



WAXHAW PROFESSIONAL PARK

SPACE FOR LEASE

102 WAXHAW PROFESSIONAL PARK DRIVE, WAXHAW NC 27081

# THE PROPERTY

Location **102 Waxhaw Professional Park Drive  
Waxhaw, NC 28173**

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County \_\_\_\_\_ Union \_\_\_\_\_

## HIGHLIGHTS

- Office suites available for lease
- Shared Conference Room
- Utilities included in the rent, except internet



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,110	28,913	60,088

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$121,381	\$148,076	\$151,479

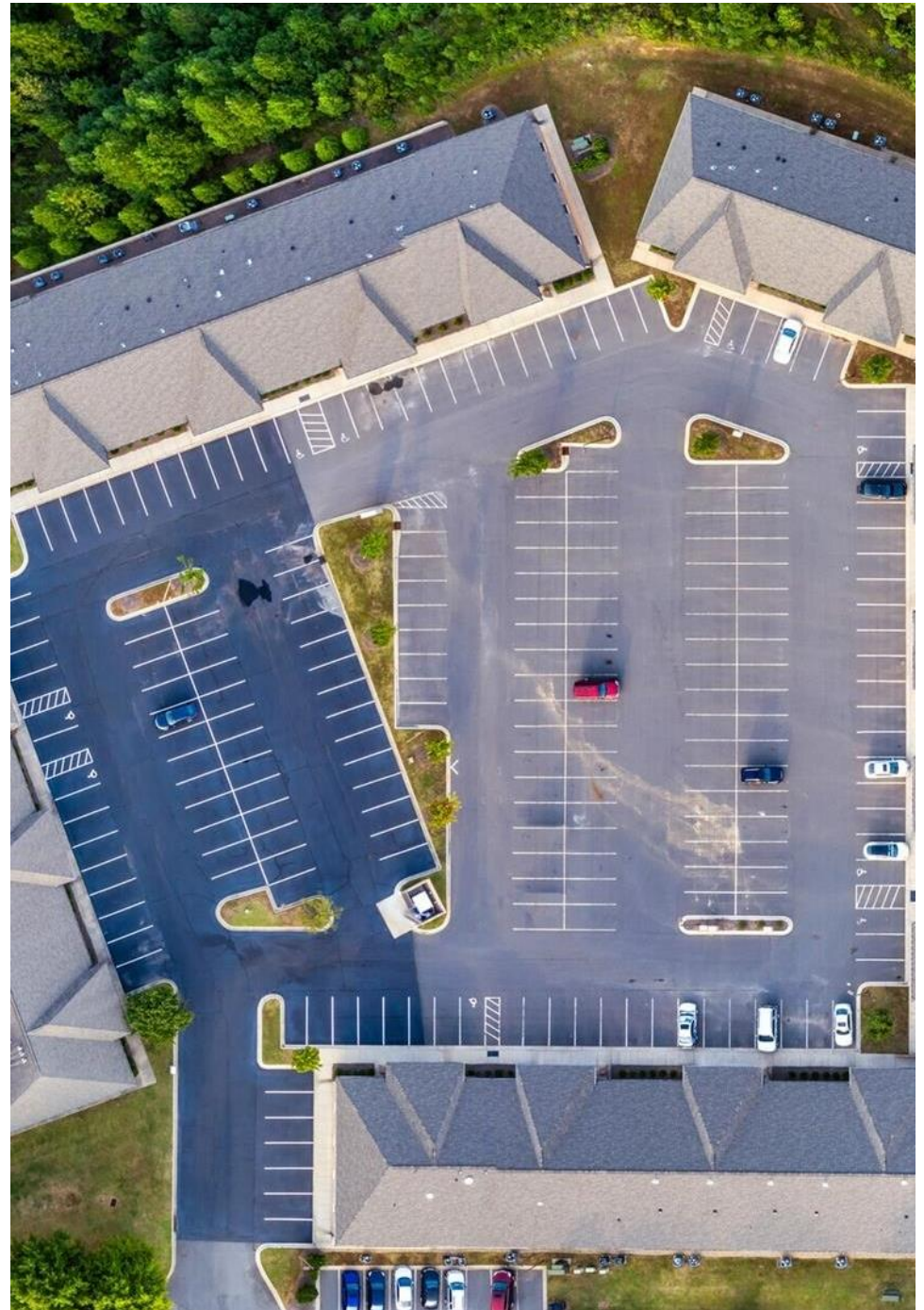
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,415	9,525	19,318

