

Josh Beaver

The Nichols Company

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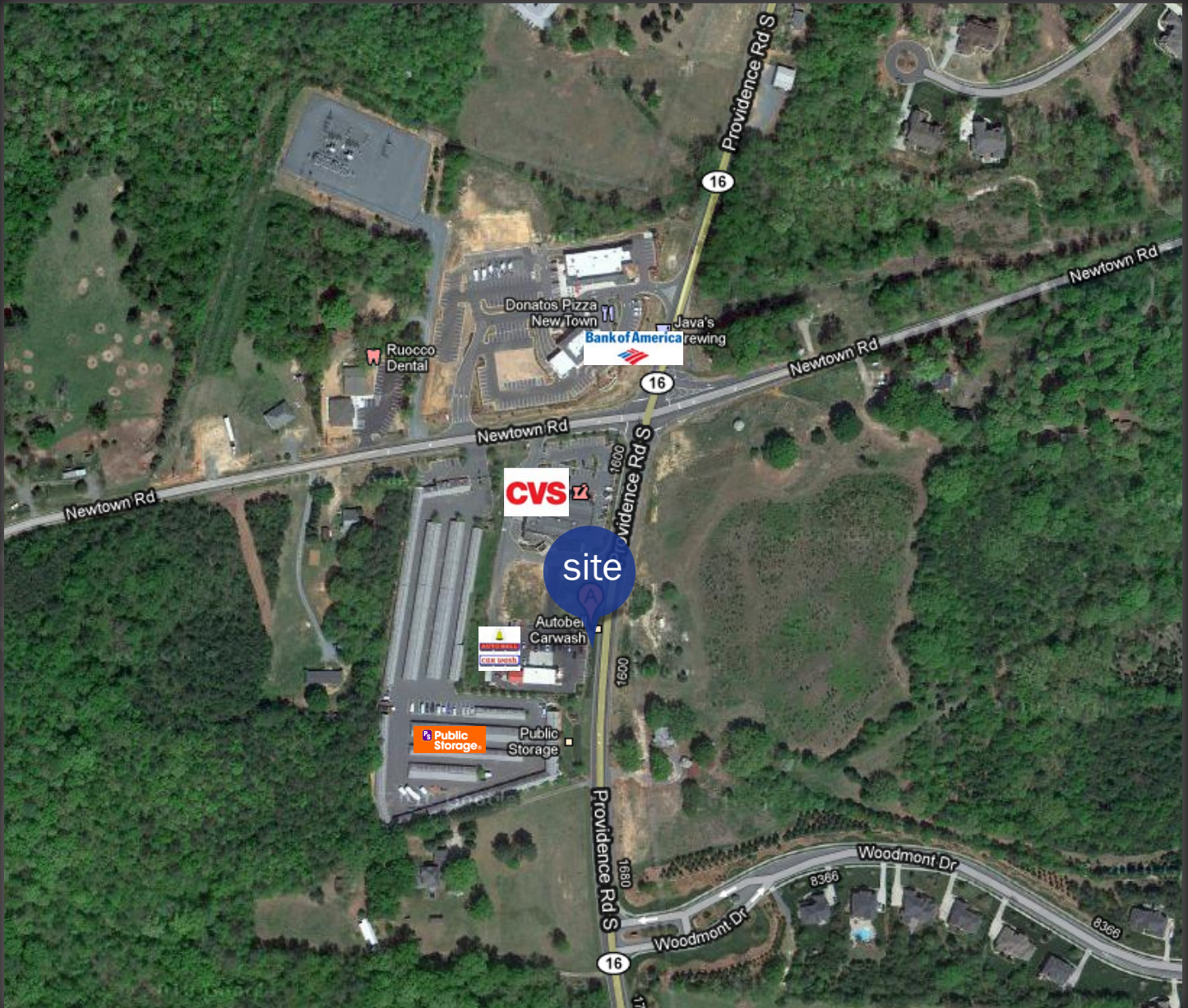
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www.thenicholscompany.com

