



# PROVIDENCE SHOPS AT NEW TOWN ROAD

1610 PROVIDENCE ROAD SOUTH | WAXHAW, NC 28173

PROPOSED MULTI-TENANT BUILDING FOR LEASE



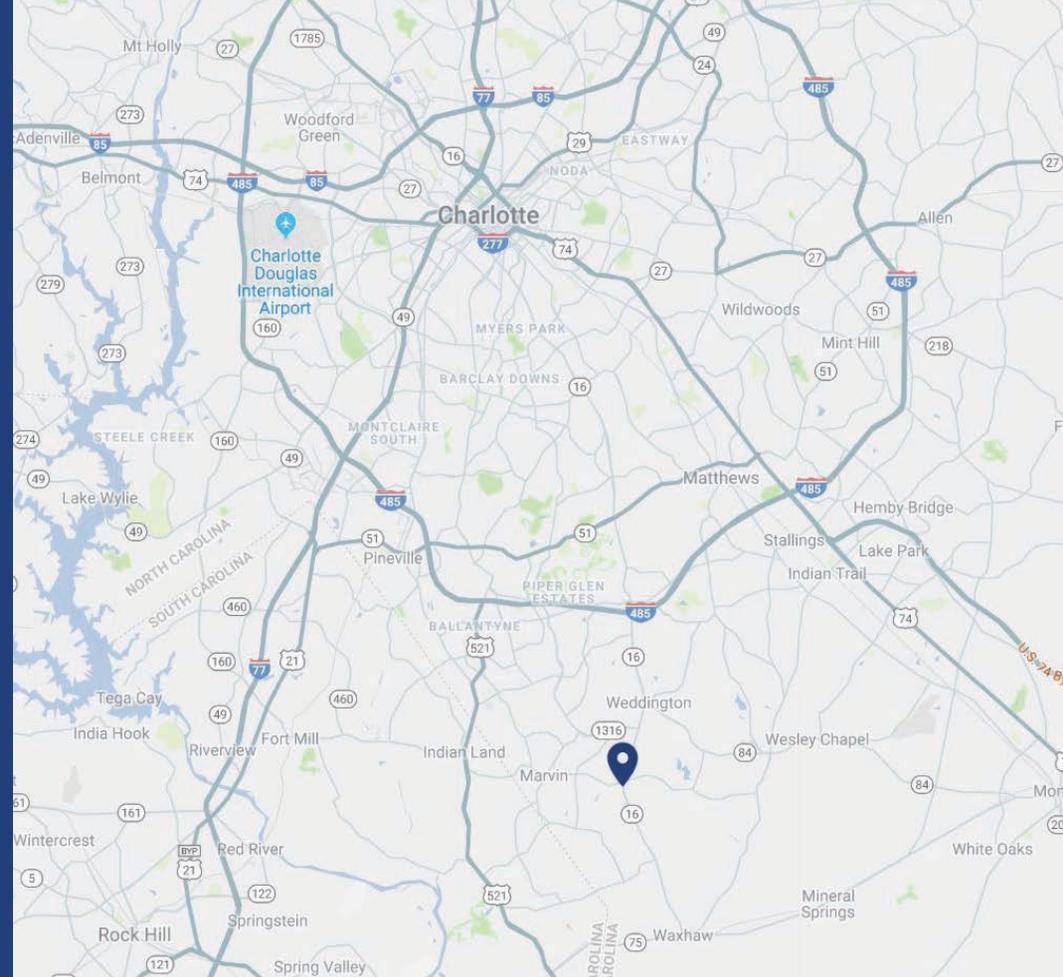
## EXECUTIVE SUMMARY

# PROVIDENCE SHOPS AT NEW TOWN ROAD

Providence Shops at New Town Road is a proposed +/- 7,540 SF retail building at the lighted intersection of New Town Road and Providence Road South in Waxhaw, NC. The site is positioned between Autobell and CVS fronting Providence Road South (NC HWY 16). New Town Road is the only true east/west thoroughfare south of I-485 along Providence Road.

