



OFFICE / RETAIL SUITES FOR LEASE

136 Waxhaw Parkway, Waxhaw, NC 28173

THE LUKE ALLAN LINDSEY CENTER

*Office & Executive Suites
Available for Lease*



Presented By:

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MOODY COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY



OVERVIEW

Exciting state-of-the-art recreation center with office and retail space available. Synergistic opportunity to tie into a new class A center. We are offering a new storefront executive office opportunity with shared conference, individual storefront private entrances and interior offices including co-op office.

Leases are gross leases with the landlord covering common janitorial, water, trash, electricity, and fiber.

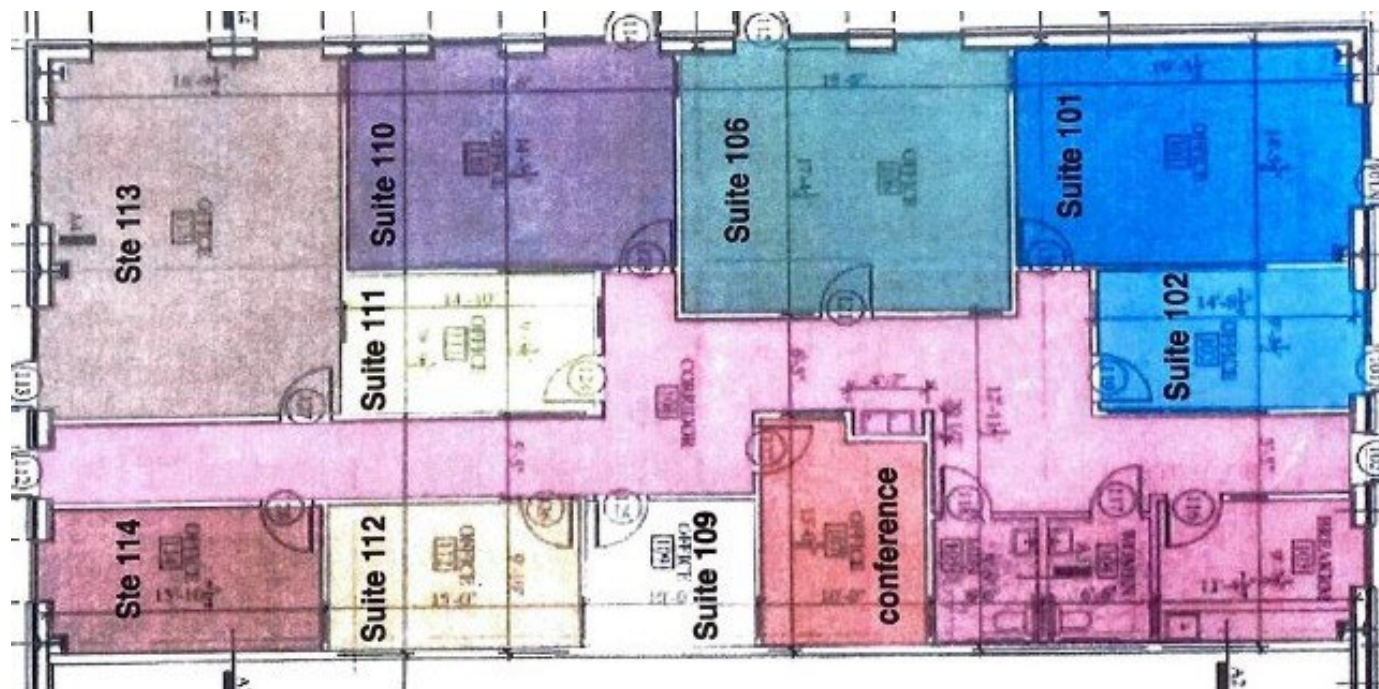
Tenants share common areas including a conference room, kitchen, restrooms. Interior suites have key fob entrances and exterior suites have storefront entrances with private keys and key fobs for main entrances. There is a shared co-op executive suite available for four members.

