

River's Edge Station

MT. HOLLY-HUNTERSVILLE ROAD, CHARLOTTE, NC 28216



Retail

FOR

Sale or Lease

SIZE

33,000 SF

PRICE

Call for Pricing



Overview

River's Edge Station features retail, office and medical office space with direct access to Riverbend Village and a fully signalized intersection to Mt. Holly-Huntersville Road

Q4 2026 delivery

Walking distance to Riverbend Village with Corning (700 employees), Harris Teeter, and 105 townhomes and 288 apartments

Located less than 1 mile from I-485 and Hwy 16 (Brookshire Blvd)

Under construction now

Retail, Medical, or
Office Space For Sale
or For Lease



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Property Overview

Demographics

Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	4,891	35,905	102,719
Growth Rate	3.72%	2.10%	1.61%
Avg. HH Income	\$155,997	\$128,117	\$111,079

Traffic Count

Source: NCDOT 2026

	AADT
Brookshire Blvd	50,500
Mt Holly-Huntersville Rd	13,000



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Market Aerial



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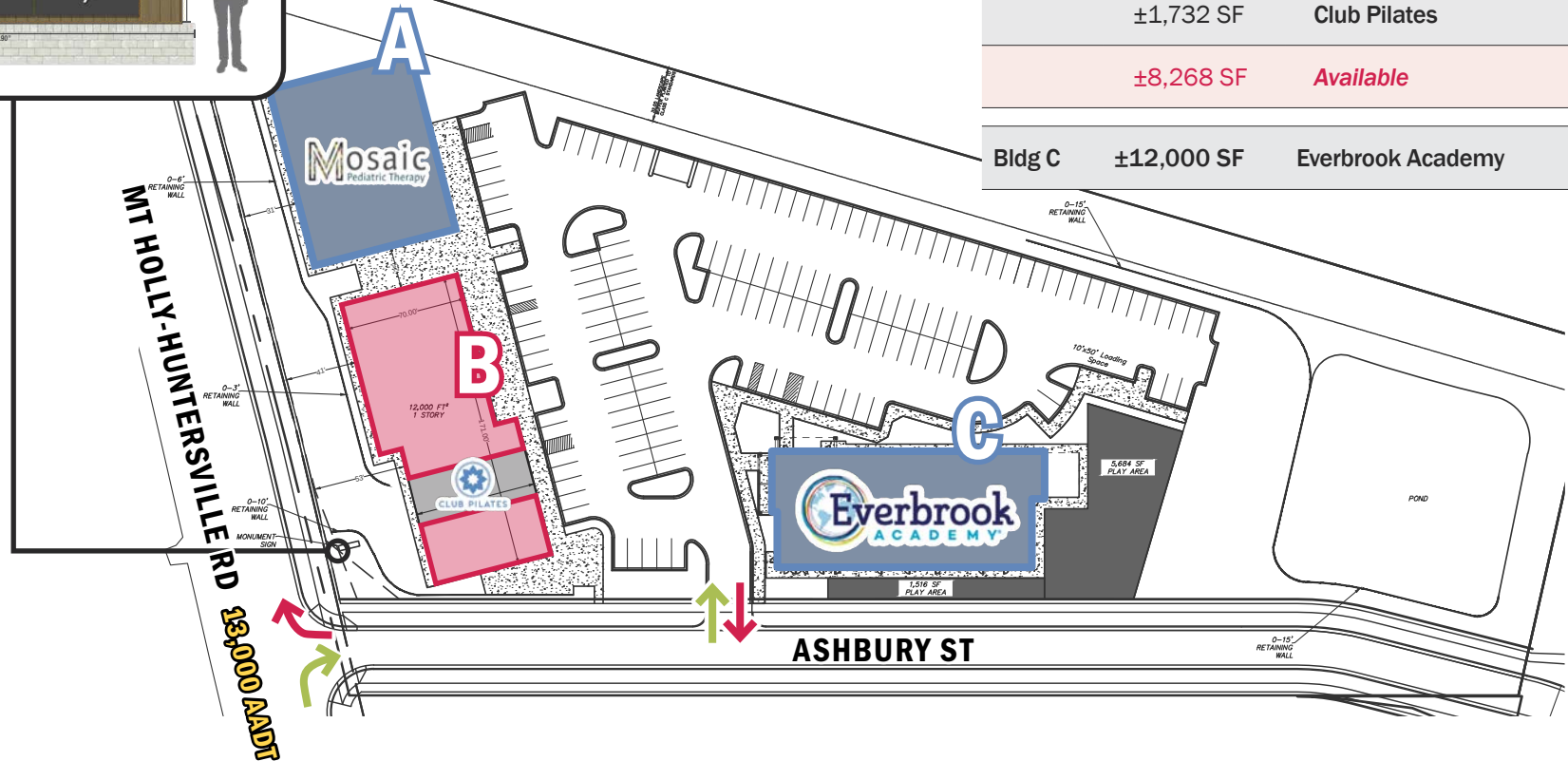
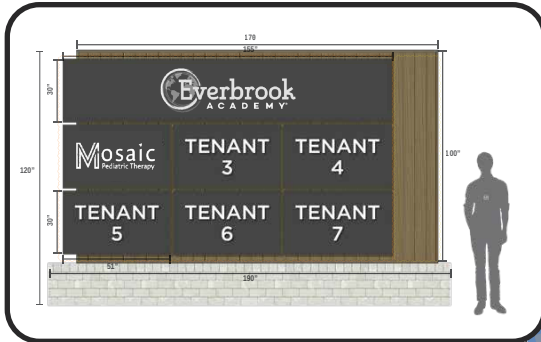
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Conceptual Site Plan

