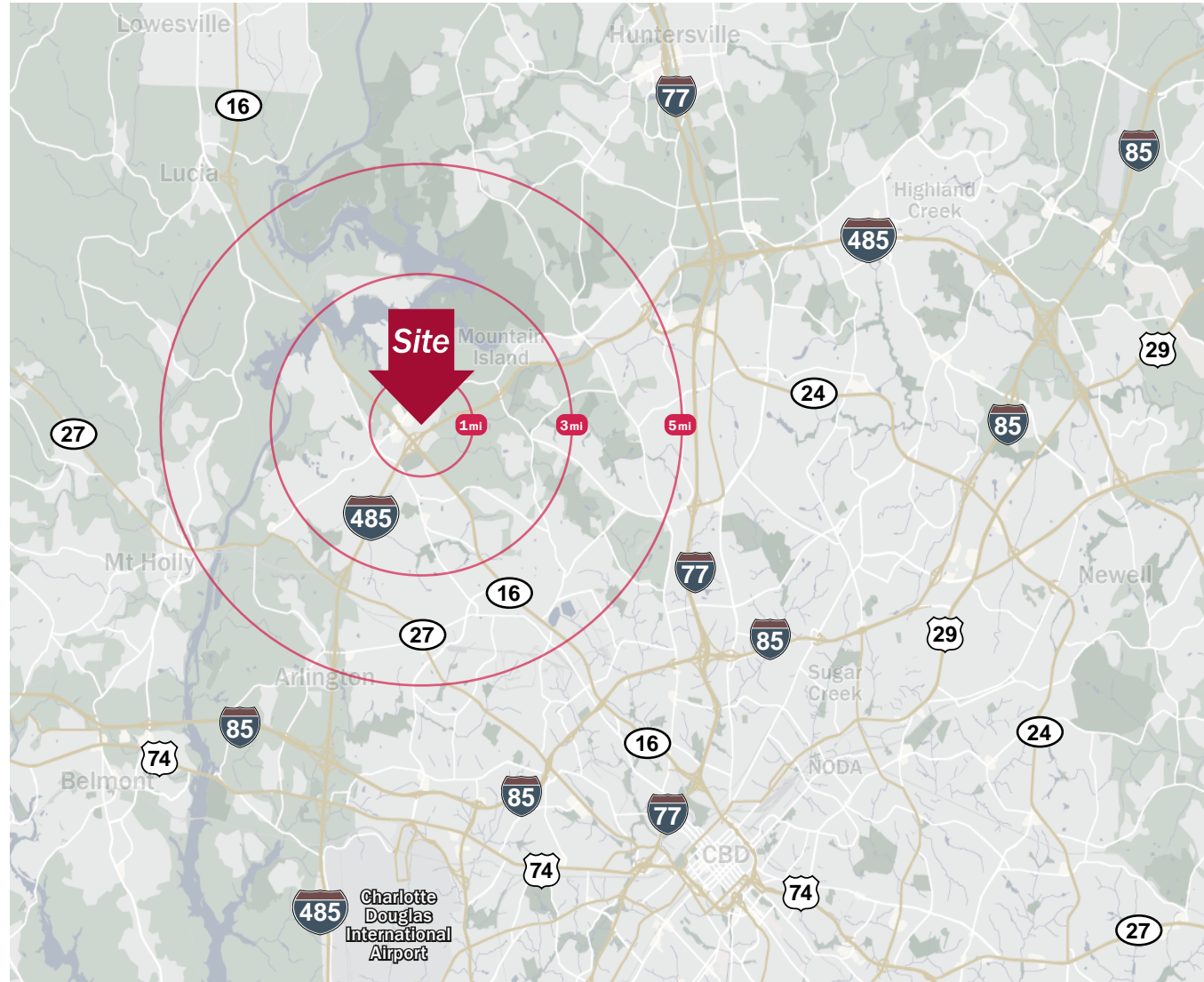
Source: Esri® 2023

	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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## Renderings



