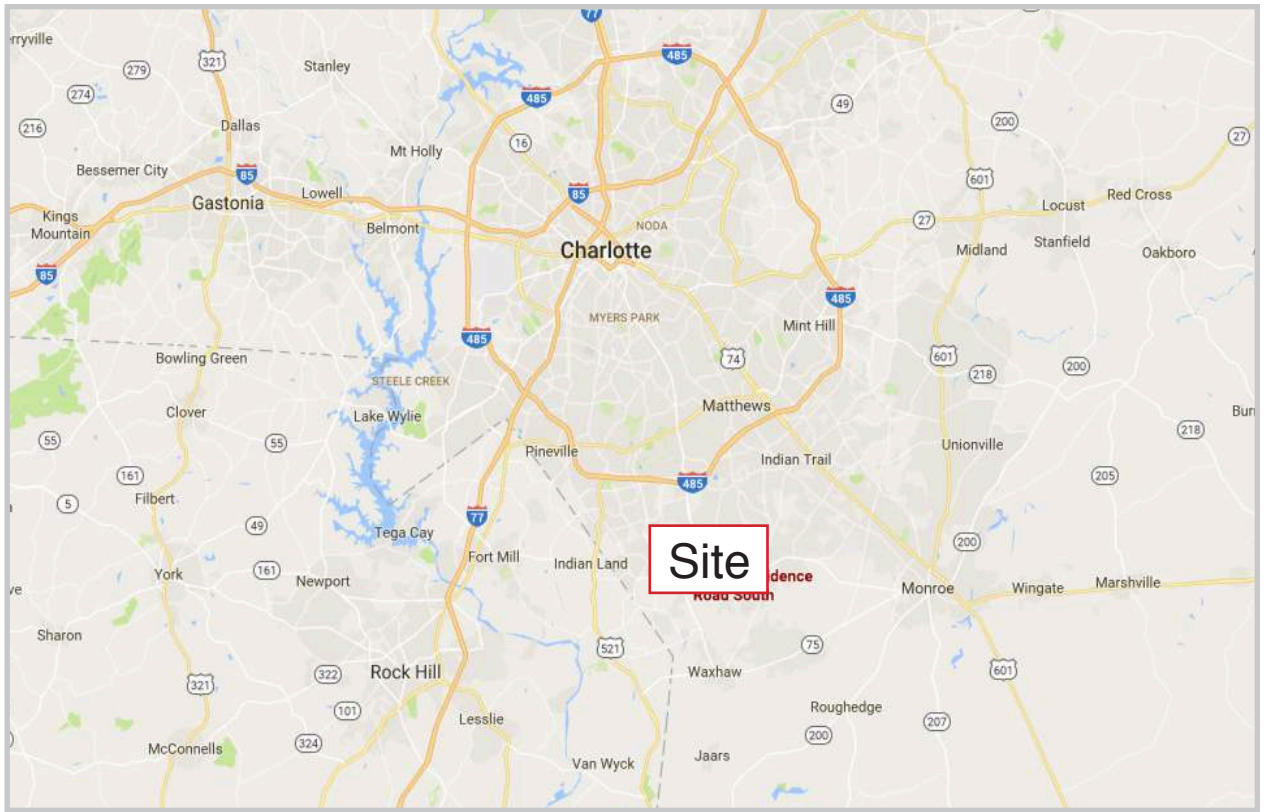


Josh Beaver
The Nichols Company
704.373.9797 (Office) • 704.373.9798 (Fax)
josh@thenicholscompany.com
www.thenicholscompany.com
600 Queens Rd, Charlotte, NC 28207

Available
Retail Outparcel
For Lease



1610 Providence Road South
Waxhaw, NC 28173



LOCATION

This retail outparcel is located in between Autobell and CVS fronting Providence Road South (NC HWY 16). Located at the lighted intersection of New Town Road and Providence Road South in Waxhaw, NC. New Town Road is the only true east/west thoroughfare south of I-485 along Providence Road.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,997	16,209	68,333
Daytime Population	2,493	18,671	79,036
Average HH Income	\$159,733	\$167,618	\$126,976