FUTURE MONUMENT SIGN & LOCATION



Bldg	Sq. Ft.	Use/Tenant
Bldg A	±9,063 SF	Mosaic Pediatric Therapy
Bldg B	±12,000 SF	Retail
	±2,000 SF	Available
	±1,732 SF	Club Pilates
	±8,268 SF	Available
Bldg C	±12,000 SF	Everbrook Academy



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Renderings



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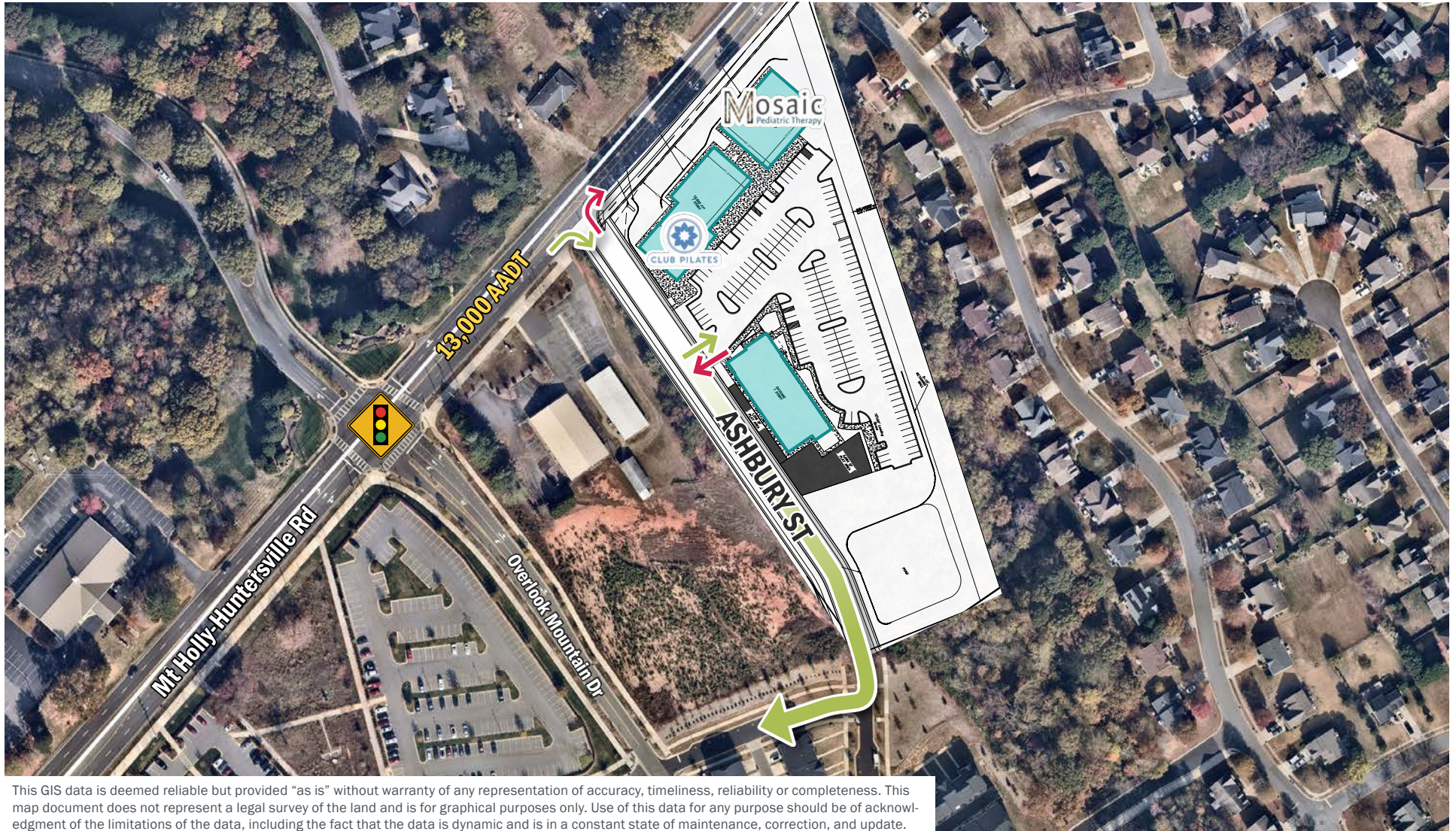
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Conceptual Site Plan Overlay



