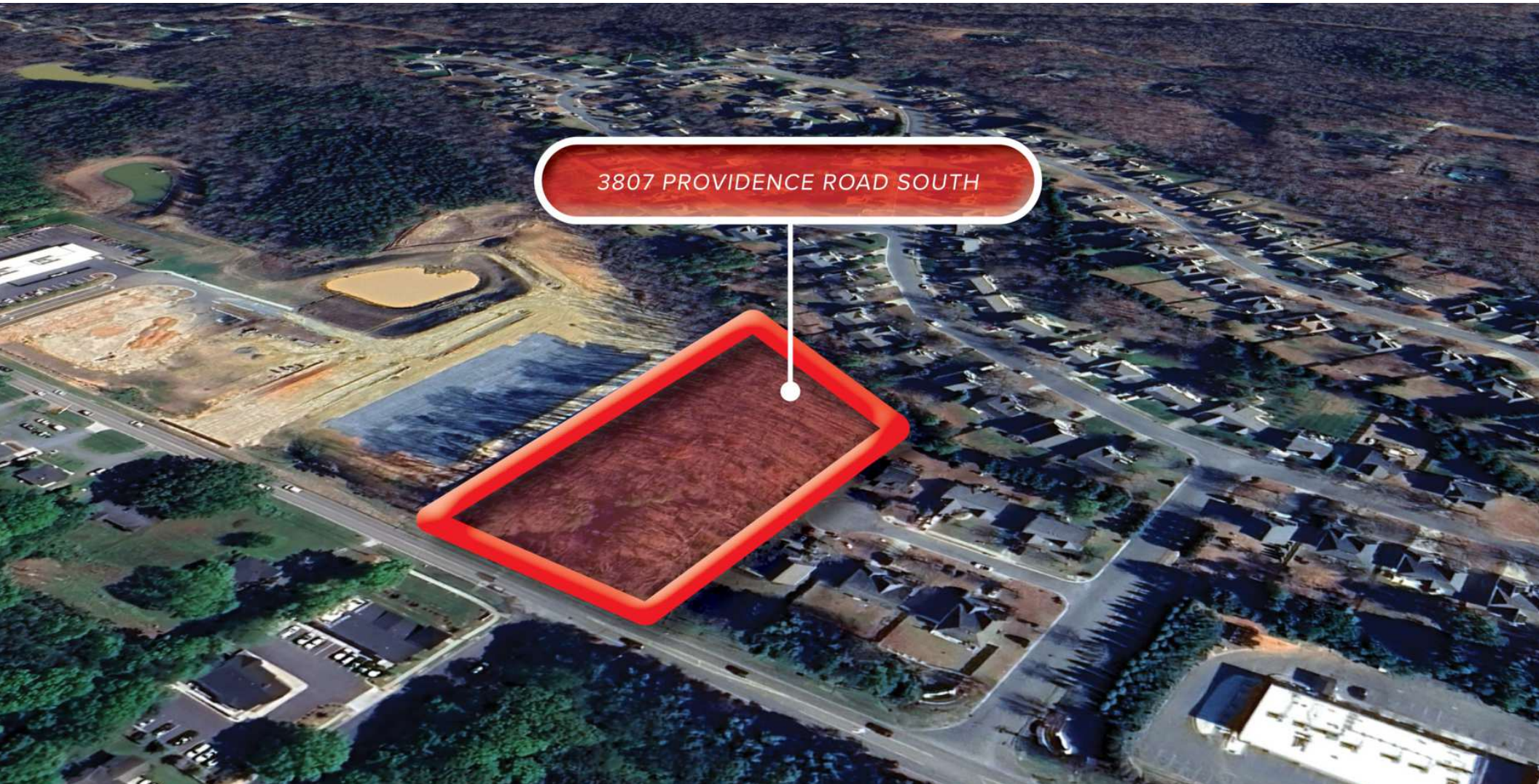


Commercial Lot | Waxhaw, NC

3807 PROVIDENCE ROAD SOUTH



Offering Memorandum



NET LEASE

612.413.4200 • brisky.com

Property Highlights

Address:

3807 Providence Rd S
Marvin (Waxham), NC

Price:

Negotiable

Lot Size:

2.3 Acres

Zoning:

Neighborhood Center
(NC)

Current Use:

Vacant Land

Utilities:

Off-Site Utilities

Property Highlights

Strategic Location in Rapidly Growing Market -

Located in Union County, just 40 minutes from Charlotte Douglas International Airport, offering excellent connectivity and growth potential in a booming suburban area. Situated in a suburban area experiencing rapid population growth, with a 14% projected to increase from 2024 to 2029, driving demand for commercial services.

Versatile Zoning for Diverse Commercial Uses -

Zoned Neighborhood Center (NC), allows for a variety of commercial, retail, and office uses, including neighborhood centers and freestanding retail spaces.

Excellent Frontage and Access -

208 feet of frontage on Providence Road South with an existing curb cut, providing easy access and visibility for future developments.

High Visibility and Traffic Volume -

Enjoys high visibility with over 16,000 vehicles passing daily on Providence Road South.

Strong Demographics -

Within a 3-mile radius, there's a population of 33,903 with an average household income of \$150,189.

Proximity to Nearby Development -

Adjacent to a planned shopping area, making this property an ideal location to capitalize on the increasing demand for retail and office spaces.