Traffic Count Est. 19,000 VPD along Providence Road South

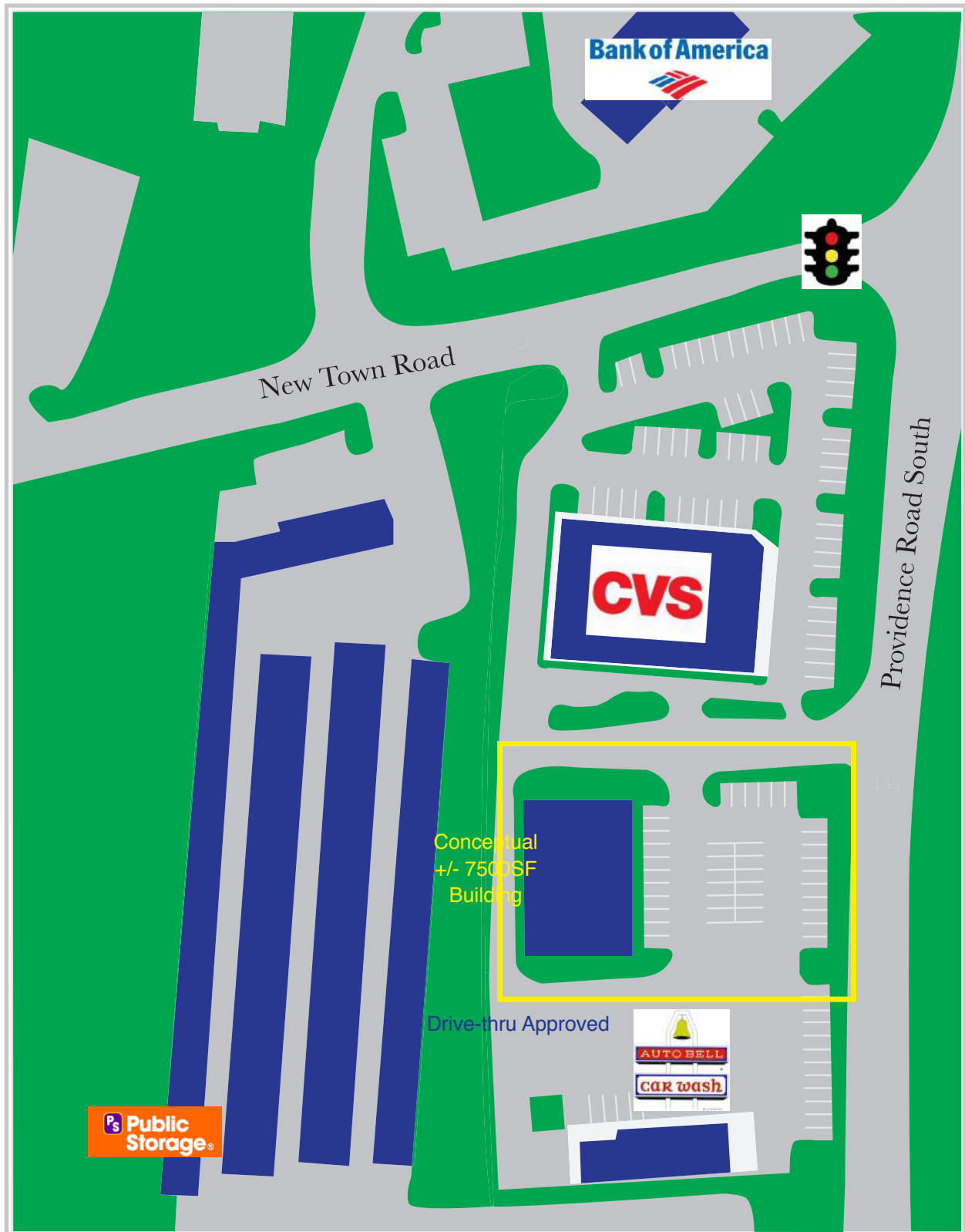
PROPERTY ATTRIBUTES

- Call for Leasing Details
- 0.872 Acres
- +/- 7,500 SF of buildable space
- 39 Parking Spaces
- Zoned: B-4
- Approved for a drive-thru

SITE PHOTOS



SITE PLAN



For more information please contact:
Josh Beaver
Josh@TheNicholsCompany.com
704.373.9797

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