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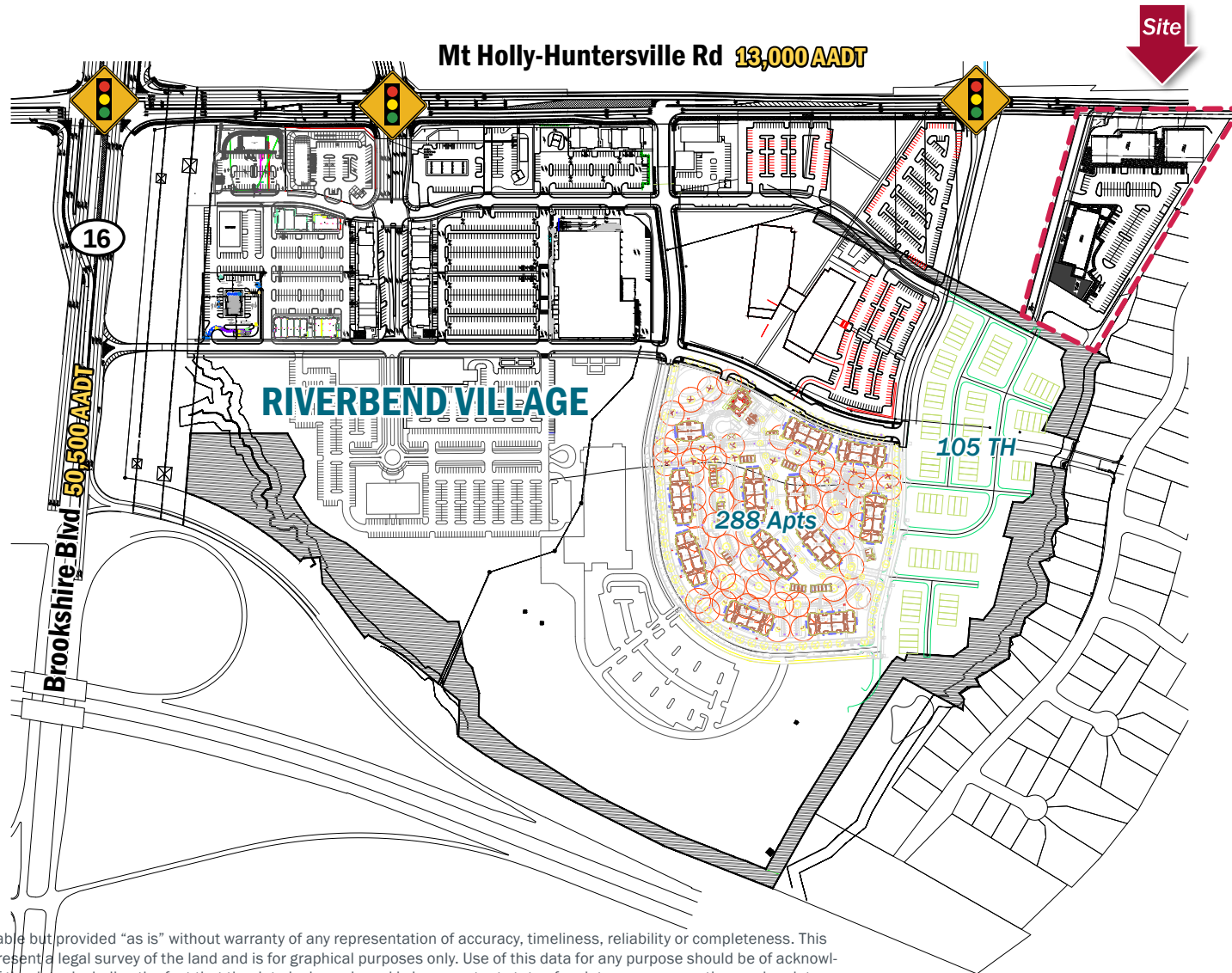
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River's Edge Station Location