Suite Tenant	Floor	Square Feet	Lease Type Notes
C-600 N/A	1	115 +/- SF	Gross Monthly rent \$520
D-100 N/A	1	156 +/- SF	Gross Monthly rent \$725
D-200 N/A	1	156 +/- SF	Gross Monthly rent \$725

## PROPERTY FEATURES

BUILDING SF	12,430
LAND SF	268,765
LAND ACRES	6.17
YEAR BUILT	2018
ZONING TYPE	AL7
NUMBER OF STORIES	1

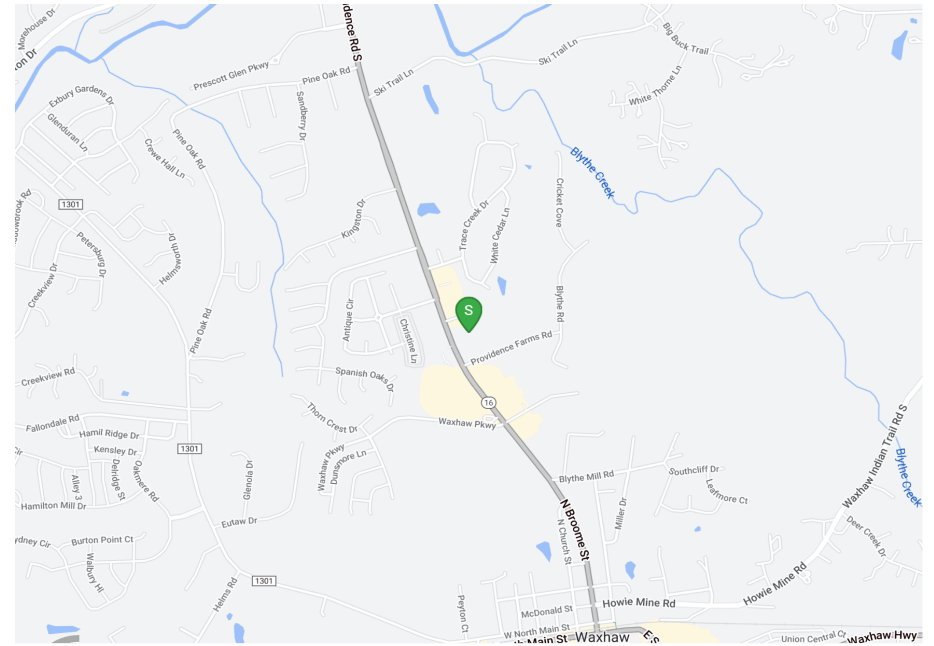


## About Waxhaw, NC

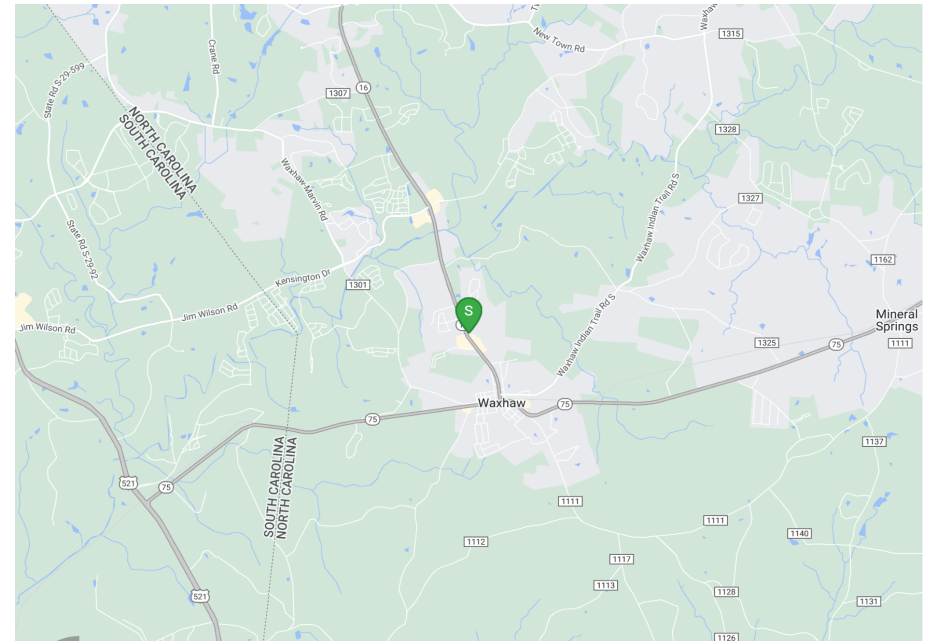
- Waxhaw, NC is a popular town in Union County. Waxhaw has grown significantly from 2010 to 2020. According to the 2020 Census, the population has increased by over double from 2010.