EXECUTIVE SUITE HIGHLIGHTS

- Minimum 1-year leases and maximum 3-year leases
- Tenants share kitchen, conference room, and restrooms as a common area
- Leases include trash, electricity, water, common area janitorial, on-site postal box included
- Lease includes identity placard, and 3-year leases have monument signage option
- Exterior suites available have their own storefront entrances and share main entrance



LEASE SPACES



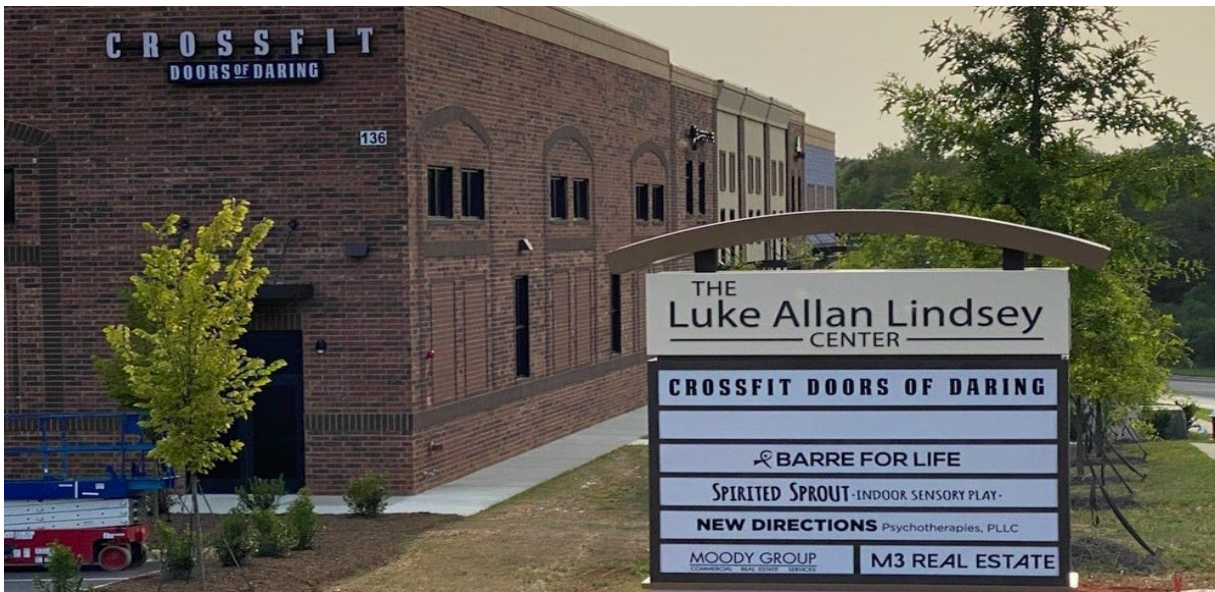
SUITE INFORMATION

E-101	275 SF	Full Service	\$1,250 per month	Exterior office
E-102	145 SF	Full Service	\$1,000 per month	Exterior office with storefront private entrance with interior corridor access to common areas
E-106	341 SF	Full Service	\$1,200 per month	Open with exterior storefront entrance/exit
E-109	100 SF	Full Service	\$125 - \$500 per month	Co-working space limited to four members sharing one office
E-110	280 SF	Full Service	\$1,200 per month	With waiting room and or second private office within the suite and storefront exterior entrance/exit.
E-111	135 SF	Full Service	\$750 per month	Interior space
E-112	135 SF	Full Service	\$700 per month	With waiting room and or second private office within the suite and storefront exterior entrance/exit.
E-113	415 SF	Full Service	\$1,500 per month	Largest suite- exterior store front entrance, natural light and visibility
E-114	150 SF	Full Service	\$900 per month	Interior suite but adjacent to entrance with window

