



COMMERCIAL REAL ESTATE SERVICES



RETAIL/OFFICE PROPERTY FOR LEASE

136 Waxhaw Parkway, Waxhaw, NC 28173

THE LUKE ALLAN LINDSEY CENTER

Presented By:

JAN RINGELING

704.490.3872

jan@moodyre.com

**MOODY COMMERCIAL
REAL ESTATE**

10700 Sikes Pl #280
Charlotte, NC 28277

980.313.3872

MoodyRe.com

RETAIL PROPERTY FOR LEASE

136 Waxhaw Parkway, Waxhaw, NC 28173

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	100 - 7,379 SF
Lease Rate:	Negotiable
Lot Size:	3.01 Acres
Year Built:	2019
Building Size:	17,483 SF
Zoning:	C3
Market:	Union county
Submarket:	Waxhaw, NC 28173

PROPERTY OVERVIEW

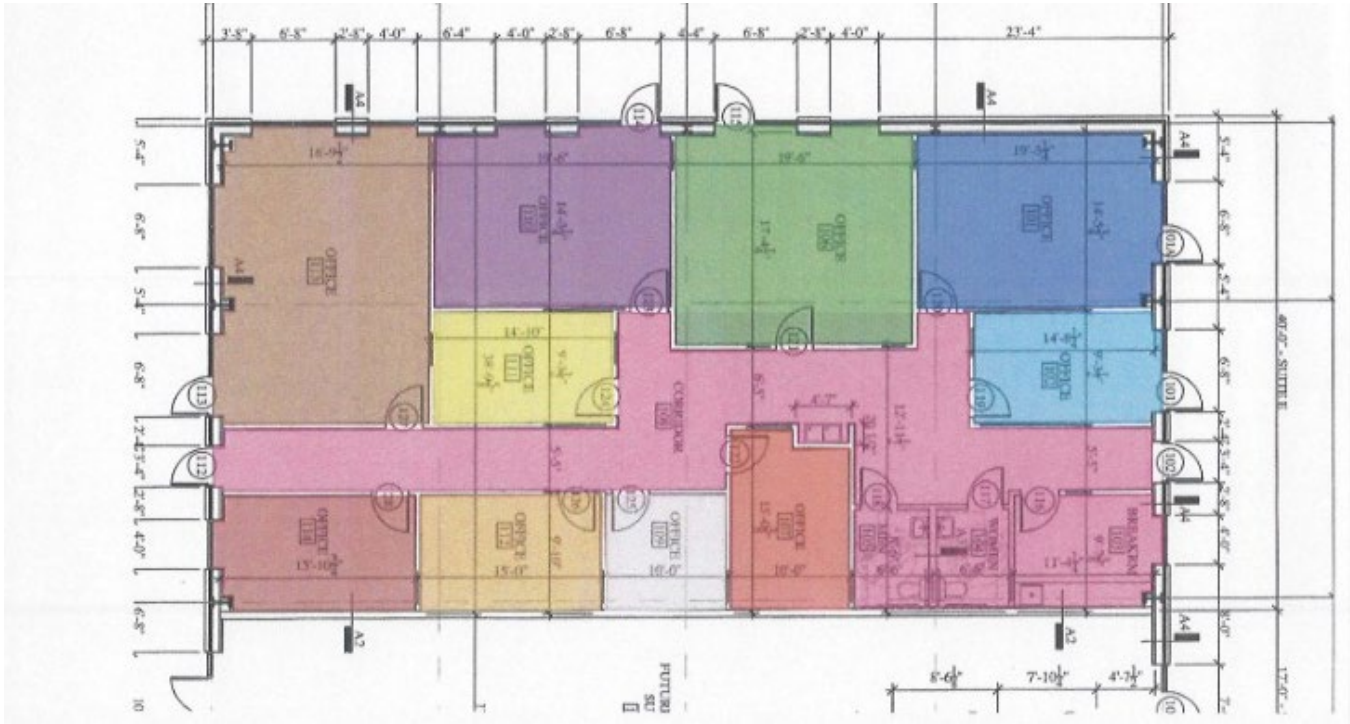
Exciting state-of-the-art recreation center with office and retail space available. Synergistic opportunity to tie into a new class A center. We are offering a new storefront executive office opportunity with shared conference, individual store front private entrances and interior offices including co-op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

SPACES	STATUS	LEASE RATE	SIZE (SF)
Yoga, Fitness, Restaurant	Leased	Negotiable	1,250 SF
Recreational Gym	Leased	Negotiable	7,379 SF
Gymnastics/Retail	Available	Negotiable	4,427 SF
Retail	Leased	Negotiable	1,320 SF
Executive Office	Available	Negotiable	300 SF



