

10224 HICKORYWOOD HILL SUITE 201, HUNTERSVILLE NC

CLASS A OFFICE CONDO FOR LEASE



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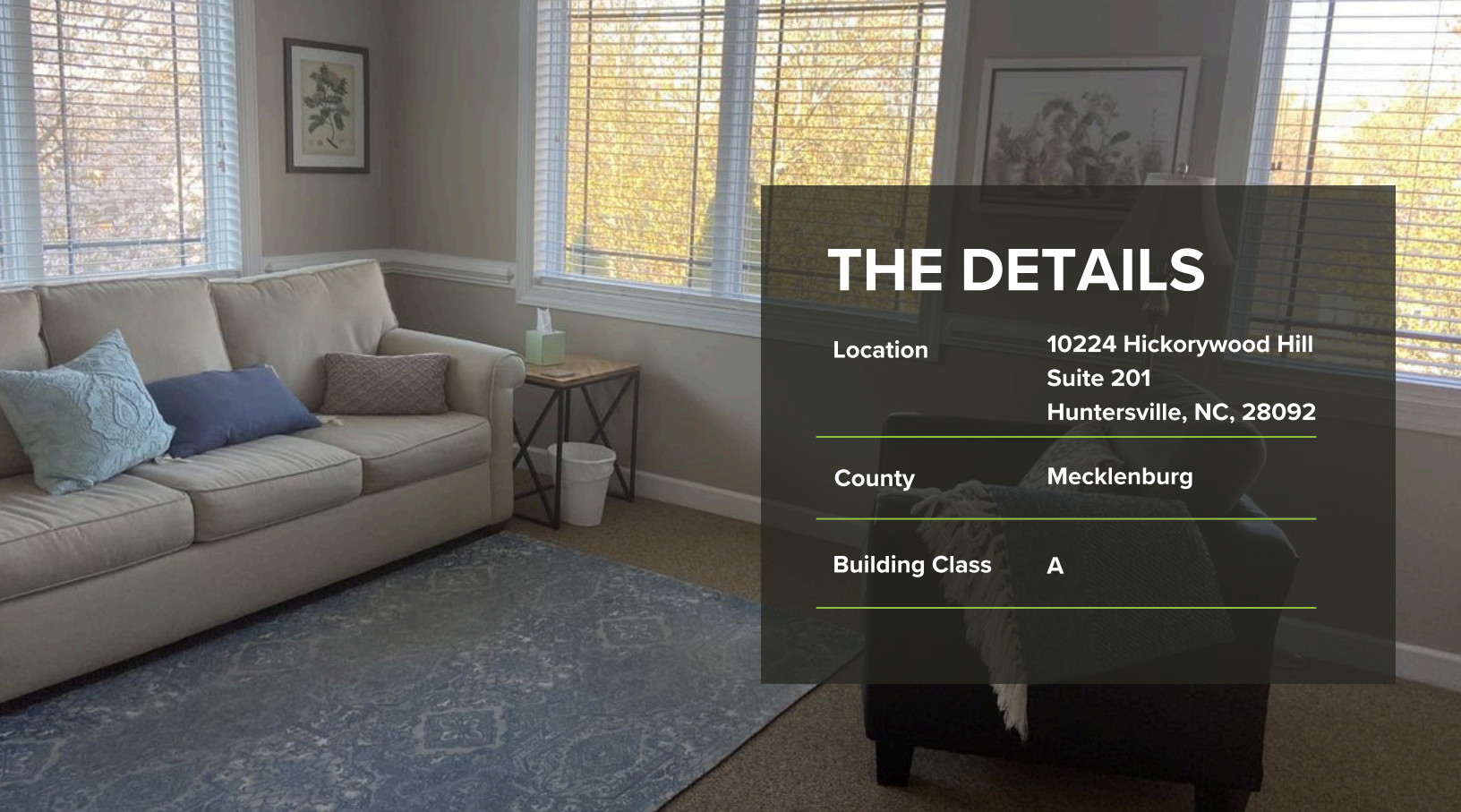
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ABOUT THE PROPERTY

OFFICE CONDO FOR LEASE

- Prime location on Gilead Road and I-77
- Exploding growth at exit 23 off I-77
- Property offers 2 stair wells and elevator
- Across from Novant Health Huntersville Medical Center and Huntersville Business Park
- Good drive-by and walking traffic
- Ample Parking behind building and on street
- High Residential Density nearby
- Conveniently located next to Rosedale Shopping Center and Rosedale Commons Professional Center
- Great Building Signage
- Unit Includes: 2 Private Offices, Restroom, Break Room, and Entrance/Waiting Area





THE DETAILS

Location	10224 Hickorywood Hill Suite 201 Huntersville, NC, 28092
County	Mecklenburg
Building Class	A

AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
201	851 SF	2nd	\$28/SF	MG	\$200/ Month CAM





ABOUT THE AREA

HUNTERSVILLE, NC

Huntersville, North Carolina, is one of the fastest-growing communities in the Charlotte metropolitan area, offering a blend of suburban convenience, economic opportunity, and high quality of life. Located approximately 15 miles north of Uptown Charlotte along the I-77 corridor, Huntersville has become a preferred destination for residents, businesses, and investors seeking access to the region's thriving economy while enjoying a more relaxed setting. Its strategic location provides excellent connectivity to Charlotte Douglas International Airport, Lake Norman, and the broader Southeast.

Huntersville benefits from exceptional transportation infrastructure, with Interstate 77 serving as its primary north-south corridor and easy access to Interstate 485, NC Highway 73, and US Highway 21.

These major roadways support efficient regional travel for commuters, freight movement, and businesses serving the greater Charlotte market. The town's accessibility has helped attract corporate offices, distribution facilities, and mixed-use developments that continue to strengthen the local economy.

Lake Norman plays a significant role in Huntersville's identity and appeal. As the largest man-made lake in North Carolina, it offers abundant recreational opportunities including boating, fishing, kayaking, and waterfront dining. Residents and visitors alike enjoy numerous parks, greenways, and outdoor amenities throughout the community, creating a lifestyle that balances economic growth with access to nature and recreation.

Huntersville also features a strong retail and entertainment presence. Popular shopping destinations, local restaurants, breweries, and family-friendly attractions contribute to a vibrant commercial environment that serves both local residents and visitors from across the region. The town regularly hosts community events, farmers markets, seasonal festivals, and cultural programs that foster a strong sense of community while supporting local businesses.

With continued residential expansion, strategic infrastructure investments, and a business-friendly climate, Huntersville remains one of the Charlotte region's premier markets for commercial real estate and economic development. Whether for office, retail, industrial, medical, or mixed-use projects, the town offers long-term growth potential supported by strong demographics, excellent accessibility, and a desirable quality of life.

