



PRESCOTT VILLAGE

1000 Aspal Dr & Providence Rd., Waxhaw, NC 28173



Available for Lease Medical, Dental, or Retail 15,600 sf



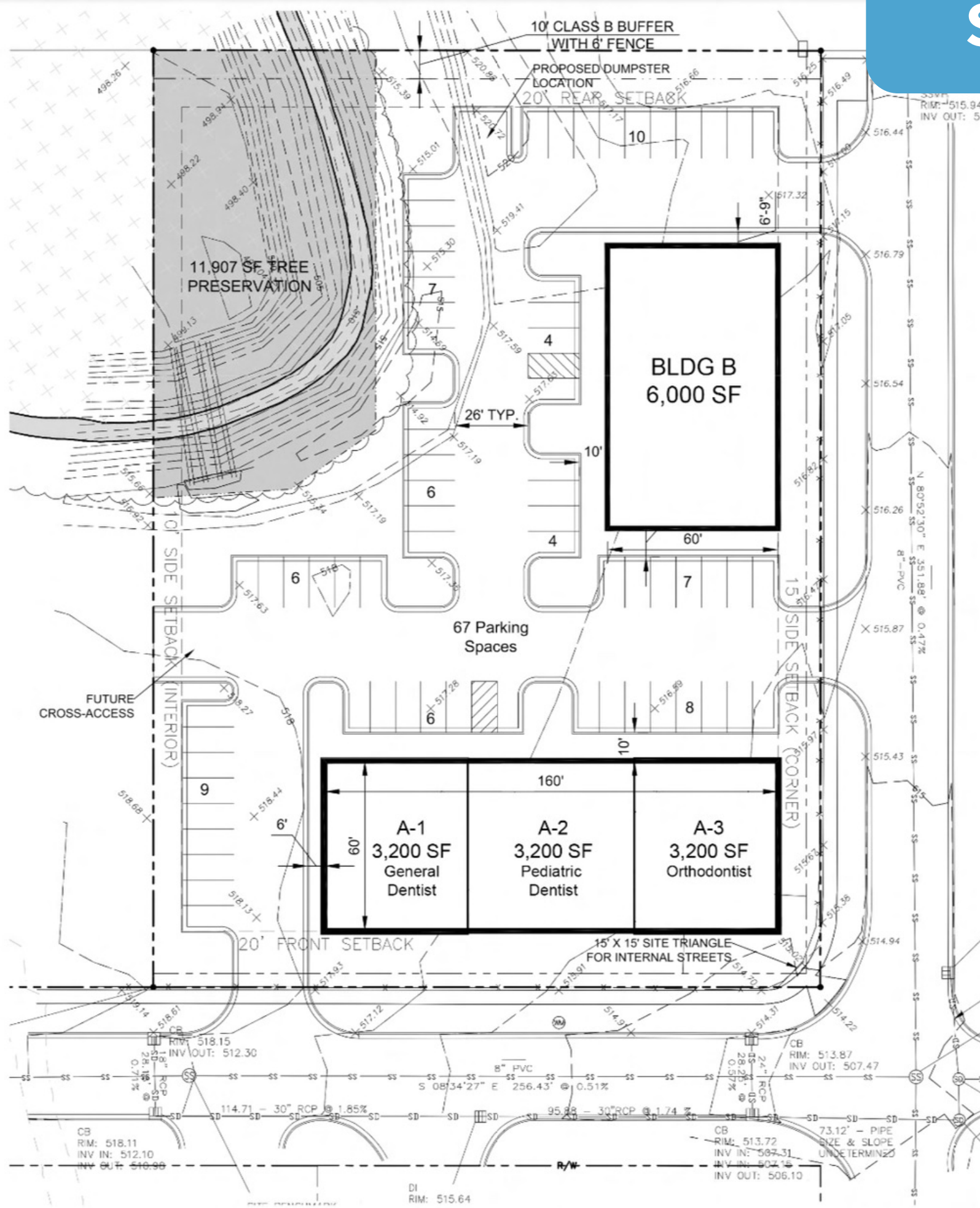


Property Overview

Availability	Building A: 3,200-9,600 SF Building B: 2,000-6,000 SF
Use	Retail, Restaurant, Dental, and Medical
Parking	67 spaces
Delivery	June 2024
Zoning	CC
Traffic Counts	AADT 21,000 on Providence Rd.
Lease Rates	Call for leasing detail



Site Plan



Property Highlights

Prescott Village is a +/- 100 acre mixed use development at the crossroads of Providence Rd. and Pine Oak Rd. in Waxhaw, NC.

