

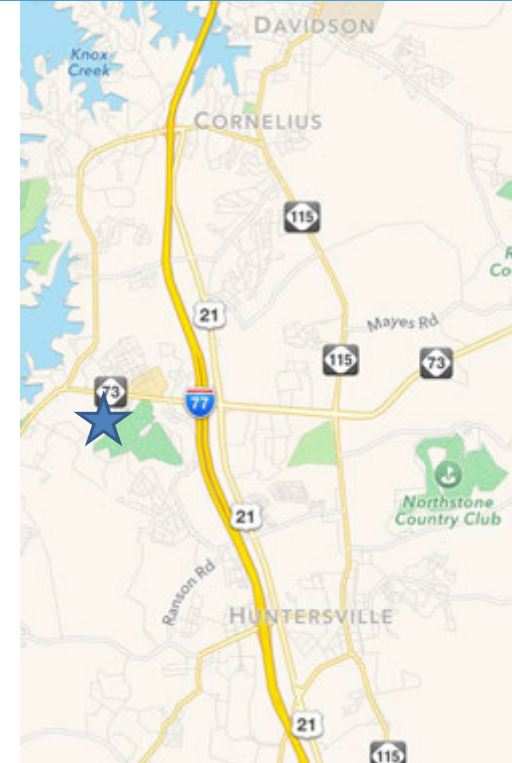
SHOPPES AT BIRKDALE CROSSING

9525 BIRKDALE CROSSING DRIVE, HUNTERSVILLE, NC 28078

100% LEASED

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PROPERTY HIGHLIGHTS

- GLA: 58,757 SF Mixed-use Shopping Center
- Located on NC 73 (Sam Furr Rd.) off I-77, the retail hub of the North Charlotte market with extensive national brand co-tenancy anchored by lifestyle center, Birkdale Crossing
- 500 feet of frontage and full access on NC-73

TRAFFIC COUNTS

Sam Furr Road: 44,569 VPD
I-77 : 46,000 VPD
HWY 73/W. Catawba Ave: 28,712 VPD

BROKER CONTACT

PAULA SAUNDERS
704.927.2892
psaunders@newsouthprop.com

DEMOGRAPHICS

POPULATION	HOUSEHOLDS	AVG. HH INCOME	DAYTIME POP.	RETAIL EXPENDITURES
3 Miles: 54,795	3 Miles: 22,533	3 Miles: \$121,197	3 Miles: 40,048	3 Miles: \$895.2 M
5 Miles: 96,110	5 Miles: 38,202	5 Miles: \$130,530	5 Miles: 68,886	5 Miles: \$1.5 B
7 Miles: 314,161	7 Miles: 122,474	7 Miles: \$111,287	7 Miles: 192,648	7 Miles: \$4.39B



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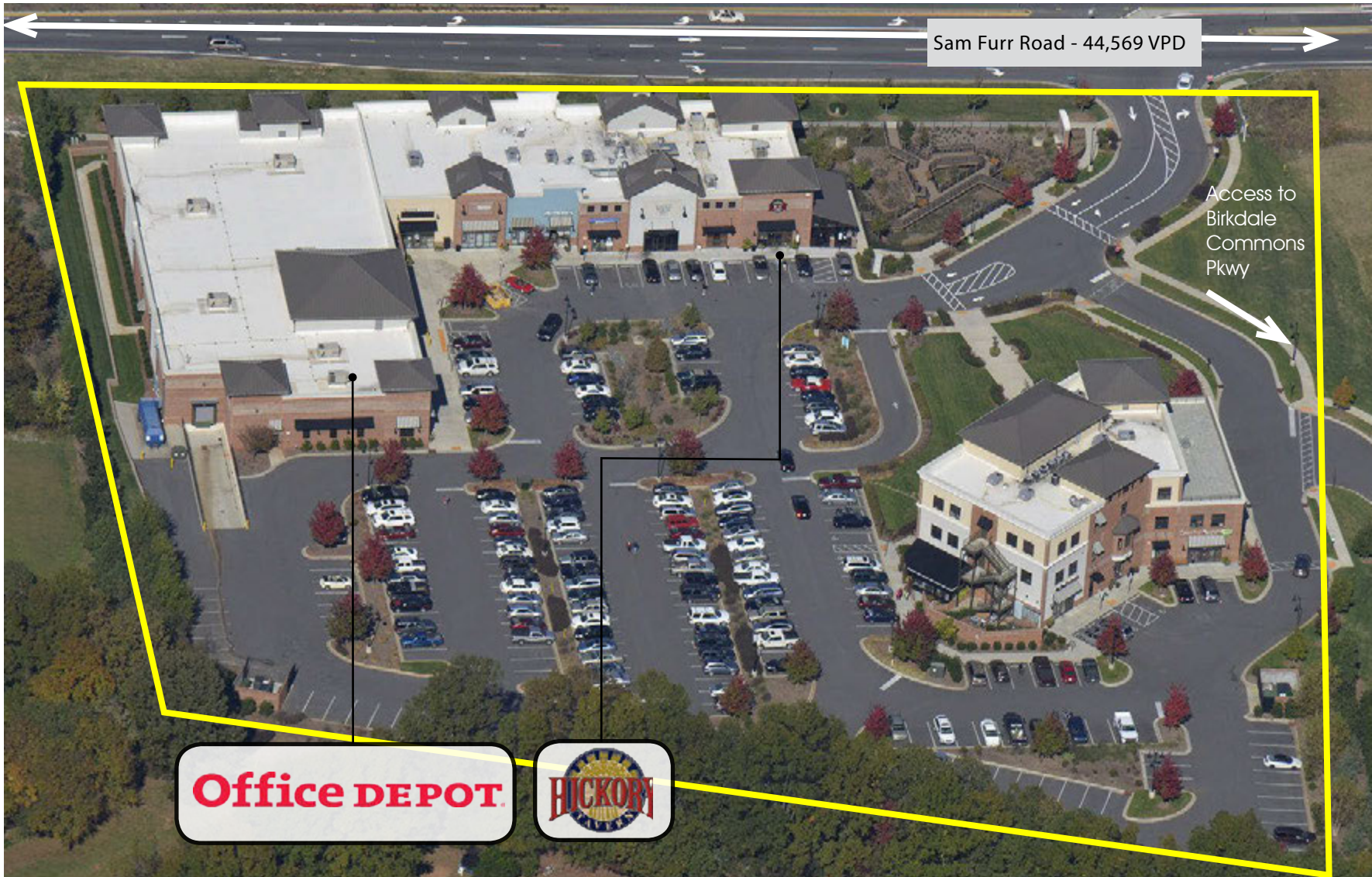
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SITE PLAN

