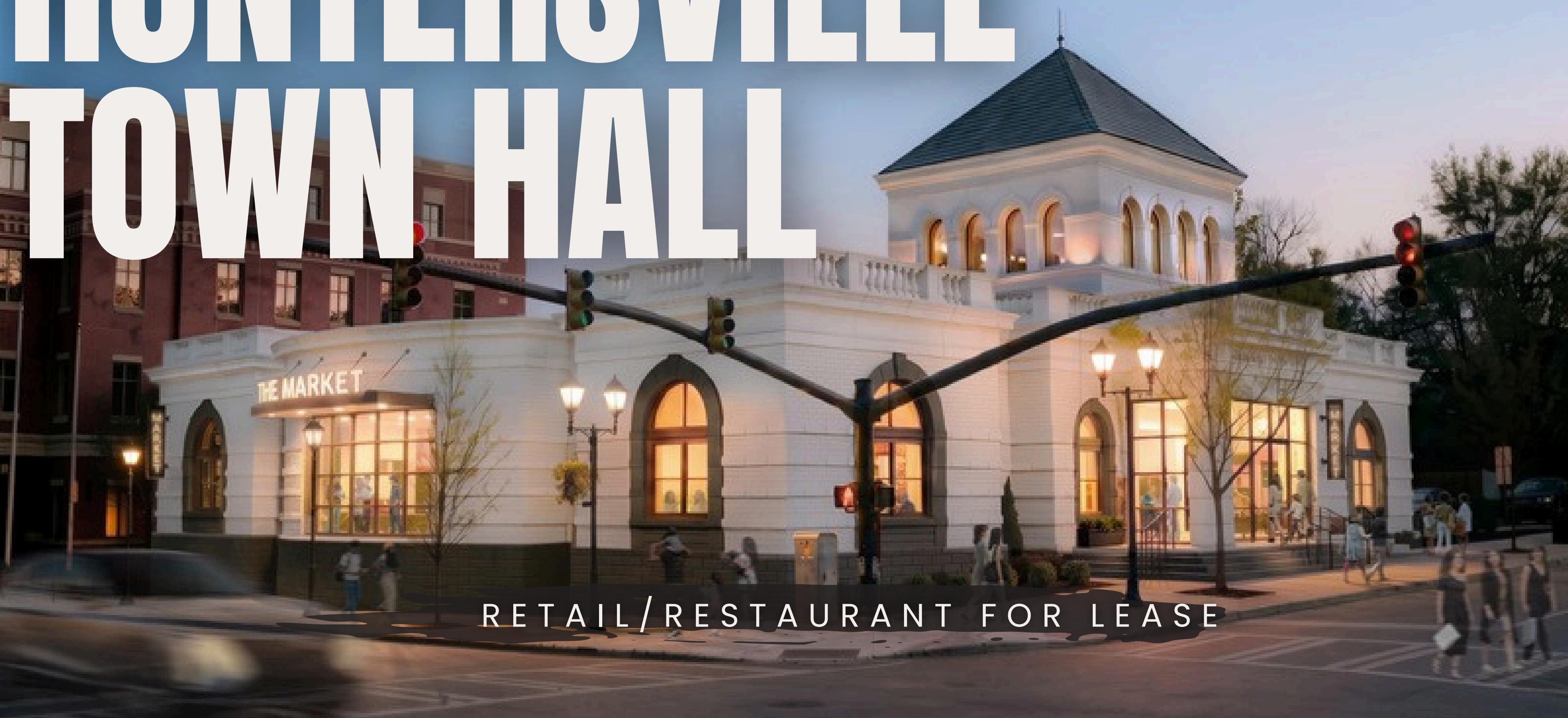


HUNTERSVILLE TOWN HALL



RETAIL/RESTAURANT FOR LEASE



SPACE AVAILABILITY

UP TO $\pm$ 8,500 SF RETAIL FOR LEASE

Adaptive reuse retail in the heart of Downtown Huntersville

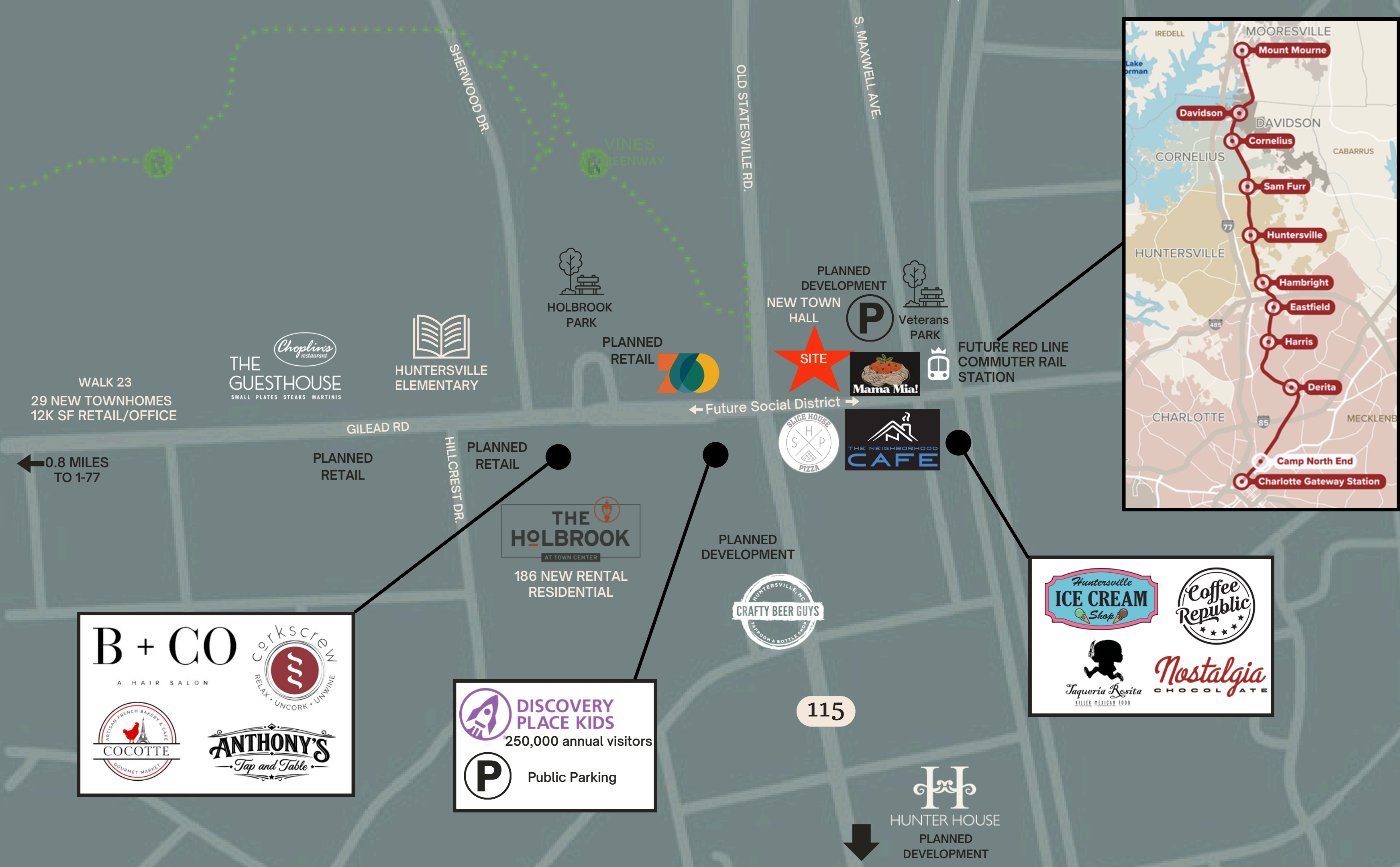
 101 Old Statesville Rd

REBELREBELCRE.COM

HEART OF HUNTERSVILLE

- Top location in Huntersville's Downtown
- Situated on the hard corner of Old Statesville and Gilead Roads
- Redeveloped Town Hall
- Up to +/- 8,500 SF + +/- 952 SF patio
- On-site parking
- 18,298 VPD on Gilead Rd + 15,228 VPD on HWY 150
- \$58 million state bond approved for transportation & park improvements with a regional light rail stop half a block away
- Near by co-tenants include: 760 Craftworks, Discovery Place Kids, Choplins, Neighborhood Cafe, Crafty Beer Guys, Slice House, Nostalgia Chocolates, Corkscrew Wine Bar, Cocotte French Bakery, Anthony's Tap & Table, & The Tap House