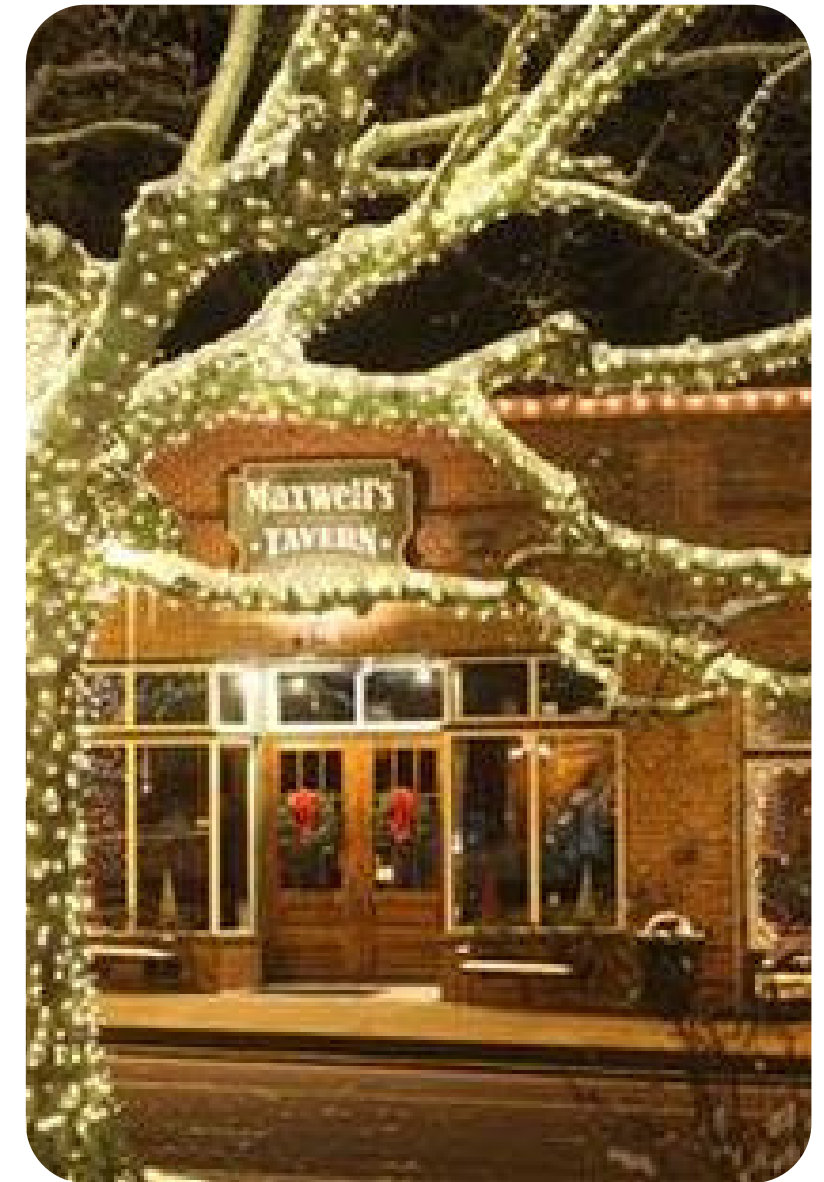
- Parcel H: 1.78 acres zoned CC
- signalized intersection
- Excellent signage opportunities
- Neighboring retail includes Bed & Bark, Sam's express Car Wash, Wendy's, and Arby's
- Approximately 152 new townhomes
- Coming soon is a 50,000 sf big box grocery retailer.

