

Publix #1704 - Marvin Gardens

1615 Providence Road S
Waxhaw, NC 28173
Lat 34.989, Long -80.774

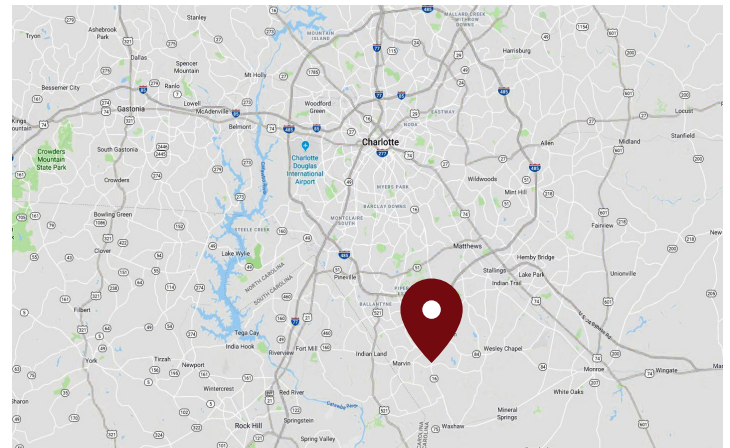
FOR LEASE



2,794 SF AVAILABLE & GROUND LEASE OUTPARCEL OPPORTUNITY

PROPERTY HIGHLIGHTS

- Publix-Anchored Shopping Center Located Just South of Ballantyne in Marvin, One of the Fastest Growing Communities in NC
- Centrally Located and Easily Accessible to Charlotte, Ballantyne, and South Park
- High Income and Growth Market - Highest Median Income in NC
- Yahoo Named "Best Town to Live In" Two Years in a Row
- Located on Heavily Trafficked Providence Road - NC Highway 16 and New Town Road
- Combined Traffic: 28,400 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,963	36,375	115,250
Daytime Population	2,438	28,267	94,442
Total Households	1,052	10,614	37,983
Avg. HH Income	\$234,937	\$229,954	\$181,058

Melody Holley

Office: **770.541.6886** | Cell: **678.414.8989** | mholley@crossmanco.com
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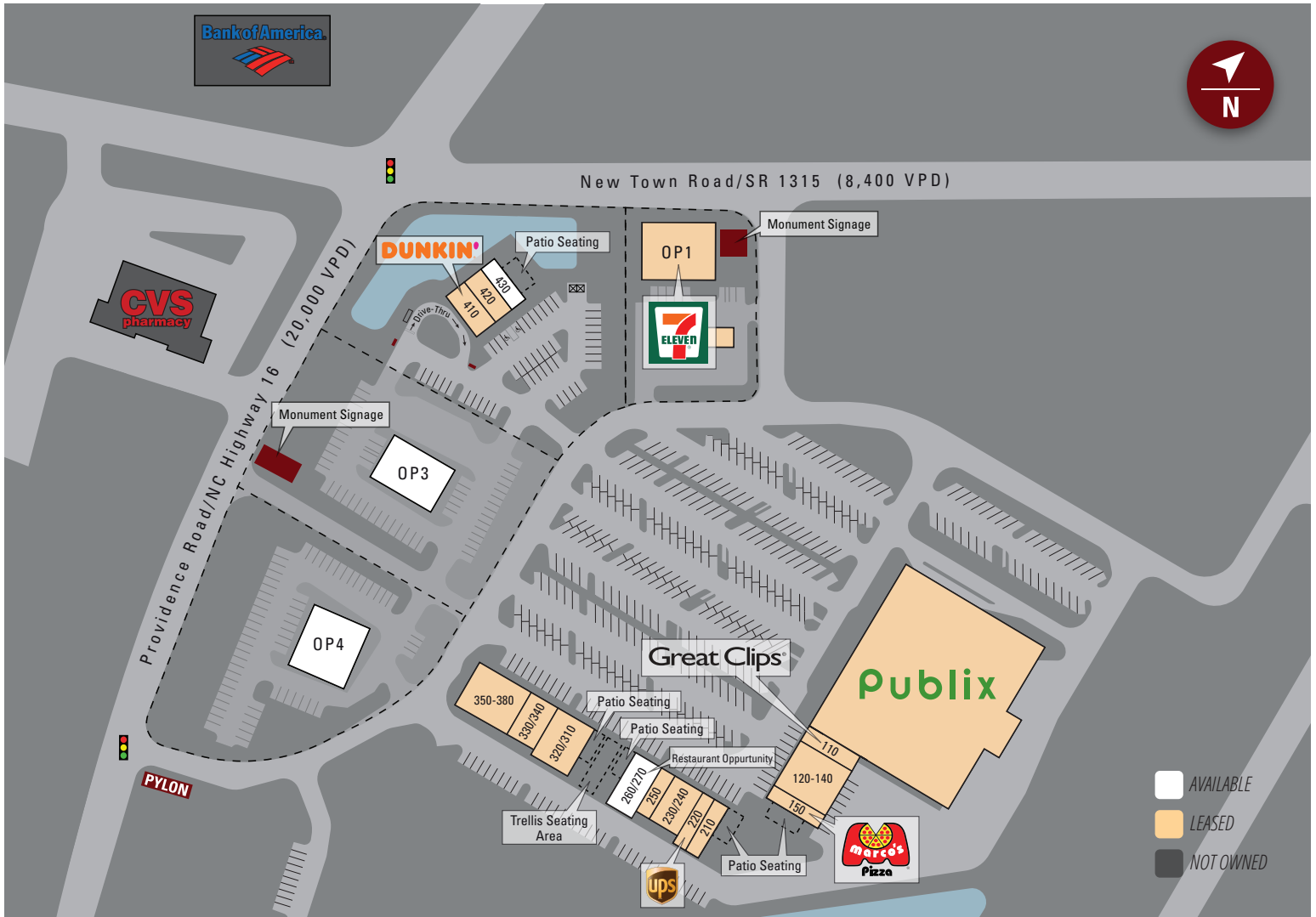
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
ANC	Publix	51,447	260/270	AVAILABLE (Restaurant Opportunity)	2,794	OP3	**Under Contract**	6,000 max
110	Great Clips	1,200	310/320	Kin Steak and Sushi	2,800	OP4	AVAILABLE (±1.60 AC)	7,000 max
120-140	Elite Dental of Waxhaw	3,680	330/340	ISI Elite Training	2,400	TOTAL 81,601		
150	Marco's Pizza	1,280	350-380	Avance	4,800			
210	El Tecate Mexican Restaurant	1,400	410	Dunkin'	1,800			
220	The UPS Store	1,400	420	YogaSix	1,800			
230/240	Cosmo Nail Lounge	2,400	430	**Under Contract**	1,200			
250	European Wax Center	1,200	OP1	7-Eleven	5,000 max			