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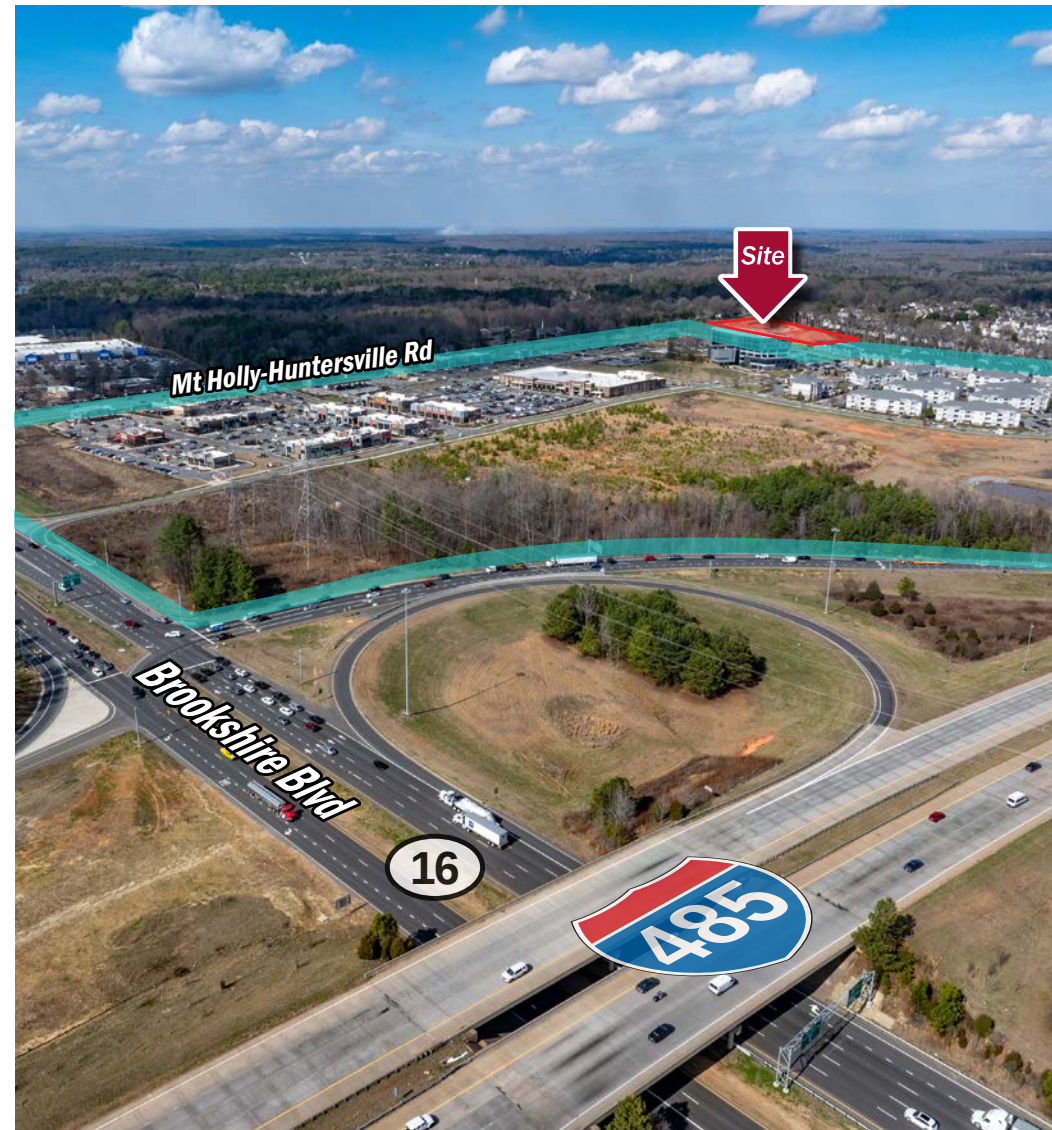
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