Demographics

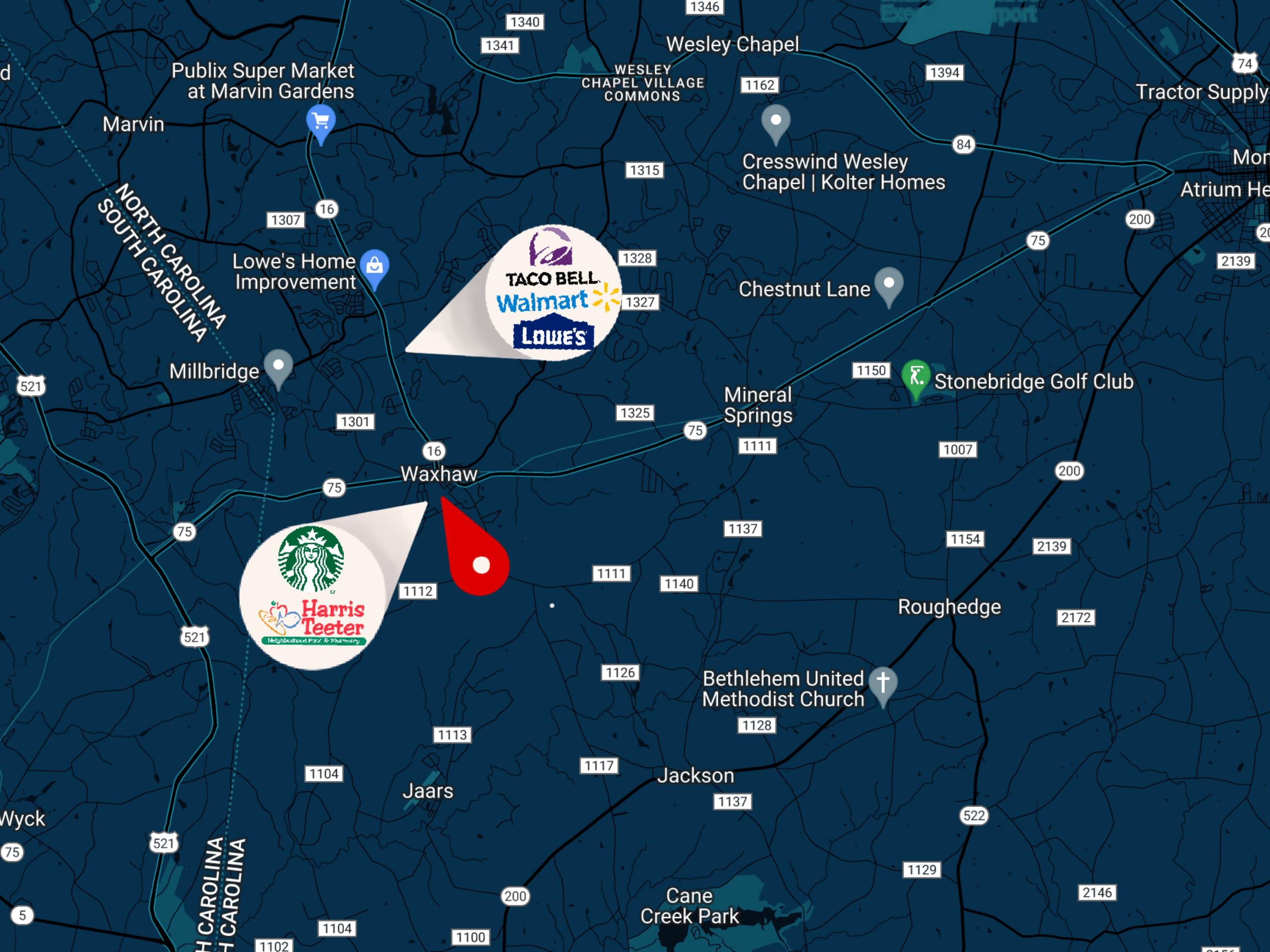
	POPULATION	AVG. HH INCOME	DAYTIME POP
1 mile	4,795	\$99,469	2,493
3 mile	32,299	\$118,552	12,306
5 mile	69,607	\$148,713	27,223

City overview

Waxhaw



Waxhaw boasts a charming, historic downtown area that attracts both locals and tourists, providing an excellent environment for boutique shops and specialty stores. The town's thriving community and strong local economy create a robust consumer base, fostering retail success. Moreover, the town's commitment to preserving its small-town charm while accommodating growth ensures a welcoming atmosphere for businesses of all sizes. Overall, Waxhaw's strategic location, strong community support, and vibrant atmosphere make it an ideal destination for retail centers seeking both commercial success and a welcoming community.



Area Map

Get Connected With Us

Contact Information



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