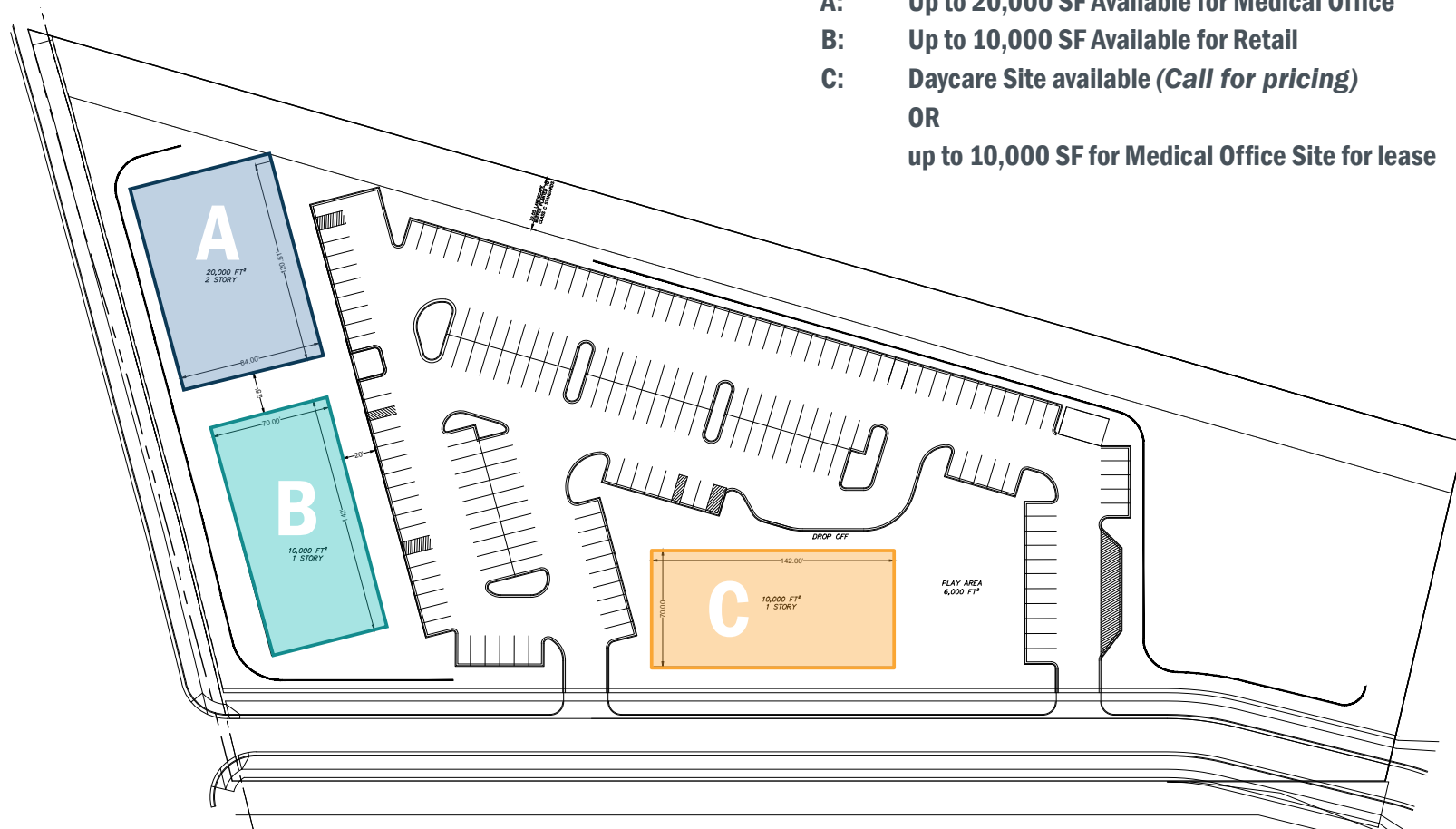
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- A:** Up to 20,000 SF Available for Medical Office  
**B:** Up to 10,000 SF Available for Retail  
**C:** Daycare Site available (*Call for pricing*)  
**OR**  
up to 10,000 SF for Medical Office Site for lease