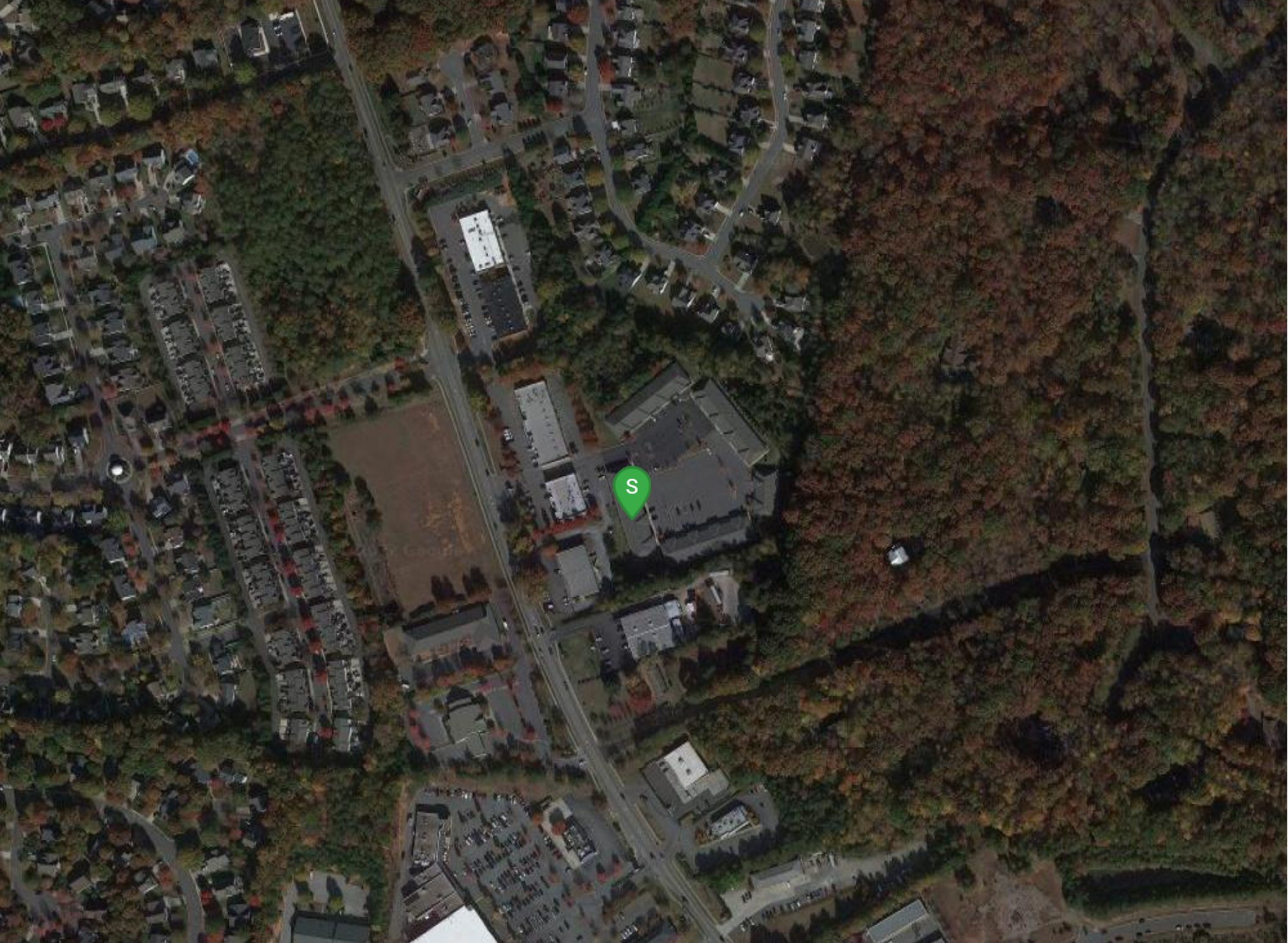
Waxhaw has a small town feel and is located just outside of Charlotte, NC and is close to the South Carolina border.