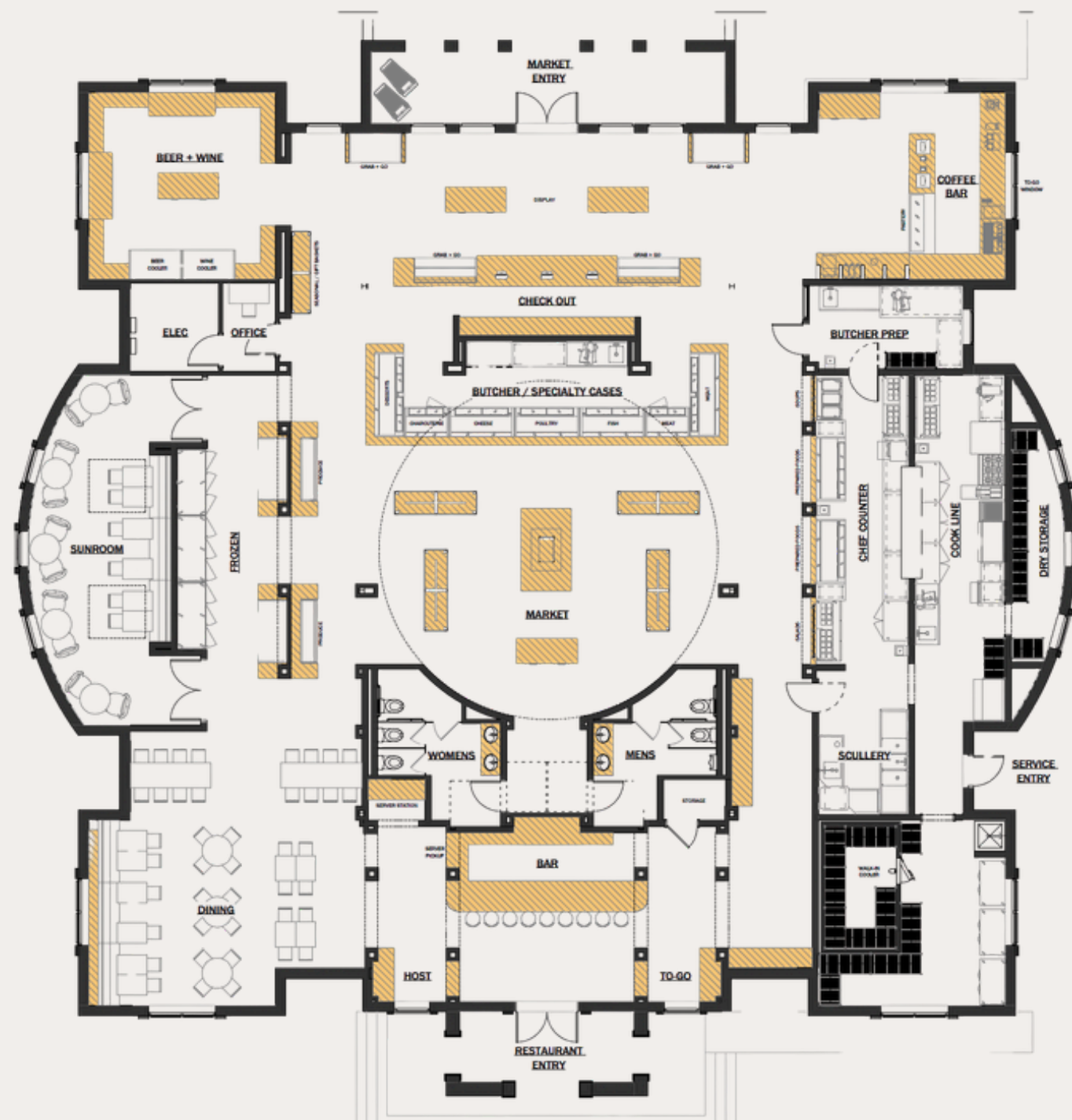




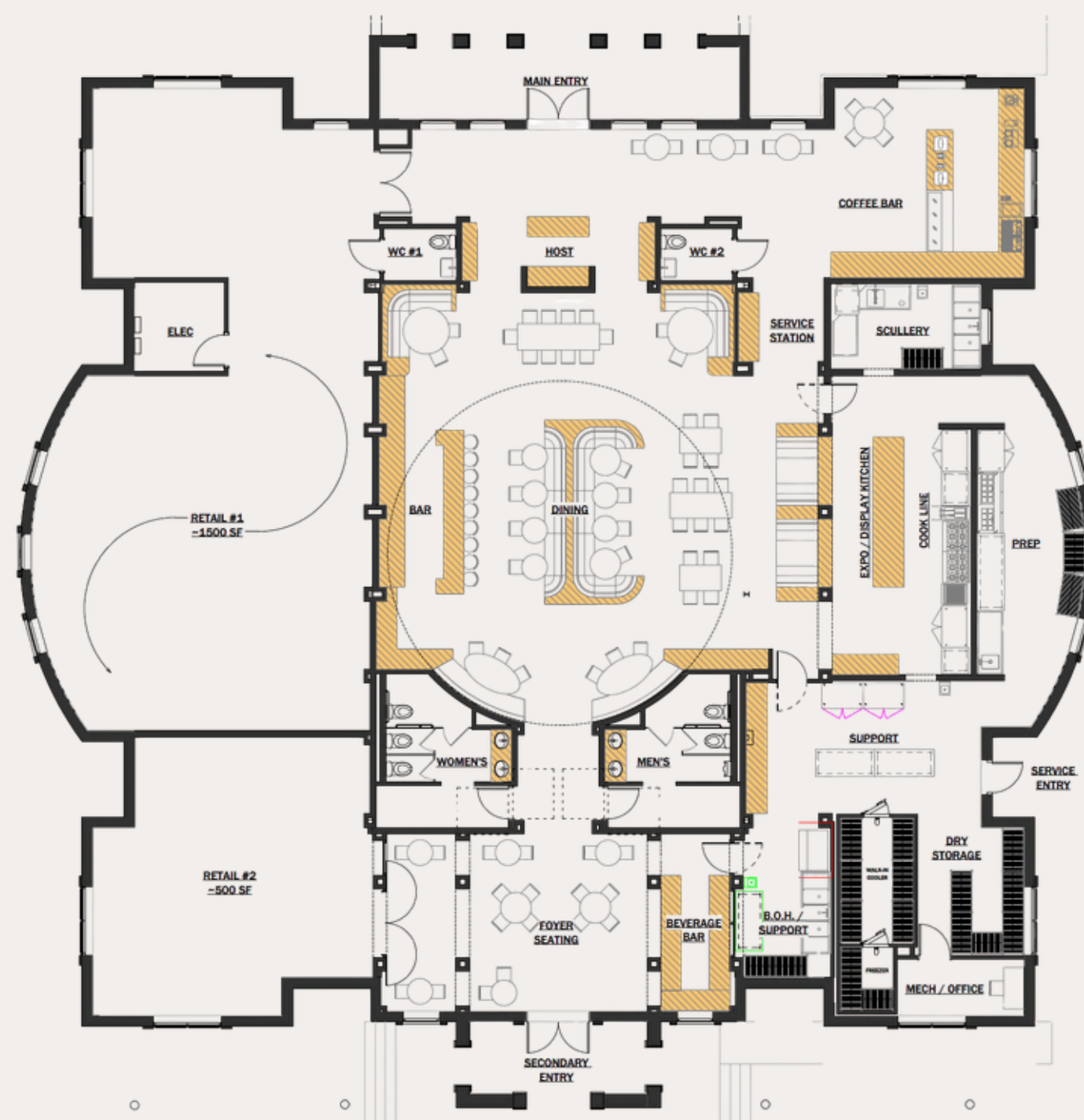


AVAILABILITY

Test Fit Example: 8,610sf Fine Food Market



Test Fit Example: approximately 2,000 SF retail, 5,375 SF Restaurant , 750 SF bar, 375 SF coffee
Actual retail suite sizes are flexible



CONCEPT PLANS



VETERANS PARK



DISCOVERY
PLACE KIDS



760 CRAFTWORKS

HUNTERSVILLE, NC



HOLBROOK TOWN CENTER

186 Apartments, townhomes, and rental homes + 9,000 SF of retail including B+Co Salon, Cocotte French Bakery, Corkscrew Wine Bar, and Anthony's Tap & Table



13501 S OLD STATESVILLE RD

Proposed: 254 residential units + 8,000 SF ground-floor retail. High Street District Developer



MISSION STUMPTOWN

247 apartments, and 6 commercial buildings across 19 acres on the corner of Statesville Rd and Stumptown Rd.



STATION SOUTH

278 apartments, 70 townhomes, and commercial space planned near the future Red Line commuter rail stop on NC 115.



TOWN 1

696 apartments + townhomes, 75,000SF retail space, and 120,000 SF office building planned on 54 acres off Hambright Rd. Completion expected by 2028.

DOWNTOWN'S REDEVELOPMENT





Lake Norman Area Fast Facts



\$119,951 Median Household Income (Huntersville)



+/- 200,000 SF new retail in active pipeline



~174,000 combined residents



Home to Fortune 500 HQ's including Lowe's and American Tire Distributors



Proposed LYNX Red Line



Among fastest-growing communities in NC with estimated population growth of 40% by 2040



Significant residential development: 25% multifamily unit growth over two years





LET'S CONNECT

ADAM WILLIAMS
PRINCIPAL
ADAM@REBELREBELCRE.COM
980-722-1536

JAMES CRAIG
PRINCIPAL
JAMES@REBELREBELCRE.COM
804-239-7593