Flexible Development Potential* -

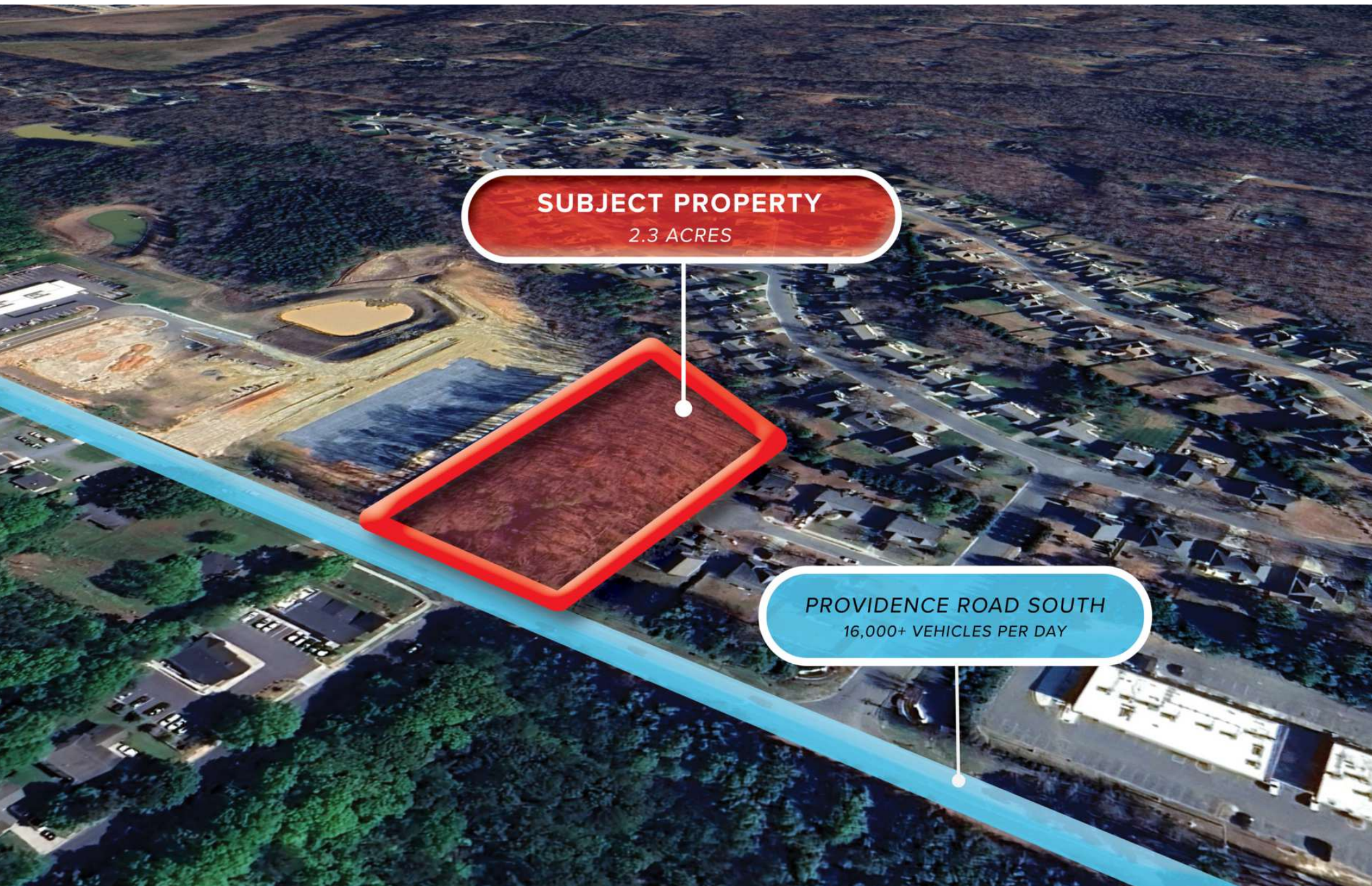
Perfect for investors and developers seeking to create a neighborhood center, general freestanding retail, or professional office space.

Development-Friendly Topography -

Slightly sloping topography offers an ideal foundation for development with minimal site preparation required.

*Vacant land with an abandoned house - removal required.

Aerial Map



SUBJECT PROPERTY

2.3 ACRES

PROVIDENCE ROAD SOUTH

16,000+ VEHICLES PER DAY

Market Overview

About Waxhaw, NC

Waxhaw, NC, is experiencing remarkable growth, positioning itself as a key suburban market in the greater Charlotte region. Once a quiet rural town, Waxhaw has rapidly evolved into one of Union County’s most sought-after communities, driven by its proximity to Charlotte, robust population growth, and strong economic appeal. Waxhaw’s prime location just 30 miles south of Charlotte makes it a desirable suburb for commuters and businesses looking to tap into the larger metro area. In addition to its proximity to Charlotte’s business hubs, Waxhaw is just 40 minutes from Charlotte Douglas International Airport, providing convenient access to national and international markets.



Demographics

	3 Mile	5 Mile	10 Mile
Population	33,903	66,680	267,848
Population 5 Years Forecast	38,749	76,254	299,477
Households	10,230	22,770	94,615
Median House Value	\$561,483	\$625,425	\$582,053
Household Average Income	\$150,189	\$154,259	\$142,824
Average Age	37	38	40

Contact



About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



3807 PROVIDENCE ROAD SOUTH



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