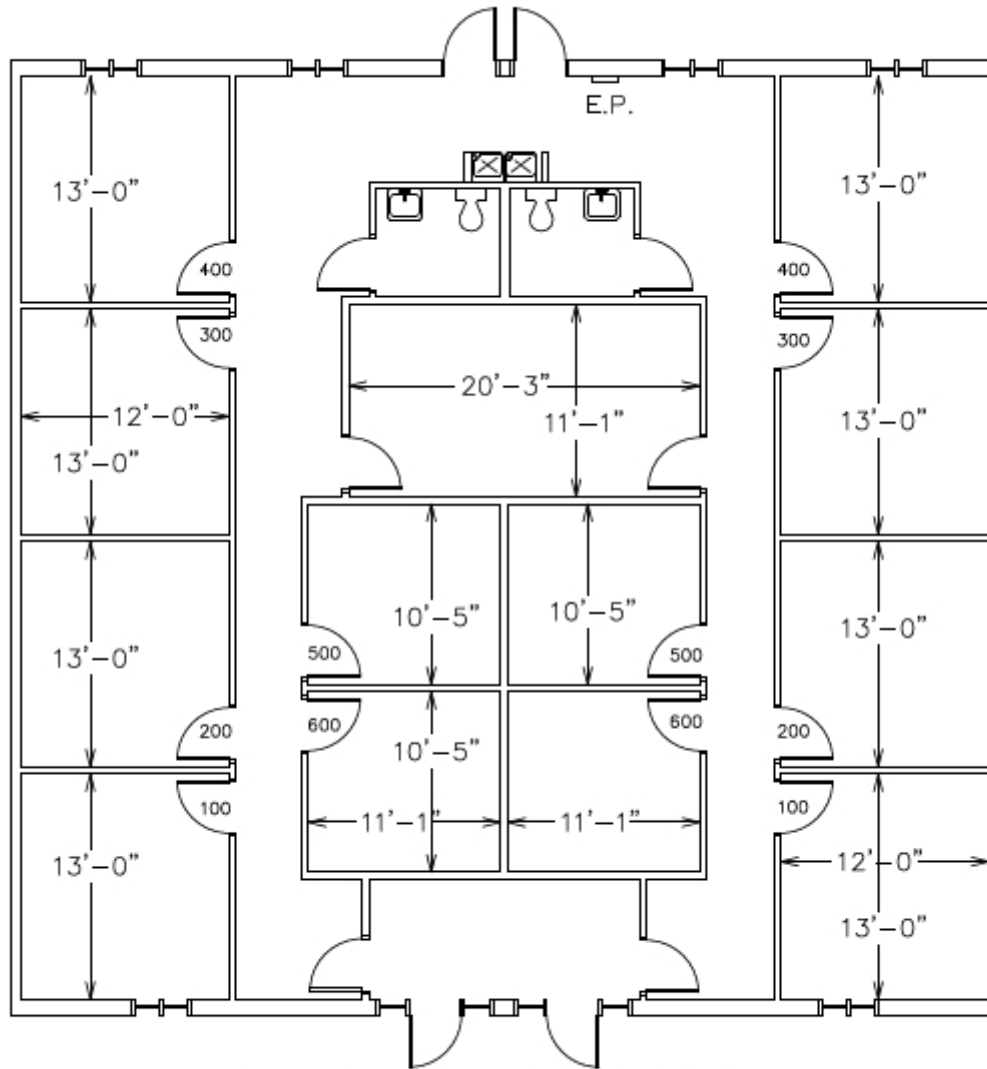
Locator Map



Regional Map





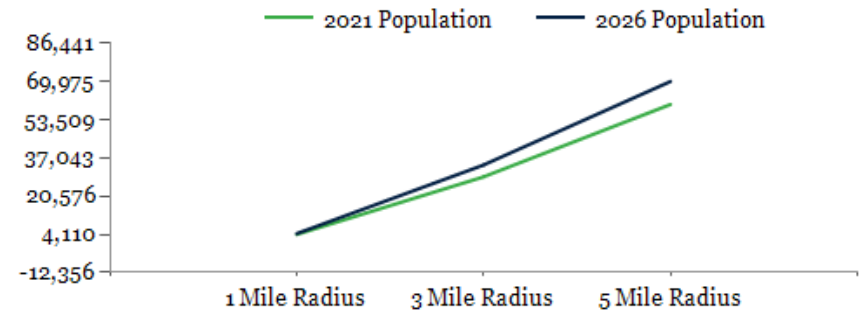


102 WAXHAW PROFESSIONAL PARK DR  
 SUITE C-D  
 WAXHAW NC

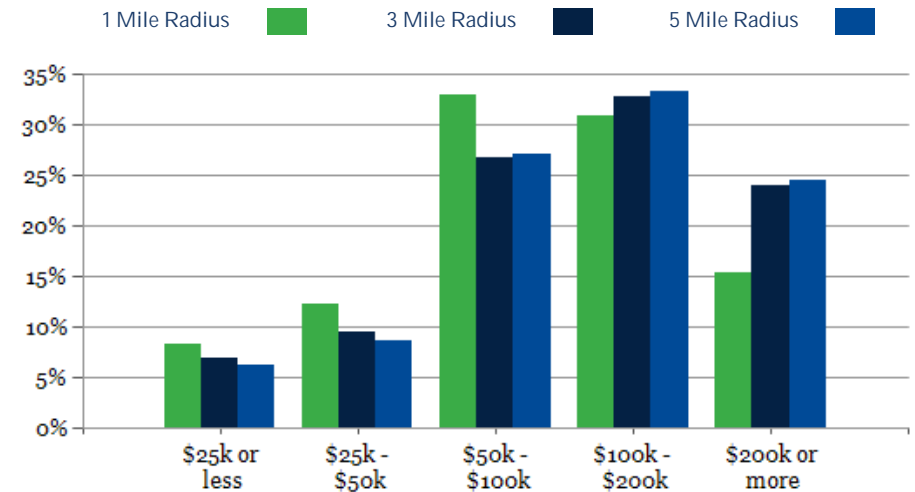
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,496	5,482	12,430
2010 Population	3,321	14,403	35,561
2021 Population	4,110	28,913	60,088
2026 Population	4,445	34,014	69,975
2021-2026: Population: Growth Rate	7.90%	16.50%	15.45%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	31	260	542
\$15,000-\$24,999	87	402	670
\$25,000-\$34,999	41	338	626
\$35,000-\$49,999	132	572	1,054
