

# Publix #1704 - Marvin Gardens

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

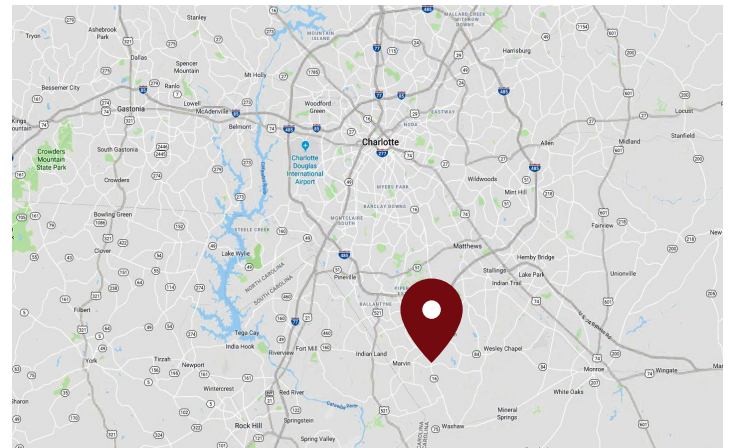
**FOR LEASE**



**2,794 - 2,800 SF & 2 OP AVAILABLE**

## 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	2,989	37,736	120,552
Daytime Population	2,313	28,368	101,085
Total Households	901	11,197	40,799
Avg. HH Income	\$251,560	\$234,001	\$190,839

### Melody Holley

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Suite	Tenant	Size
ANC	Publix	51,447
110	Great Clips	1,200
120-140	Elite Dental of Waxhaw	3,680
150	Marco's Pizza	1,280
210	El Tecate Mexican Restaurant	1,400
220	The UPS Store	1,400
230/240	Cosmo Nail Lounge	2,400
250	European Wax Center	1,200

Suite	Tenant	Size
260/270	AVAILABLE (Restaurant Opportunity)	2,794
310/320	AVAILABLE (Restaurant Opportunity)	2,800
330/340	ISI Elite Training	2,400
350-380	Tryon Medical	4,800
410	Dunkin'	1,800
420	YogaSix	1,800
430	Magnolia Medspa	1,200
OP1	7-Eleven	±0.866 AC

Suite	Tenant	Size
OP3	AVAILABLE	±1.325 AC
OP4	AVAILABLE	±1.533 AC
		<b>TOTAL 81,601</b>

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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **174,100**

EST. # OF VISITS ANNUALLY

 **1.3 Million**

AVG. VISITS / CUSTOMER

 **7.38**

AVG. LENGTH-OF-STAY / VISIT

 **23 MIN**

TOP 3 DAYS



Friday	197,971
Saturday	192,162
Wednesday	188,168

# OF VISITS

TOP 3 HOURS

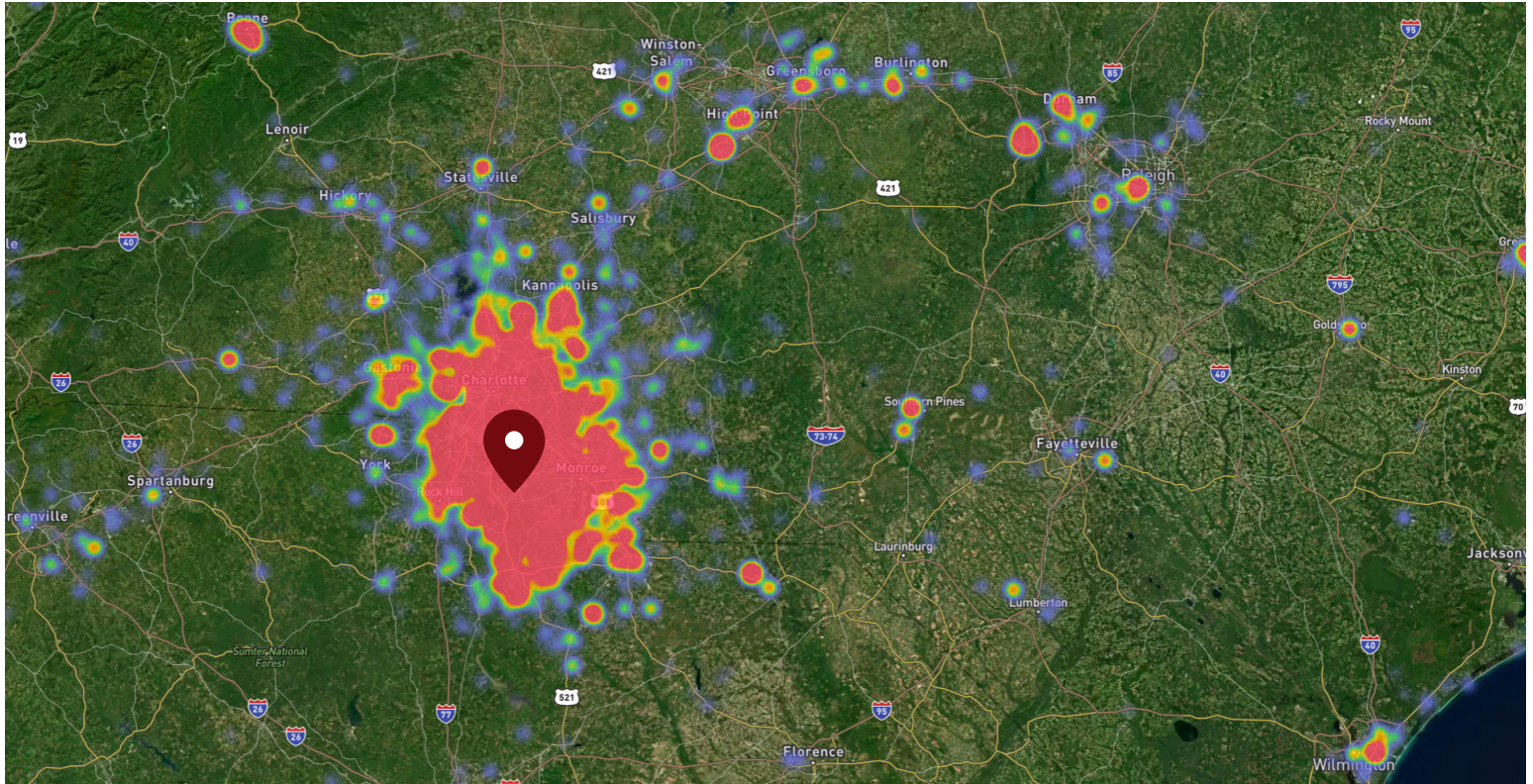


5-6 PM	168,288
12-1 PM	168,047
4-5 PM	158,653

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2025 - April 30, 2026

## SITE VISIT DENSITY



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

Data provided by Placer Labs Inc. (www.placer.ai)

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