600 Queens Rd, Charlotte, NC 28207

Available

Retail Outparcel
For Lease



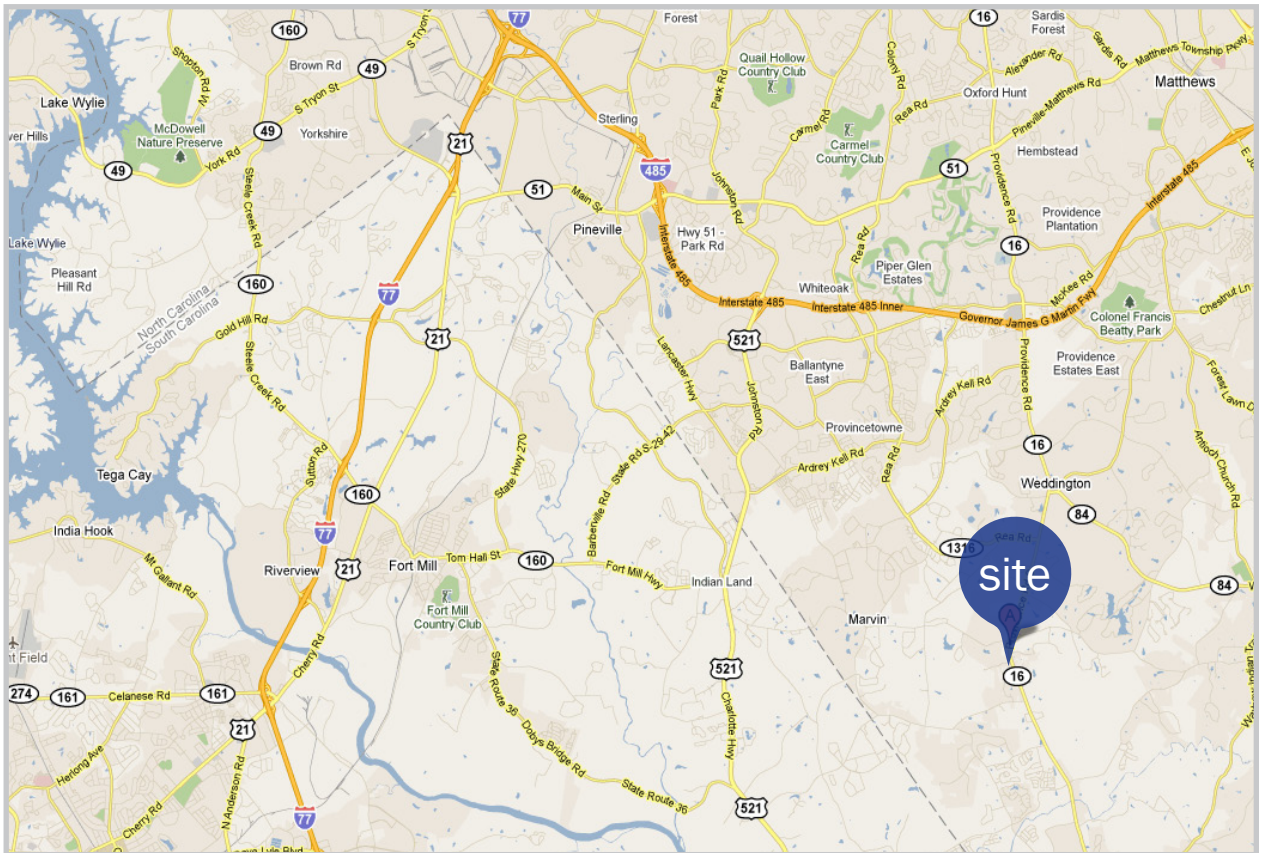
1610 Providence Road South

Waxhaw, NC 28173

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,980	22,242	71,878
2015 Population Estimate	2,611	29,402	92,552
Avg HH Income	\$131,363	\$125,793	\$109,976
Median HH Income	\$113,431	\$106,797	\$89,355

Traffic Count: Over 15,000 VPD along Providence Road South



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.

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 PLAN



For more information please contact:
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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.