

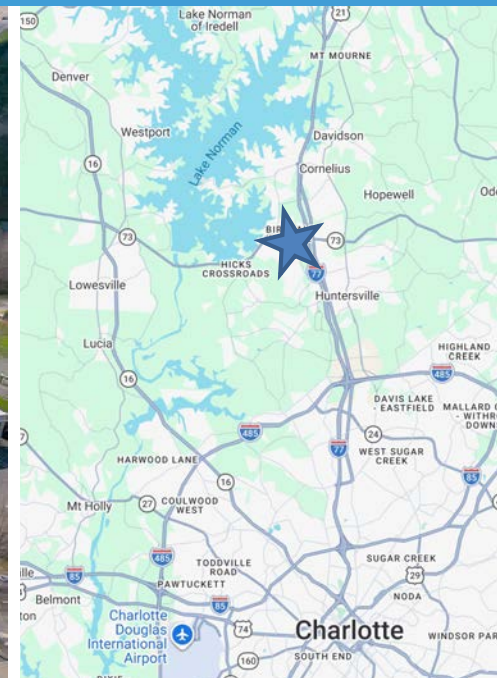
BIRKDALE LANDING

16645-16656 BIRKDALE COMMONS PKWY, HUNTERSVILLE, NC 28078

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 4,163 SF RETAIL SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 4,163 SF retail space available
- 45,134 SF neighborhood shopping center located in the heart of highly desirable retail corridor of Huntersville submarket on Sam Furr Rd.
- Services the high-income Lake Norman communities in North Mecklenburg County
- Mixed-use development includes 28,000 SF of office space
- Signalized intersection
- **Call Brokers for Pricing**

TRAFFIC COUNTS

Sam Furr Road: 40,500 AADT

I-77: 103,000 AADT

DEMOGRAPHICS (2026)

	3 MILES	5 MILES	10 MILES
 POPULATION	54,594	105,173	354,974
 AVERAGE HH INCOME	\$176,759	\$188,268	\$158,950
 MEDIAN HH INCOME	\$121,264	\$132,461	\$120,077
 DAYTIME POPULATION	40,158	71,641	203,637

BROKER CONTACT

PAULA SAUNDERS
704.927.2892
psaunders@newsouthprop.com



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AERIAL VIEW

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Lake Norman



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DRONE AERIAL

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Lake Norman

SHOPPES AT BIRKDALE CROSSING



Sam Furr Rd

FIFTH THIRD BANK

40,500 AADT

Walgreens

Birkdale Commons Pkwy



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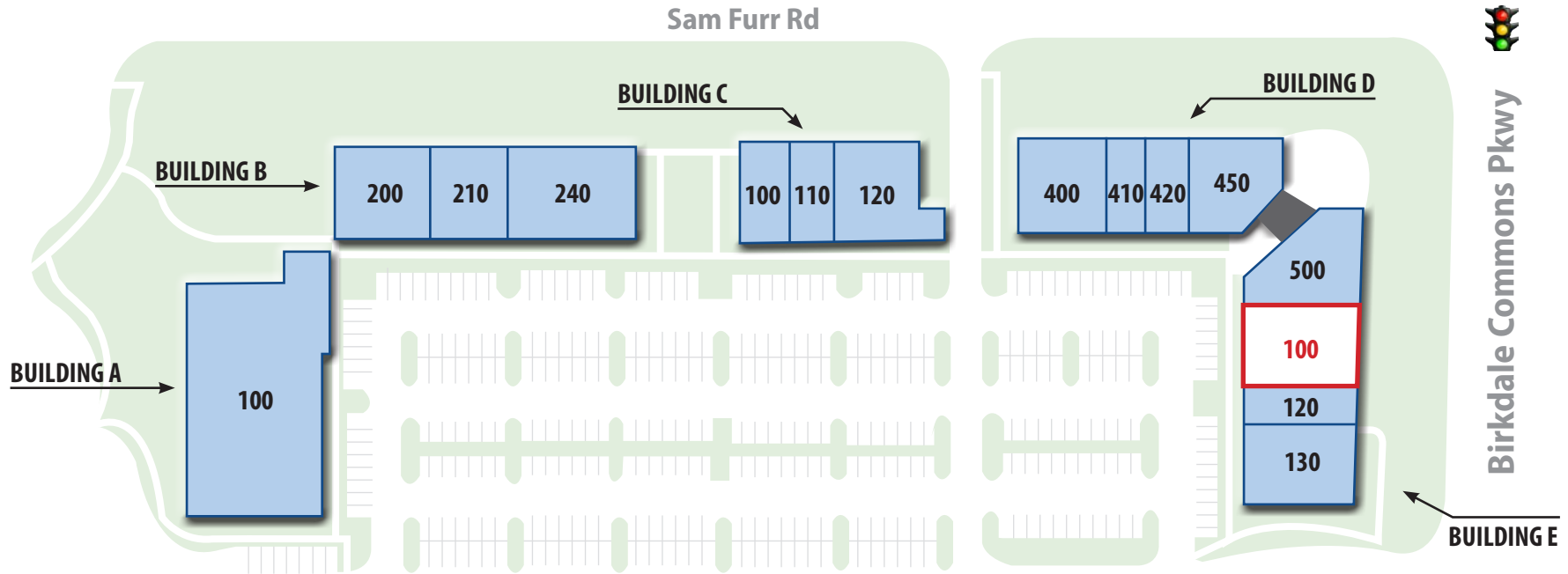
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SITE PLAN