Executive Suites Available for Lease

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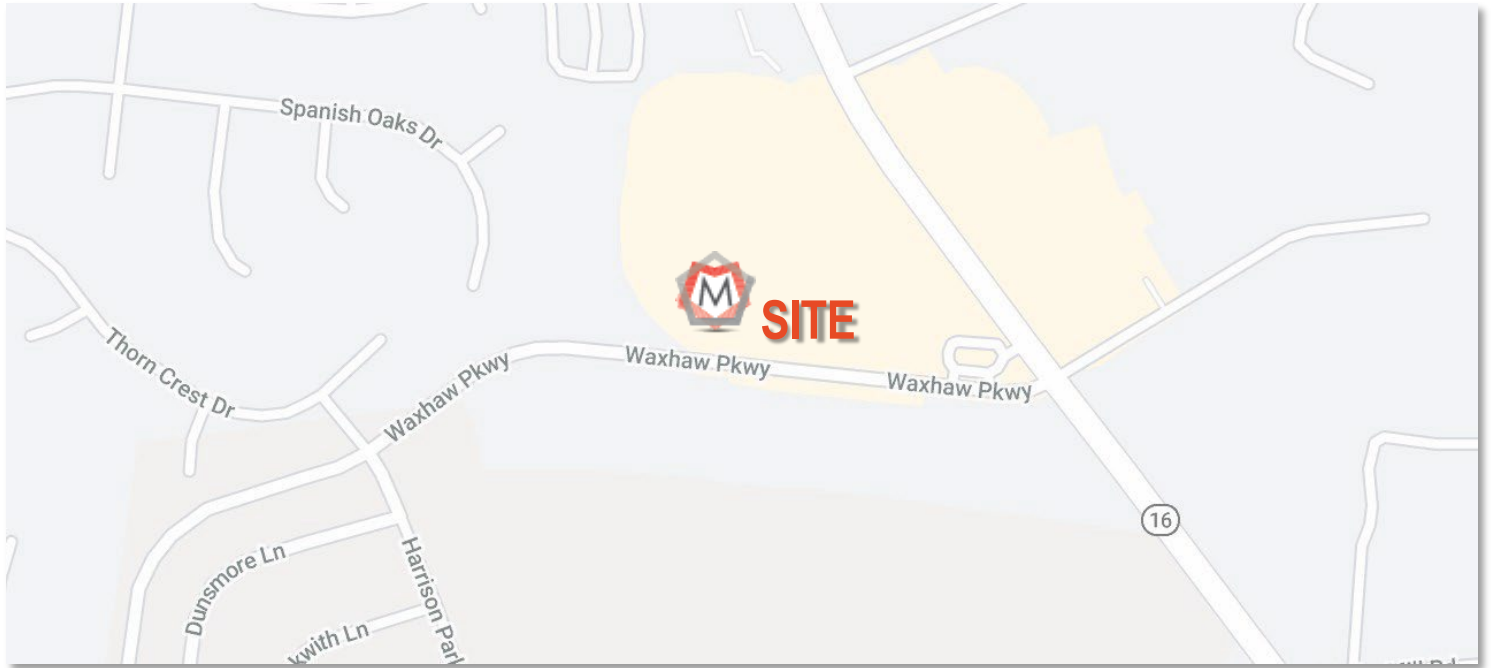
PROPERTY PHOTOS