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ADDITIONAL PHOTOS

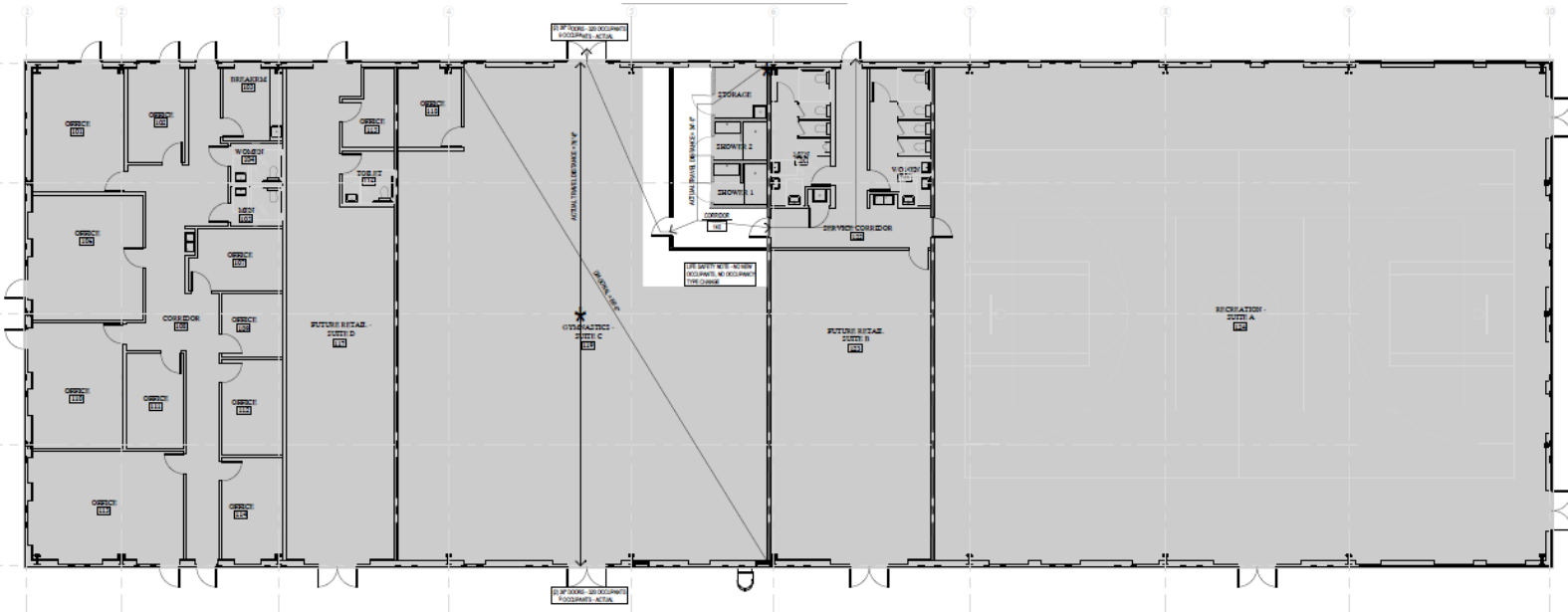


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RETAIL PROPERTY FOR LEASE

SE of Waxhaw Pkwy and Harrison Park Dr., Waxhaw, NC 28173

SPACES



LEASE INFORMATION

Lease Type: Total NNN; MG Lease Term: 60 to 72 months
 Space: 100 - 7,379 SF Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Yoga, Fitness, Restaurant	Leased 1,250 SF	NNN	Negotiable	Centered between basketball court and cheer studio. Shared restroom. Private entrance and exit. Great space for Deli or retail.
Recreational Gym	Leased 7,379 SF	NNN	Negotiable	State of the art recreational gym
Gymnastics/Retail	Available 4,427 SF	NNN	Negotiable	Waxhaw Flyers
Retail	Leased 1,320 SF	NNN	Negotiable	Retail or Deli space with office and shared restrooms.
Executive Office	Available 300 SF	Modified Gross	Negotiable	Coops available for \$100/mo. Retail/Office Storefronts feature private entrances with interior shared amenities, conference room, and bathroom. Furnished or non-furnished. Square feet and lease rates vary.

