

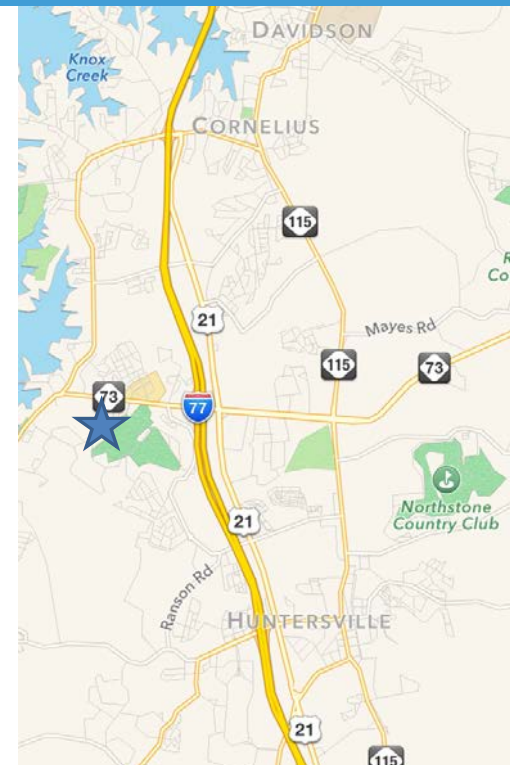
# SHOPPES AT BIRKDALE CROSSING

9525 BIRKDALE CROSSING DRIVE, HUNTERSVILLE, NC 28078

100% LEASED

**NS** New South  
Properties  
NEWSOUTHPROP.COM

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## PROPERTY HIGHLIGHTS

- GLA: 58,757 SF Mixed-use Shopping Center
- Located on Hwy 73/Sam Furr Rd. off I-77, the retail hub of the North Charlotte market with extensive national brand co-tenancy
- 500 feet of frontage and full access on Hwy 73/Sam Furr Rd.

## DEMOGRAPHICS (2025)

| POPULATION                                                                                         | AVG. HH INCOME                                                                                         | DAYTIME POP.                                                                                        | RETAIL EXPENDITURES                                                                                   |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  3 Miles: 54,801 |  3 Miles: \$177,971 |  3 Miles: 41,284 |  3 Miles: \$1.38 B |
| 5 Miles: 105,437                                                                                   | 5 Miles: \$186,237                                                                                     | 5 Miles: 74,292                                                                                     | 5 Miles: \$2.65 B                                                                                     |
| 7 Miles: 153,186                                                                                   | 7 Miles: \$183,933                                                                                     | 7 Miles: 99,407                                                                                     | 7 Miles: \$3.86 B                                                                                     |

## BROKER CONTACT

**PAULA SAUNDERS**  
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SITE PLAN

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## SHOPPES AT BIRKDALE CROSSING (RETAIL)

| Suite | Tenant                           |
|-------|----------------------------------|
| 10    | Melting Point Hot Yoga & Massage |
| 14    | GoCPAP Plus                      |
| 22    | Charm Nail Salon                 |
| 26    | Hydrate Medical                  |
| 30    | Hickory Tavern                   |
| 50    | Truist ATM                       |
| 100   | Jimmy John's Gourmet Sandwiches  |
| 101   | Rise Cafe                        |
| 102   | Club Pilates                     |
| 104   | City Barbers at Birkdale         |
| 106   | Coral Sushi Restaurant           |



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## SHOPPES AT BIRKDALE CROSSING (THREE STORY RETAIL & OFFICE)

| Suite | Tenant                          |
|-------|---------------------------------|
| 100   | Jimmy John's Gourmet Sandwiches |
| 101   | Rise Cafe                       |
| 102   | Club Pilates                    |
| 104   | City Barbers at Birkdale        |
| 106   | Coral Sushi Restaurant          |



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PHOTOS

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