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LOCATION MAPS



REGIONAL MAP



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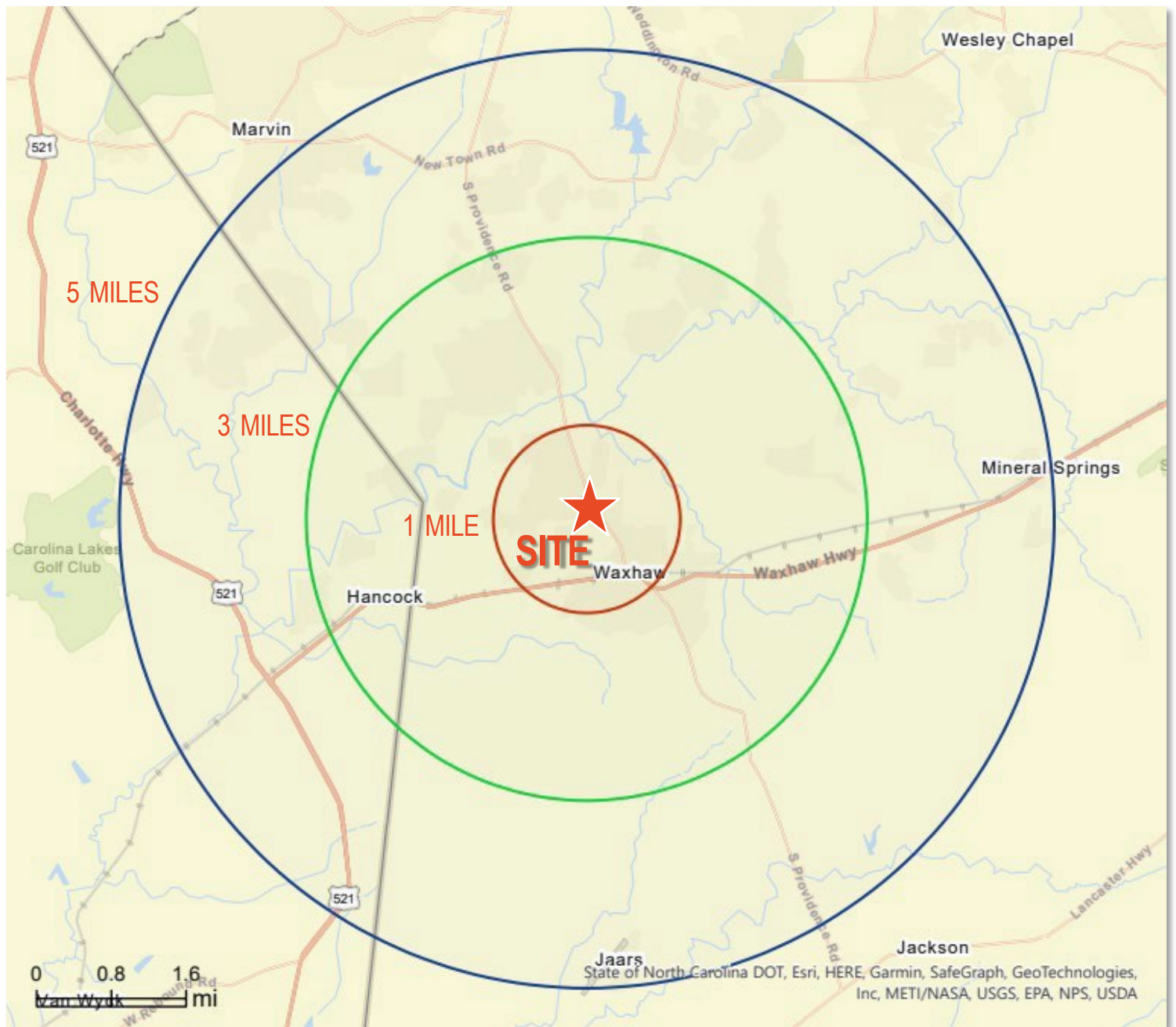
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DEMOGRAPHIC MAP

RADIUS MAP 1, 3, 5 MILES



DEMOGRAPHICS – 1, 3, 5 MILES

	1 mile	3 miles	5 miles
Population			
2010 Population	4,151	14,134	33,818
2020 Population	5,645	27,966	57,195
2023 Population	6,811	33,124	64,032
2028 Population	7,515	35,334	67,806
2010-2020 Annual Rate	3.12%	7.06%	5.40%
2020-2023 Annual Rate	5.95%	5.35%	3.54%
2023-2028 Annual Rate	1.99%	1.30%	1.15%
2023 Male Population	48.3%	49.0%	49.3%
2023 Female Population	51.7%	51.0%	50.7%
2023 Median Age	35.6	38.1	39.8