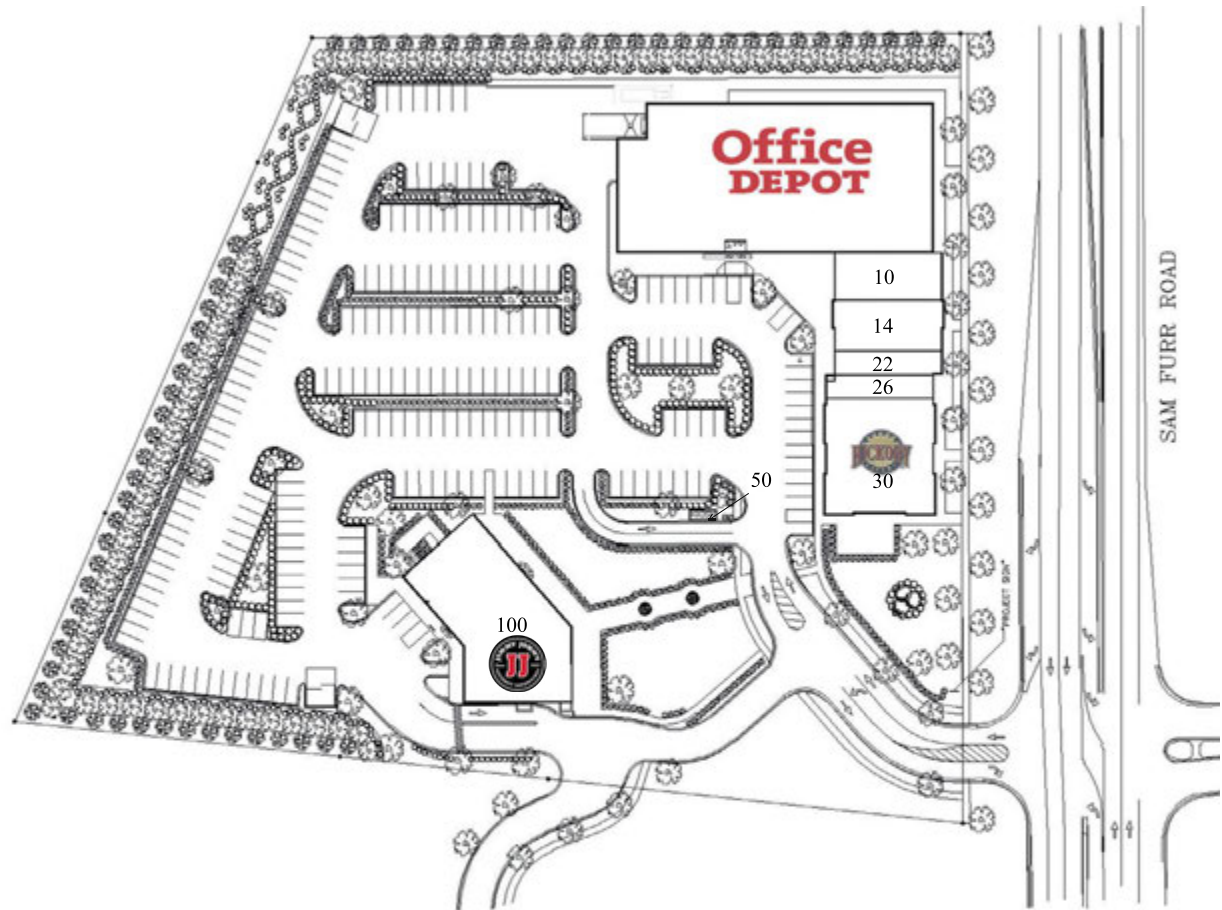
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RETAIL TENANTS