\$50,000-\$74,999	261	1,544	3,234
\$75,000-\$99,999	206	1,006	2,010
\$100,000-\$149,999	291	1,826	3,735
\$150,000-\$199,999	147	1,296	2,696
\$200,000 or greater	219	2,281	4,750
Median HH Income	\$92,486	\$113,207	\$115,719
Average HH Income	\$121,381	\$148,076	\$151,479

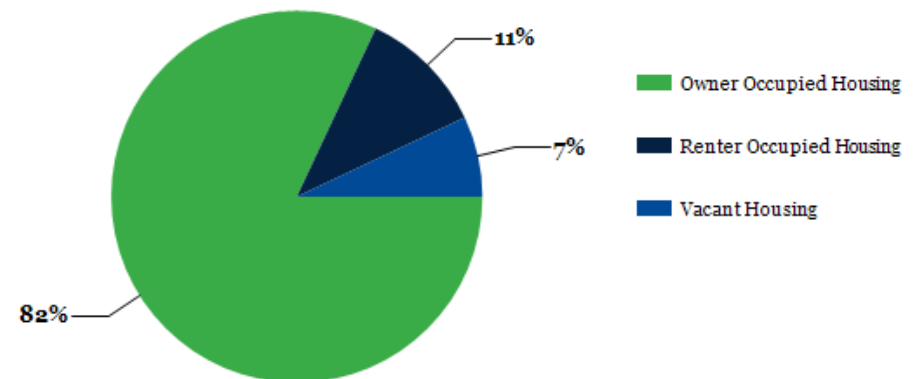
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	554	2,003	4,380
2010 Total Households	1,171	4,793	11,407
2021 Total Households	1,415	9,525	19,318
2026 Total Households	1,535	11,210	22,544
2021 Average Household Size	2.90	3.03	3.10
2021-2026: Households: Growth Rate	8.20%	16.55%	15.70%