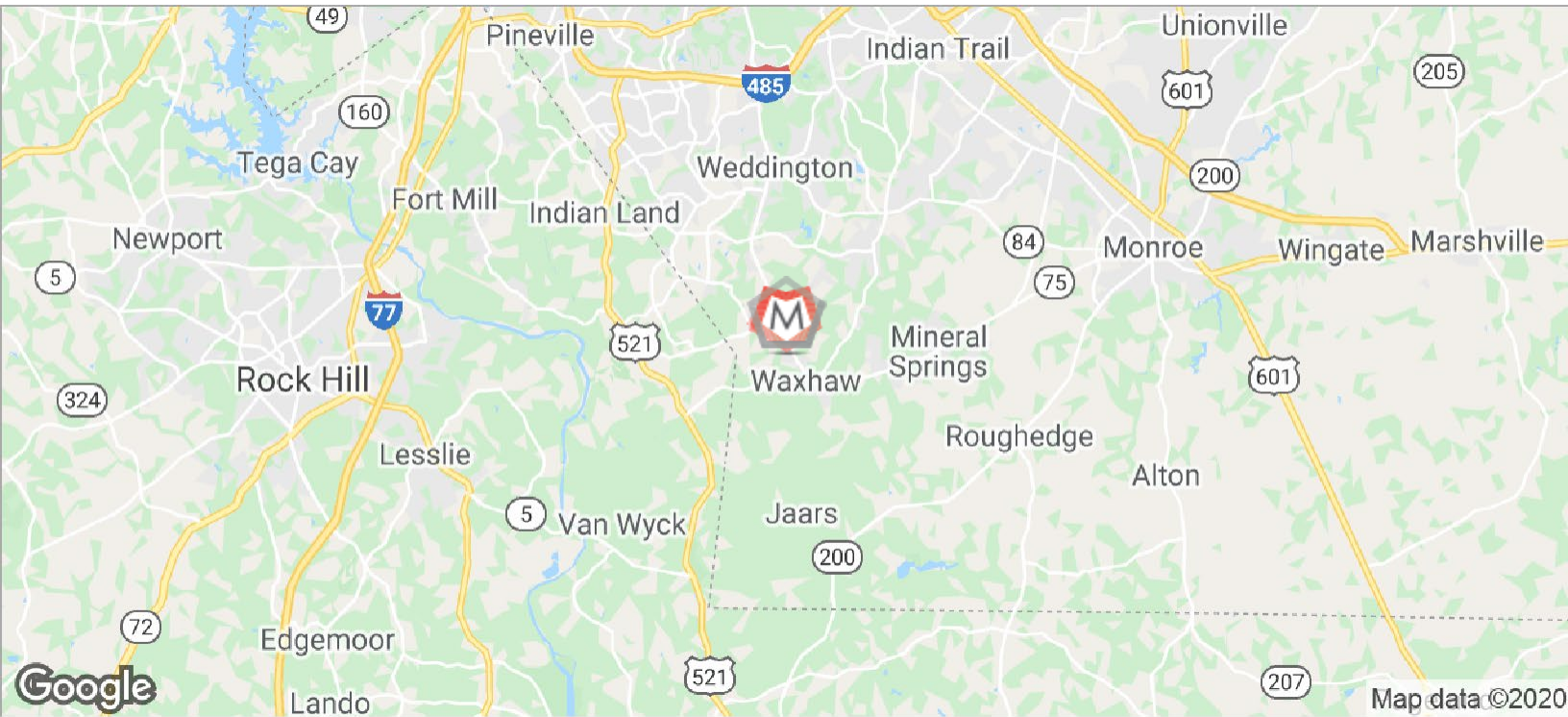


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LOCATION MAPS



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RETAIL & DEMOGRAPHICS



DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

The current average household income is \$107,017 in this area, compared to \$80,675 for all U.S. households. The average household income is projected to be \$120,665 in five years, compared to \$91,585 for all U.S. households.

NUMBER OF HOUSEHOLDS

The household count in this area has changed from 10,073 in 2010 to 13,669 in the current year, a change of 4.30% annually. The five-year projection of households is 16,142, a change of 3.38% annually from the current year total. The average household size is currently 3.07.

MEDIAN HOME VALUE

Median home value in the area is \$308,939, compared to a median home value of \$207,344 for the U.S. Currently, 82.0% of the 14,624 housing units in the area are owner-occupied; 11.5% are renter-occupied. The annual rate of change in housing units since 2010 is 14.19%. In five years, the median value is projected to change by 2.86% annually to \$355,737.

TRAFFIC COUNT

NCDOT states that annual average daily traffic is 17,000 vehicles per day at the intersection of NC 16 and Waxhaw Parkway (2016).



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