

NEWMARK



# BIRKDALE

## VILLAGE

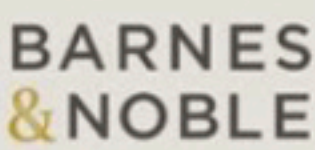
Newmark is pleased to present the exclusive opportunity to acquire Birkdale Village—a 673,380-square-foot, trophy-quality mixed-use destination at the heart of North Charlotte’s most affluent suburbs: Huntersville, Davidson, and Cornelius. Originally developed in 2001 and reimagined through a transformative renovation in 2022, Birkdale Village offers a dynamic blend of top-tier retail and luxury residential with 320 high-end apartment units.

Anchored by an unmatched tenant lineup including Apple, lululemon, Pottery Barn, Williams Sonoma, Arhaus, Warby Parker, Lilly Pulitzer, Southern Tide, and North Italia, the Property stands as one of the premier open-air lifestyle centers in the Sunbelt. Strategically located just 12 miles north of Charlotte and minutes from Lake Norman, Birkdale Village benefits from exceptional regional connectivity and a deeply affluent customer base in communities consistently ranked among North Carolina’s best places to live.



OVERVIEW		
255,132 SF	320	51,346 SF
RETAIL GLA	MULTIFAMILY UNITS	OFFICE GLA
2001/2022	1,940	48.3 ac
YEAR BUILT / RENOVATED	PARKING SPACES	ACREAGE
OCCUPANCY		
92%	96%	
COMMERCIAL	MULTIFAMILY	

HAVEN	\$1,930	\$1.68
AT BIRKDALE VILLAGE	IN-PLACE RENTS (MULTI)	PER SQ FT RENTS (MULTI)



lululemon

POTTERY BARN ARHAUS

**Birkdale Village delivers strong sales productivity and meaningful near-term rental upside, positioning it for long-term NOI growth.**