



**SERIOUS BUSINESS.
SERIOUS FUN.**

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE DOWNTOWN OFFICE SUITES

HUNTERSVILLE TOWN CENTER
Corner of Old Statesville Rd. and Gilead Rd.
Huntersville, NC 28078

Mixed Use Facility

DETAILS

Size: 48,000 square feet
Location: Mecklenburg County
Inside City?: Yes (Huntersville)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: Duke Energy
Phone: Verizon

Transportation:

I-77: 1 mile
I-85: 8 miles
I-40: 35 miles
I-485: 10 miles
Hwy. 73: 2 miles
Airport: 17 miles (CLT/Douglas)
Rail: Future plan
Port:
Wilmington: 210 miles
Charleston: 221 miles

PRICING

Sale Price: \$18-22/sq. ft.

CONTACT INFORMATION

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Proposed Town Center Plaza

Huntersville Town Center



NarmourWrightCreech
ARCHITECTURE PLANNING & INTERIOR DESIGN

ADDITIONAL INFORMATION

A 48,000 square foot mixed use office and retail development is being planned as part of a 17.5-acre development in partnership with the Town of Huntersville and Discovery Place. These prime office suites will be located in the heart of Huntersville, recently ranked by Money Magazine as number 76 on its list of America's Best Places to Live. The office suites will provide incredible exposure for businesses with quick access to downtown Charlotte, North Carolina, Charlotte-Douglas International Airport and nearby Lake Norman.

Interested parties will have the option to buy or lease office suites. Discovery Place, a local children's museum, plans to build its first satellite location, a 21,212 square-foot museum, at the already popular site and will serve as an anchor for the office space. The Town of Huntersville plans to house about 20,000 square-feet of space at the center.



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HUNTERSVILLE TOWN CENTER

The rendering below shows the Discovery Place Kids Museum on the right-hand side of the center. In addition, it depicts the town offices on the third floor. The Phase 1 office/retail building will be located just to the right of the structure seen below. The building seen on the left is a future office/retail building.

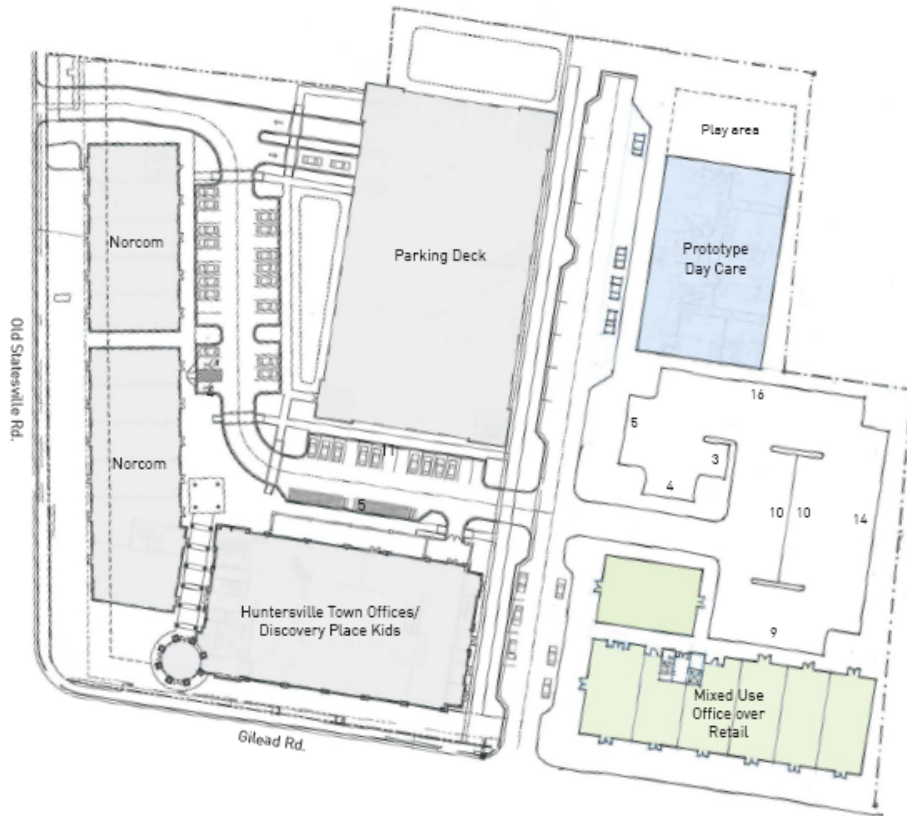


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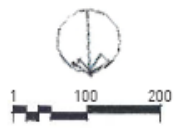
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HUNTERSVILLE TOWN CENTER DESIGN SUMMARY

Design Summary



Development Summary		
Retail		15,900 sf
Office (2 floors)		33,000 sf
Day Care		10,000 sf
Parking Summary		
Retail	1/250	64 spaces
Office	1/300	107 spaces
Day Care	1 per staff	
	1 per 10 children	40 spaces
Total		211 spaces
Surface parking		71 spaces
Structured parking		140 spaces



Huntersville Town Center



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