

# SPACE AVAILABLE

## SHOPPES AT BIRKDALE CROSSING

### HUNTERSVILLE, NORTH CAROLINA, 28078

#### LOCATION

LOCATED ON SAM FURR ROAD - HUNTERSVILLE'S MAIN RETAIL CORRIDOR, ACROSS FROM BIRKDALE VILLAGE SHOPPING CENTER, JUST OFF I-77

#### TENANTS INCLUDE

OFFICE DEPOT	HICKORY TAVERN
JIMMY JOHN'S	CORAL SUSHI
TYRIAN BLUE SEAFOOD	T-MOBILE
MELTING POINT HOT YOGA	ICE MARTINI BAR

#### DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	47,247	84,791	117,342
AVG. HH INC.	\$98,618	\$99,631	\$100,972

(PITNEY BOWES BUSINESS INSIGHT. EST. 2013)

#### TRAFFIC COUNTS

35,000 VPD - INTERSECTION OF SAM FURR RD. AND BIRKDALE COMMONS PARKWAY  
 27,000 VPD - INTERSECTION OF SAM FURR RD. AND WEST CATAWBA AVE.  
 (2013 NCDOT)

#### SPACE AVAILABLE

FULLY LEASED OFFICE SPACE

1,176 SF RETAIL SPACE

#### CONTACT

FOR LEASING INFORMATION, PLEASE CALL:  
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