2021 Household Income

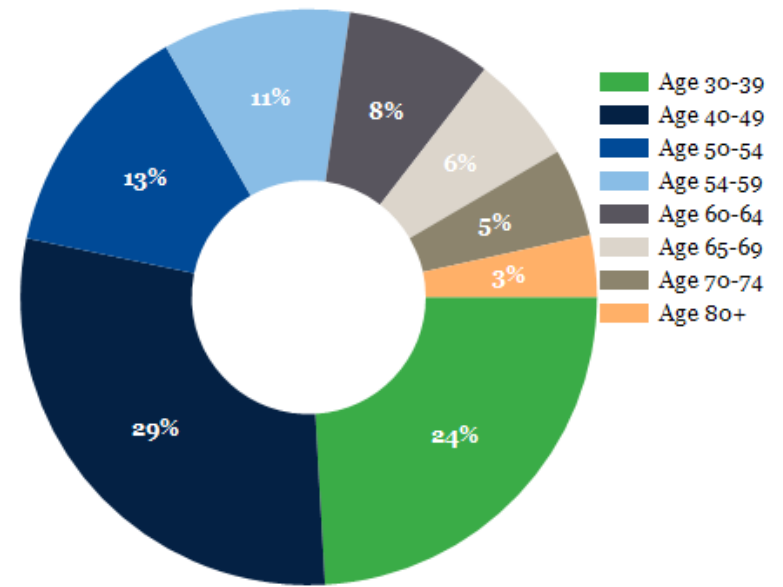


2021 Own vs. Rent - 1 Mile Radius

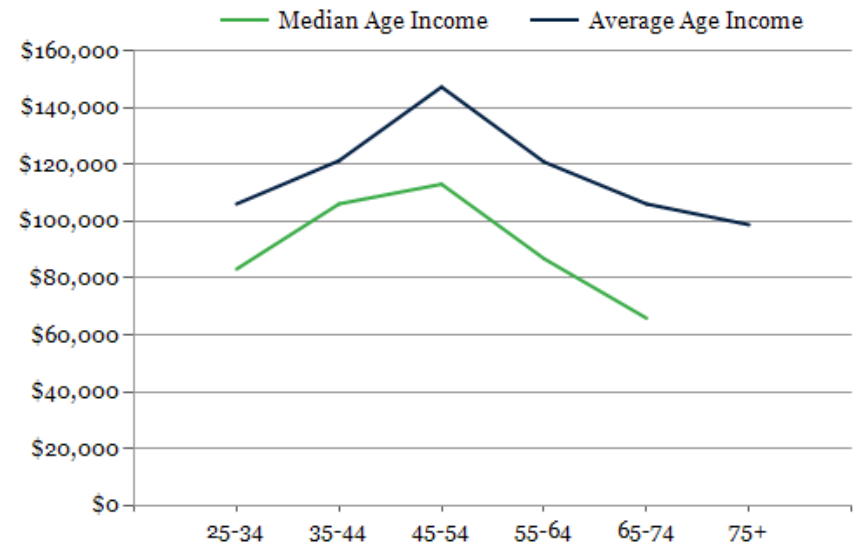


Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	255	1,599	2,933
2021 Population Age 35-39	280	1,874	3,647
2021 Population Age 40-44	318	2,140	4,521
2021 Population Age 45-49	330	2,261	4,730
2021 Population Age 50-54	299	2,118	4,455
2021 Population Age 55-59	234	1,898	4,061
2021 Population Age 60-64	181	1,611	3,468
2021 Population Age 65-69	136	1,328	2,914
2021 Population Age 70-74	110	1,015	2,519
2021 Population Age 75-79	77	662	1,643
2021 Population Age 80-84	40	334	863
2021 Population Age 85+	27	226	564
2021 Population Age 18+	2,862	20,887	43,571
2021 Median Age	35	38	40
2026 Median Age	34	38	40



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,183	\$94,582	\$98,147
Average Household Income 25-34	\$106,169	\$122,586	\$124,448
Median Household Income 35-44	\$106,174	\$137,297	\$143,003
Average Household Income 35-44	\$121,393	\$160,026	\$166,310
Median Household Income 45-54	\$113,115	\$148,660	\$153,596
Average Household Income 45-54	\$147,369	\$180,716	\$186,216
Median Household Income 55-64	\$86,876	\$119,008	\$123,851
Average Household Income 55-64	\$120,954	\$162,463	\$165,772
Median Household Income 65-74	\$65,899	\$81,103	\$84,998
Average Household Income 65-74	\$106,144	\$118,504	\$120,798
Average Household Income 75+	\$98,830	\$86,127	\$86,694





# Waxhaw Professional Park

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