## PROPERTY DETAILS

<b>Address</b>	1610 Providence Road South Waxhaw, NC 28173
<b>Available SF</b>	+/- 1,200 - 5,140 SF
<b>GLA</b>	+/- 7,540 SF
<b>Acreage</b>	+/- 0.874 AC
<b>Zoning</b>	B-4
<b>Parking</b>	39 Spaces
<b>Tenants</b>	The New York Butcher Shoppe
<b>Traffic Counts</b>	Providence Road South   19,000 VPD New Town Rd   8,400 VPD
<b>Lease Rate</b>	\$33 - \$35 NNN
<b>Additional Notes</b>	Approved for a drive-thru



## DEMOGRAPHICS

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2018 Population</b>	2,639	34,340	101,980
<b>Avg. Household Income</b>	\$189,614	\$170,792	\$142,442
<b>Median Household Income</b>	\$153,945	\$137,874	\$110,171
<b>Households</b>	748	9,899	33,157
<b>Daytime Employees</b>	323	3,232	20,429

[CLICK HERE TO VIEW DRONE VIDEO](#)

## MARKET OVERVIEW

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# WEDDINGTON & WAXHAW NORTH CAROLINA

This sleepy little town southeast of metro Charlotte is one of the fastest-growing towns in the area, and for good reason. People love what this region offers: Plenty of space, great schools, and home prices that haven't skyrocketed as fast as Charlotte's over the last few years. The Town of Weddington is located in the northwestern corner of Union County, NC approximately 15 miles southeast of the City of Charlotte and 14 miles northwest of downtown Monroe. The Town encompasses approximately 17 square miles or roughly 11,000 acres. Weddington lies right next to the town of Waxhaw.

Intersecting at NC Highways 16 and 75 is the center of Waxhaw and its downtown area. Waxhaw exudes small-town charm yet provides easy access to the major highway systems of I-485 and I-77 making regional travel easily accessible. Only twenty minutes from Charlotte, residents and local businesses enjoy a peaceful and relaxed rural setting while living in proximity to big city amenities, including excellent medical care and facilities, top-rated schools, retail therapy opportunities and rich historical and cultural avenues.



ACCESS

Full Movement 

Right In, Right Out 



19,000 VPD

8,400 VPD



NEW TOWN RD



FUTURE MARVIN GARDENS  
PUBLIX SITE



PROVIDENCE ROAD SOUTH

# CONCEPTUAL ELEVATIONS



1 FRONT RENDER ELEVATION scale: 3/32" = 1'-0" (@ 11x17 printed format)

CONCEPTUAL RETAIL DESIGN STUDY - New Town Rd. / S. Providence Rd.