**TOTAL PARKING: 194 SPACES**



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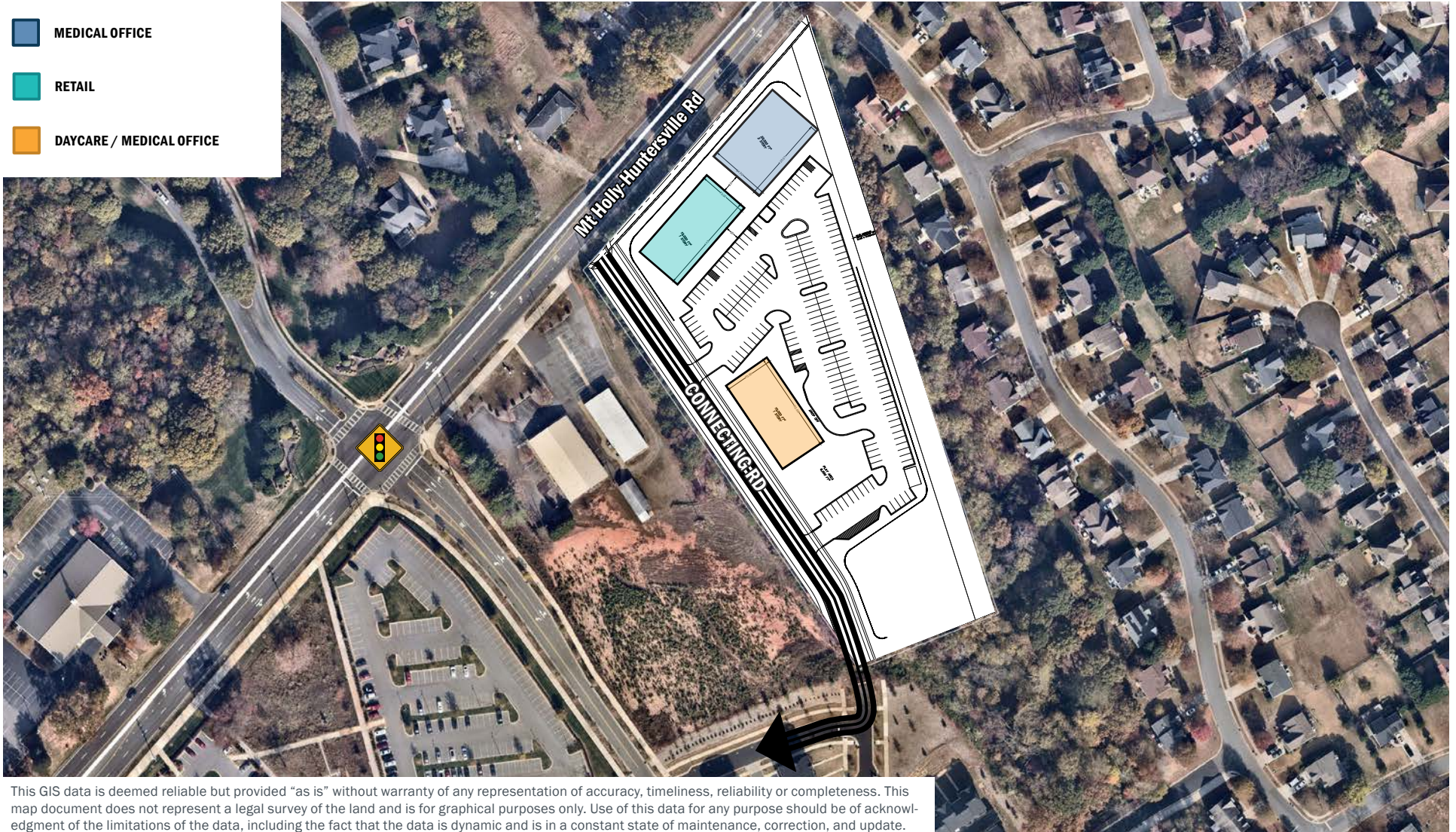


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## Conceptual Site Plan Overlay