In the identified area, the current year population is 64,032. In 2020, the Census count in the area was 57,195. The rate of change since 2020 was 3.54% annually. The five-year projection for the population in the area is 67,806 representing a change of 1.15% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 39.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	71.9%	72.7%	73.1%
2023 Black Alone	11.7%	9.6%	9.2%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2023 Asian Alone	2.5%	5.6%	6.5%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	3.8%	2.6%	2.4%
2023 Two or More Races	9.9%	9.2%	8.4%
2023 Hispanic Origin (Any Race)	11.2%	9.4%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	114	174	188
2010 Households	1,489	4,757	10,971
2020 Households	1,976	8,836	18,128
2023 Households	2,305	10,465	20,375
2028 Households	2,546	11,224	21,746
2010-2020 Annual Rate	2.87%	6.39%	5.15%
2020-2023 Annual Rate	4.85%	5.34%	3.66%
2023-2028 Annual Rate	2.01%	1.41%	1.31%
2023 Average Household Size	2.92	3.15	3.14

The household count in this area has changed from 18,128 in 2020 to 20,375 in the current year, a change of 3.66% annually. The five-year projection of households is 21,746, a change of 1.31% annually from the current year total. Average household size is currently 3.14, compared to 3.15 in the year 2020. The number of families in the current year is 16,338 in the specified area.