- 10. MELTING POINT HOT YOGA AND MASSAGE
- 14. MASSAGE LUXE
- 22. IN2 NAILS
- 26. HYDRATE MEDICAL
- 30. HICKORY TAVERN
- 50. SUNTRUST BANK ATM
- 100. JIMMY JOHN'S GOURMET SANDWICHES
- 101. CAST IRON WAFFLE
- 102. CLUB PILATES
- 104. DANI & CO SALON
- 106. CORAL SUSHI RESTAURANT

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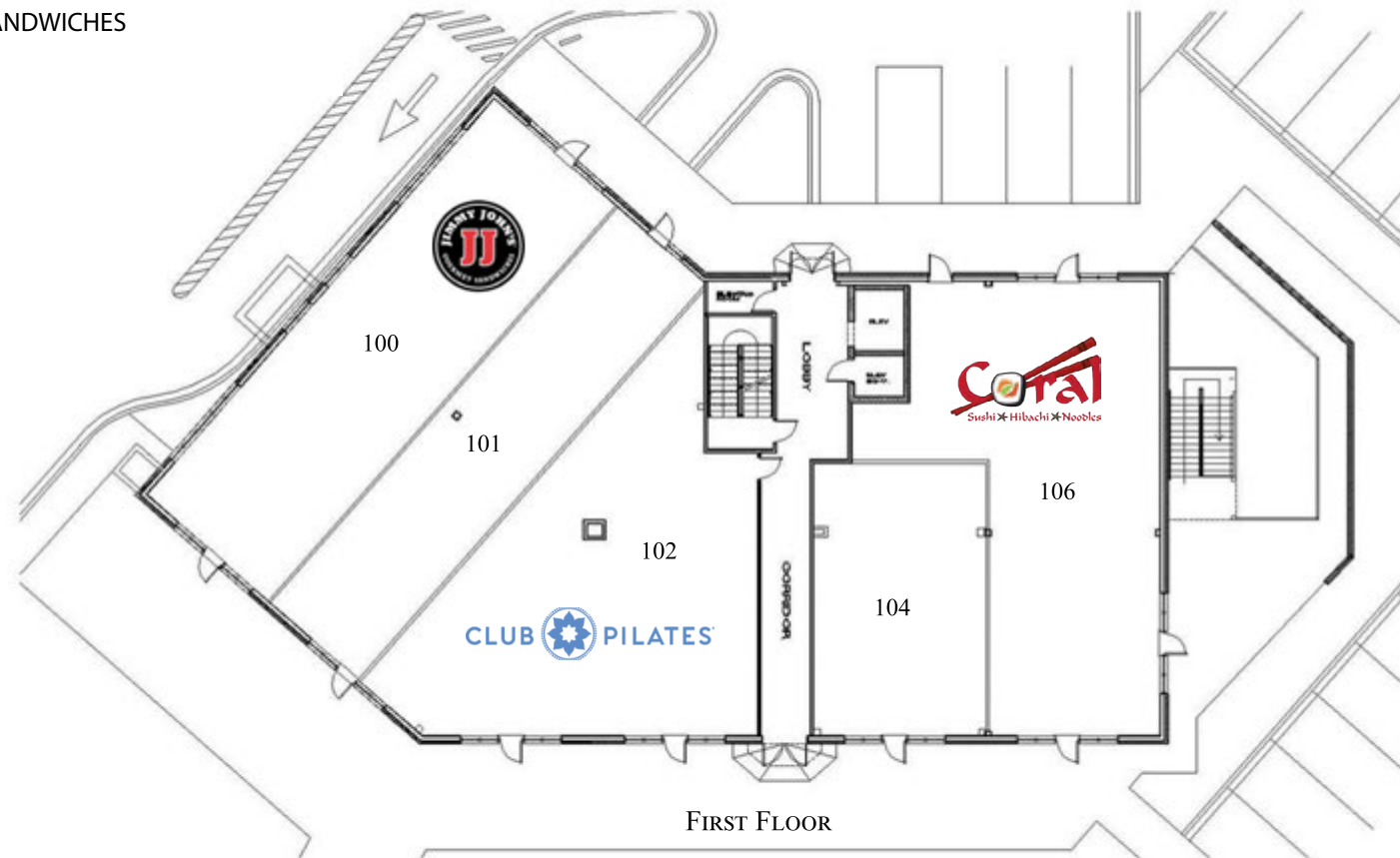
SITE PLAN

100% LEASED

SHOPPES AT BIRKDALE CROSSING THREE STORY RETAIL AND OFFICE BUILDING

SITE PLAN LEGEND

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- 101. CAST IRON WAFFLE
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PHOTOS

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