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BUILDING A		
Suite	Tenant	SF
A 100	Atrium Health	28,080

BUILDING B		
Suite	Tenant	SF
B 200	Firebirds Wood Fired Grill	5,600
B 210	Plant House	3,126
B 240	First Watch	3,766

BUILDING C		
Suite	Tenant	SF
C 100	Summit Coffee	1,444
C 110	Elaste Med Spa	2,181
C 120	Jason's Deli	4,644

BUILDING D		
Suite	Tenant	SF
D 400	Pinnacle Bank	5,000
D 410	ClearSmile	1,620
D 420	The Good Feet Store	1,730
D 430	Shake Shack	3,200

BUILDING E		
Suite	Tenant	SF
E 500	Inizio Pizza Napoletana	2,900
E 110	AVAILABLE	4,163
E 120	Clean Juice	1,385
E 130	Salon Lofts	4,925

GLA: 73,134 SF

Retail: 45,134 SF

Office: 28,000 SF

Parking: 5/1000 Parks



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PHOTOS

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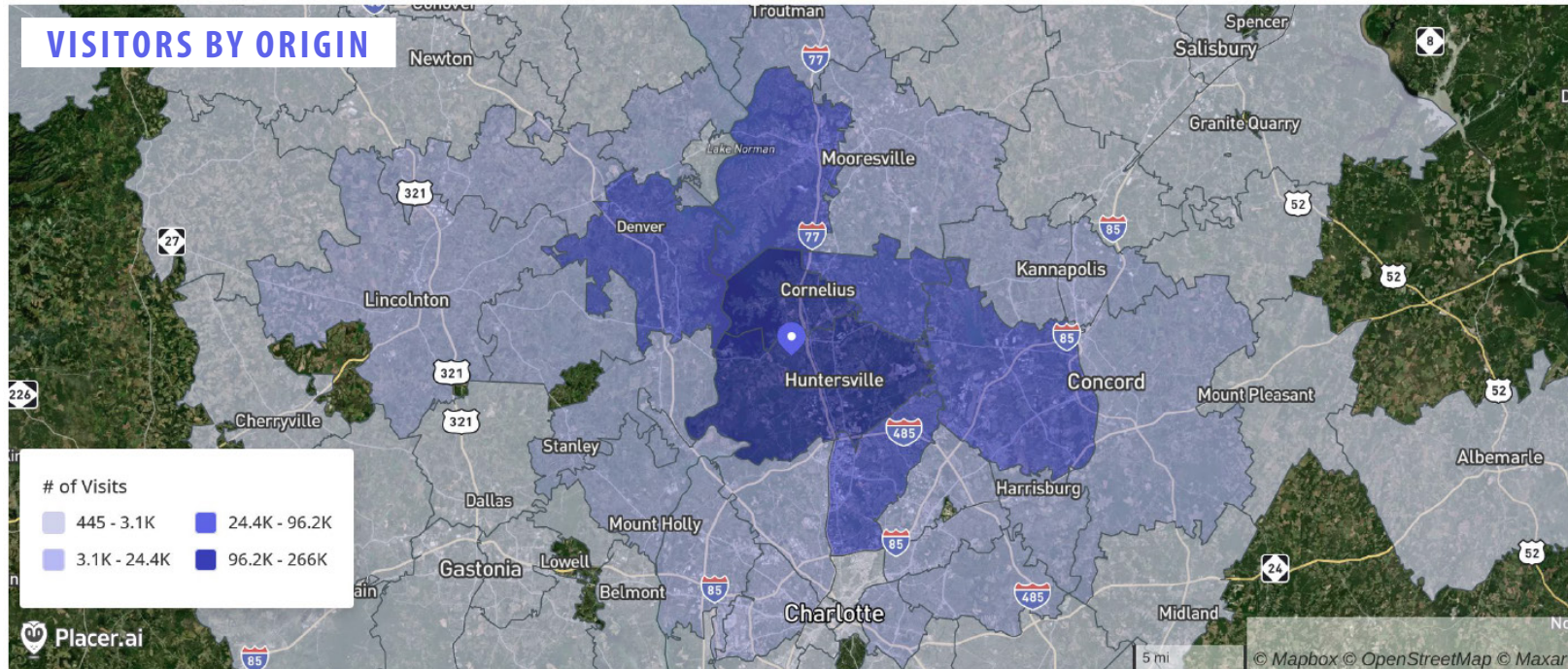
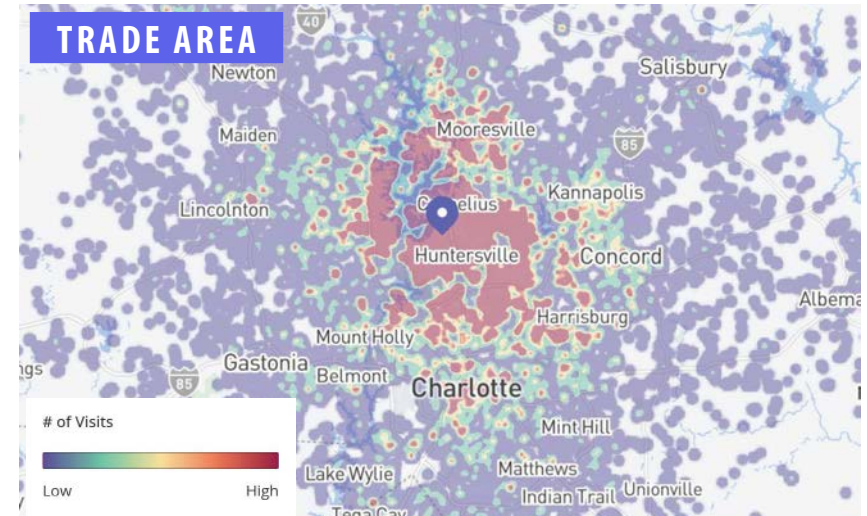
VISITORS

NS New South
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DEMOGRAPHICS (2026)

	3 MILES	5 MILES	7 MILES	10 MILES
 POPULATION	54,594	105,173	158,256	354,974
 AVERAGE HH INCOME	\$176,759	\$188,268	\$184,419	\$158,950
 MEDIAN HH INCOME	\$121,264	\$132,461	\$132,682	\$120,077
 FAMILY POPULATION	42,601	81,810	124,087	285,118
 AVERAGE FAMILY INCOME	\$215,857	\$230,162	\$225,864	\$191,017
 SOME COLLEGE OR HIGHER	83.9%	84.2%	83.1%	80.1%
 DAYTIME POPULATION	40,158	71,641	99,001	203,637



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