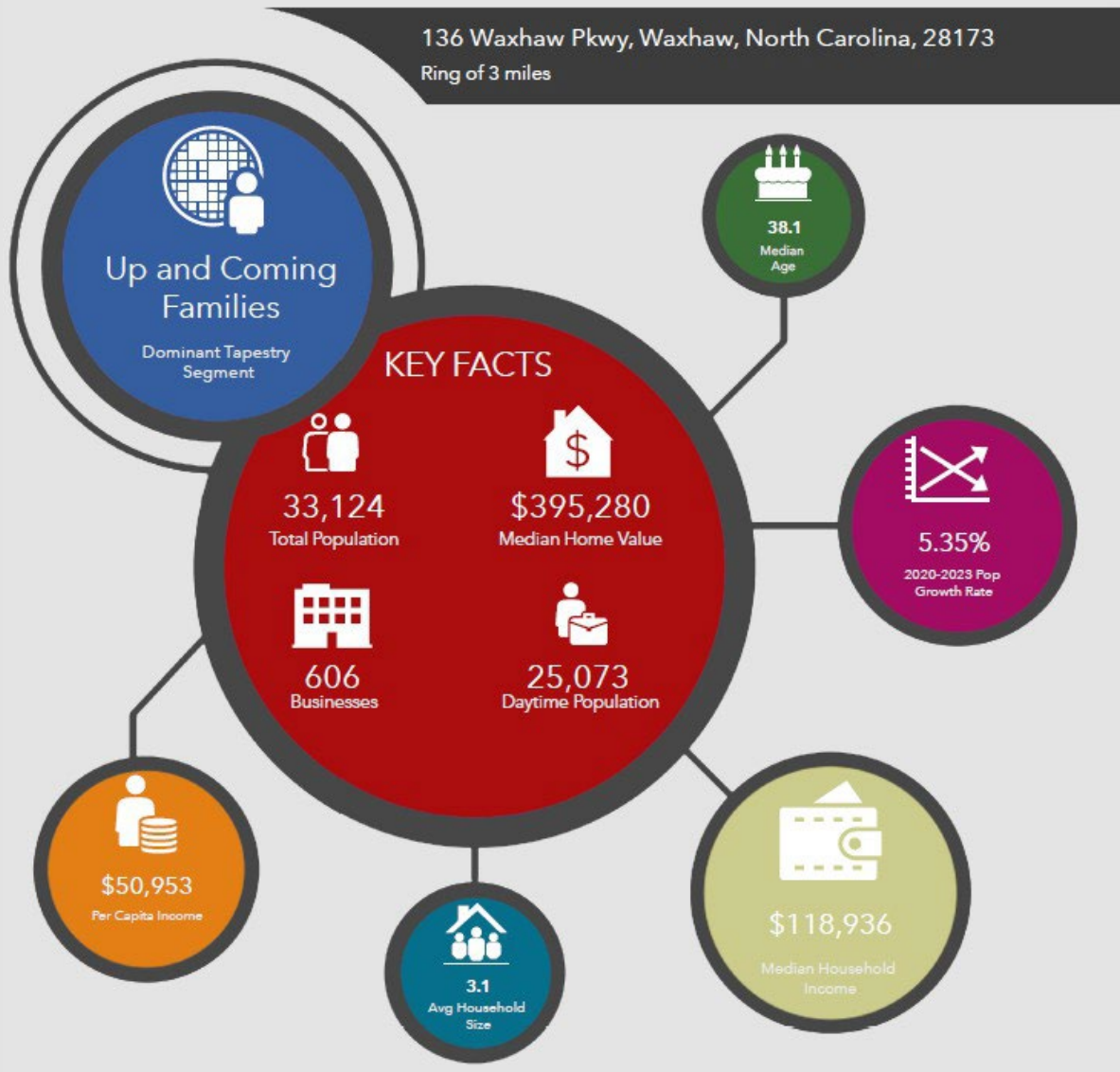


DEMOGRAPHICS – 1, 3, 5 MILES

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	21.1%	20.0%	19.9%
Median Household Income			
2023 Median Household Income	\$92,854	\$118,936	\$123,746
2028 Median Household Income	\$106,123	\$136,545	\$138,356
2023-2028 Annual Rate	2.71%	2.80%	2.26%
Average Household Income			
2023 Average Household Income	\$126,840	\$160,707	\$167,397
2028 Average Household Income	\$145,780	\$179,942	\$184,837
2023-2028 Annual Rate	2.82%	2.29%	2.00%
Per Capita Income			
2023 Per Capita Income	\$42,586	\$50,953	\$53,612
2028 Per Capita Income	\$49,256	\$57,391	\$59,641
2023-2028 Annual Rate	2.95%	2.41%	2.15%
GINI Index			
2023 Gini Index	33.6	33.0	32.0
Households by Income			
Current median household income is \$123,746 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$138,356 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$167,397 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$184,837 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$53,612 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$59,641 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	118	125	126
2010 Total Housing Units	1,594	5,127	11,847
2010 Owner Occupied Housing Units	1,256	4,159	9,923
2010 Renter Occupied Housing Units	233	598	1,048
2010 Vacant Housing Units	105	370	876
2020 Total Housing Units	2,033	9,156	18,759
2020 Vacant Housing Units	57	320	631
2023 Total Housing Units	2,371	10,805	21,024
2023 Owner Occupied Housing Units	1,799	9,474	19,034
2023 Renter Occupied Housing Units	506	991	1,341
2023 Vacant Housing Units	66	340	649
2028 Total Housing Units	2,591	11,439	22,278
2028 Owner Occupied Housing Units	2,058	10,269	20,455
2028 Renter Occupied Housing Units	487	955	1,291
2028 Vacant Housing Units	45	215	532
Socioeconomic Status Index			
2023 Socioeconomic Status Index	57.0	61.6	63.8

Currently, 90.5% of the 21,024 housing units in the area are owner occupied; 6.4%, renter occupied; and 3.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 18,759 housing units in the area and 3.4% vacant housing units. The annual rate of change in housing units since 2020 is 3.57%. Median home value in the area is \$410,665, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.15% annually to \$434,785.

DEMOGRAPHIC KEY FACTS – 3 MILE RADIUS



KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2023, 2028.

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Spending facts are average annual dollars per household