UNION COUNTY, North Carolina  
02.21.18  
p | arch Proj # 1748

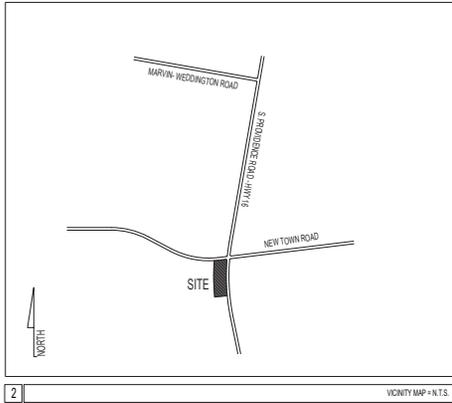
**THE ghazi COMPANY**

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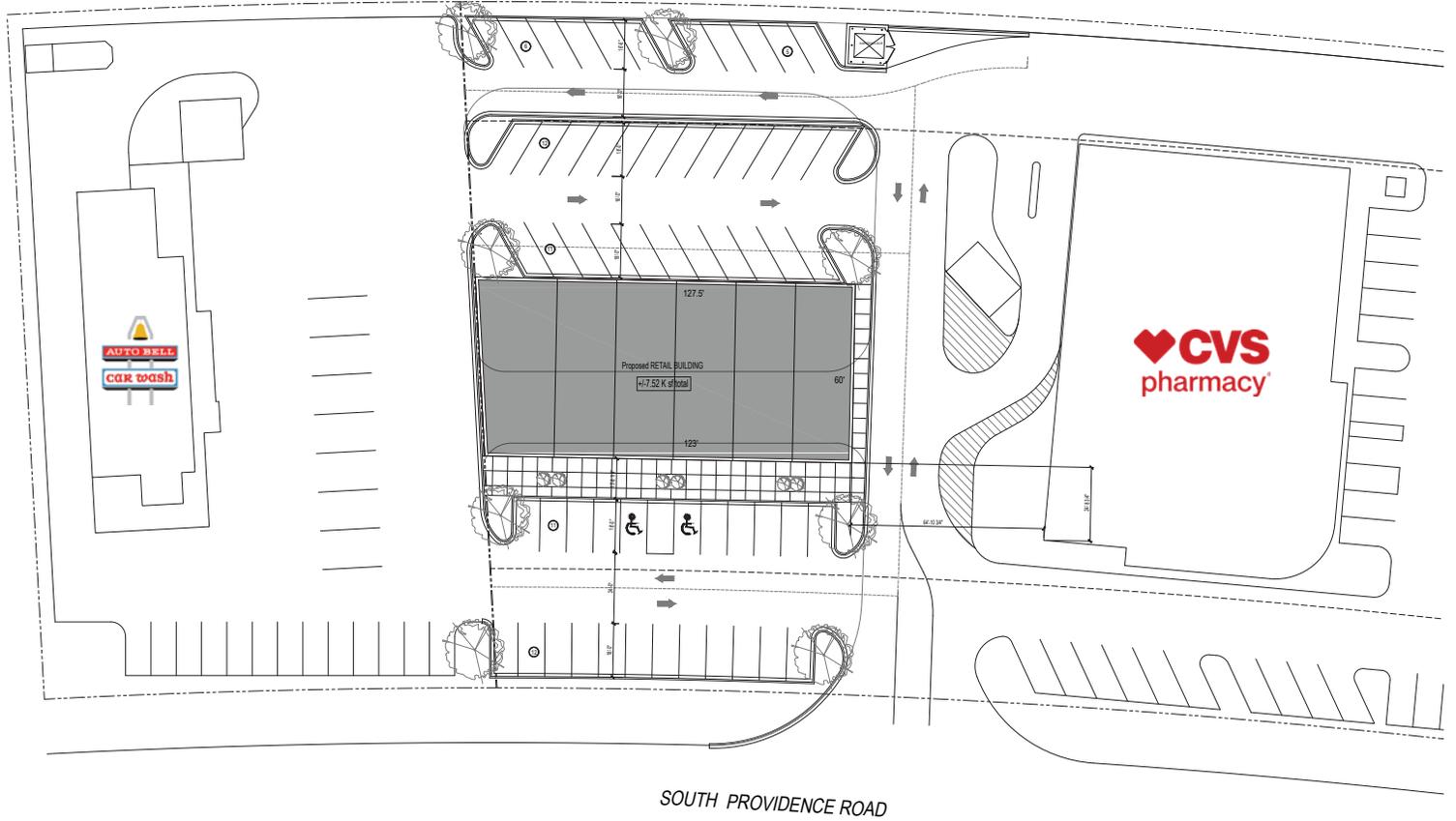
1 SIDE RENDER ELEVATION scale: N.T.S.

# CONCEPTUAL SITE PLAN



SITE DATA:	
ZONING DESIGNATION:	B-4
SETBACKS:	FRONT / STREET: 40'
	PARKING: T.B.D.
	SIDE: N/A
	REAR: 40'
	required buffers and screening requirements may affect the setback distance
AREA CALCULATIONS:	PARCEL #06163004K
	Total Site Construction Area: +/- 33,455 sf
	+/- 0.76 Ac
	F.A.R.: T.B.D.
	% Previous Site Area: N/A (requirements T.B.D.)
	PARKING CALCULATIONS:
	REQUIRED: 1 per 400 S.F. BUSINESS
	7,300 SF / 400 = 18 SPACES (REQ'D)
	REQUIRED: 17 SPACES TOTAL
	PROVIDED: 57 SPACES TOTAL
	*total required parking to be determined by use (T.B.D.)
	BUILDING DATA:
	GROUND LEVEL TOTAL: +/- 7.52 K sf
	Retail Use
	SITE NOTES:
	Required parking counts may be able to be reduced by use. This will require further investigation and coordination with Mecklenburg County Zoning and Planning Department.

ATTENTION: THE SITE PLAN ILLUSTRATED WAS CREATED WITHOUT THE OFFICIAL DIGITAL SURVEY INFORMATION. THEREFORE, THE INFORMATION SHOWN MAY BE SUBJECT TO CHANGE AND SHOULD BE CONSIDERED AS PRELIMINARY IN NATURE.



1 SITE PLAN# 120 (04X3B)

CONCEPTUAL RETAIL SITE PLAN F - New Town Rd. / S. Providence Rd.