-  MEDICAL OFFICE
-  RETAIL
-  DAYCARE / MEDICAL OFFICE



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## Riverbend & River's Edge Station



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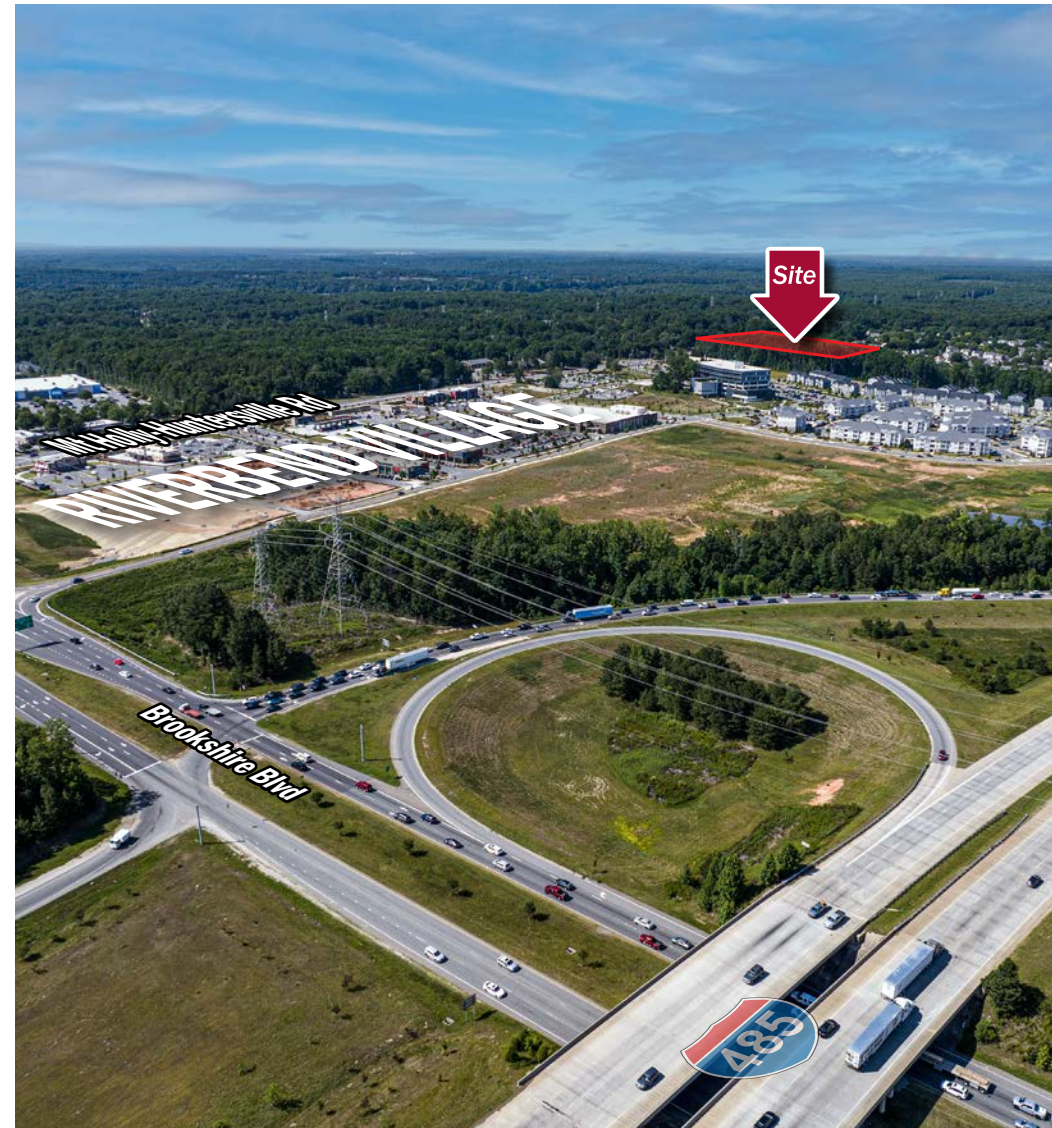
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## Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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