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Sunday	96,699
Saturday	95,736
Friday	83,904

OF VISITS

TOP 3 HOURS

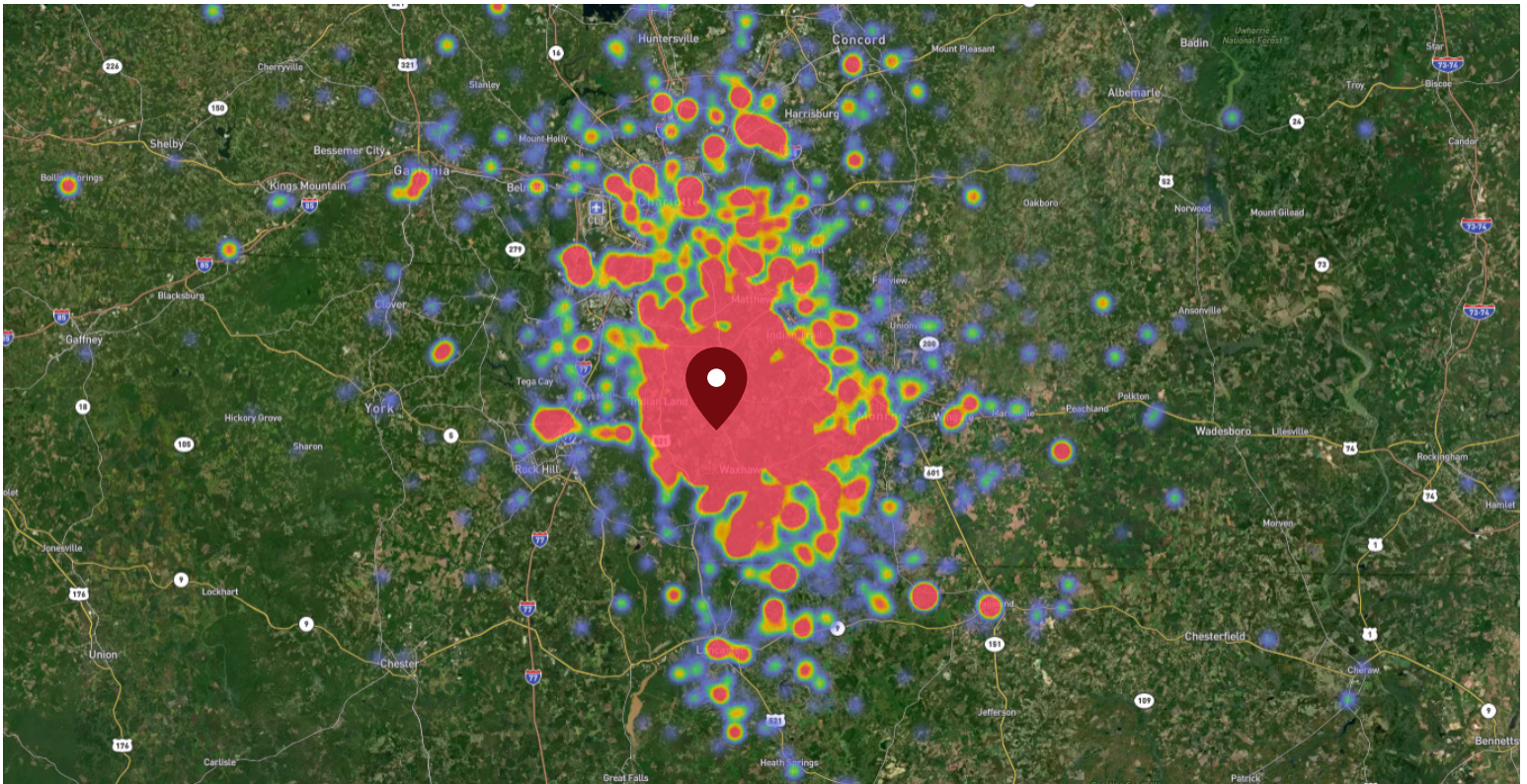


12-1 PM	104,183
4-5 PM	102,004
1-2 PM	101,427

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2022 - February 28, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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