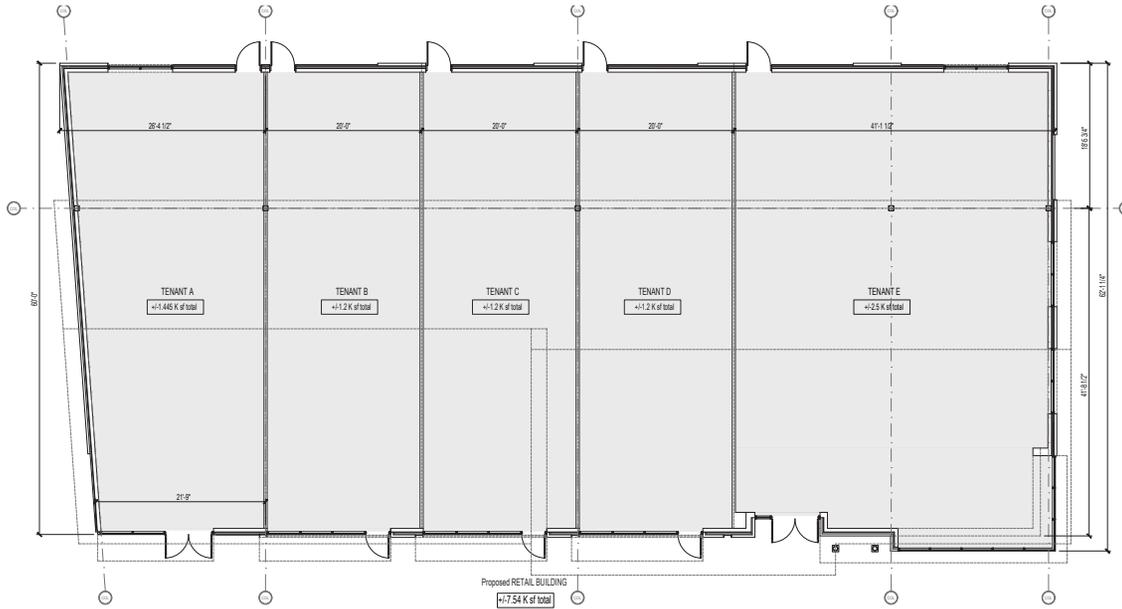
UNION COUNTY, North Carolina  
03.16.17  
p | each Plot # 17168

THE ghazi COMPANY

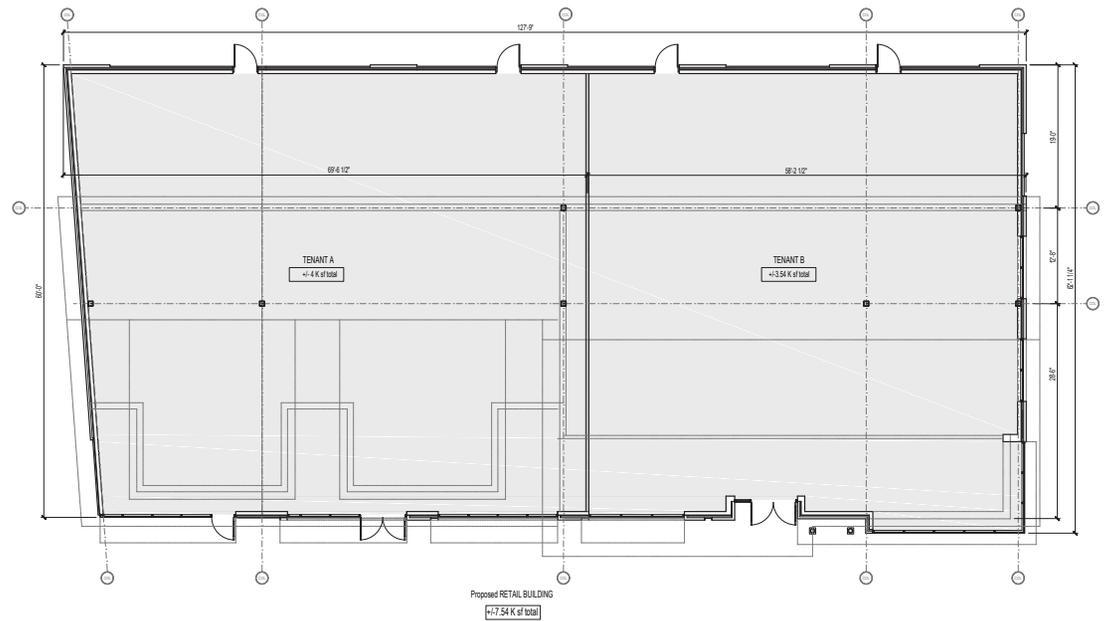
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architecture

# CONCEPTUAL FLOOR PLANS

## OPTION A



## OPTION B



## CONTACT

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## THE NICHOLS COMPANY

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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.

