

Marvin Grove Town Center



9908 NEW TOWN ROAD, WAXHAW, NC 28173

Retail / Medical / Office

FOR

Pre-Lease

BUILDING 2

1,100 - 12,490 SF

BUILDING 3

972 - 12,490 SF

PRICE

Call for Pricing



Overview

Premier location in one of Union County's most affluent and fast-growing communities

Designed as an elevated, destination-oriented setting for boutique retail, cafés, medical offices, wellness concepts, and professional services

Ideal for neighborhood-serving retail such as boutique shops, cafés, medical offices, or professional services

Buildings are sprinklered

Plenty of surface parking available

Expected delivery Q1-2028

Pre-Leasing Buildings 2 and 3

Building 2: 1,100 - 12,490 SF available

Building 3: 972 - 11,713 SF available

Space for Pre-Lease New Upscale Village- Style Retail & Office Destination



Rebecca Herron | Director

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Property Overview

Demographics

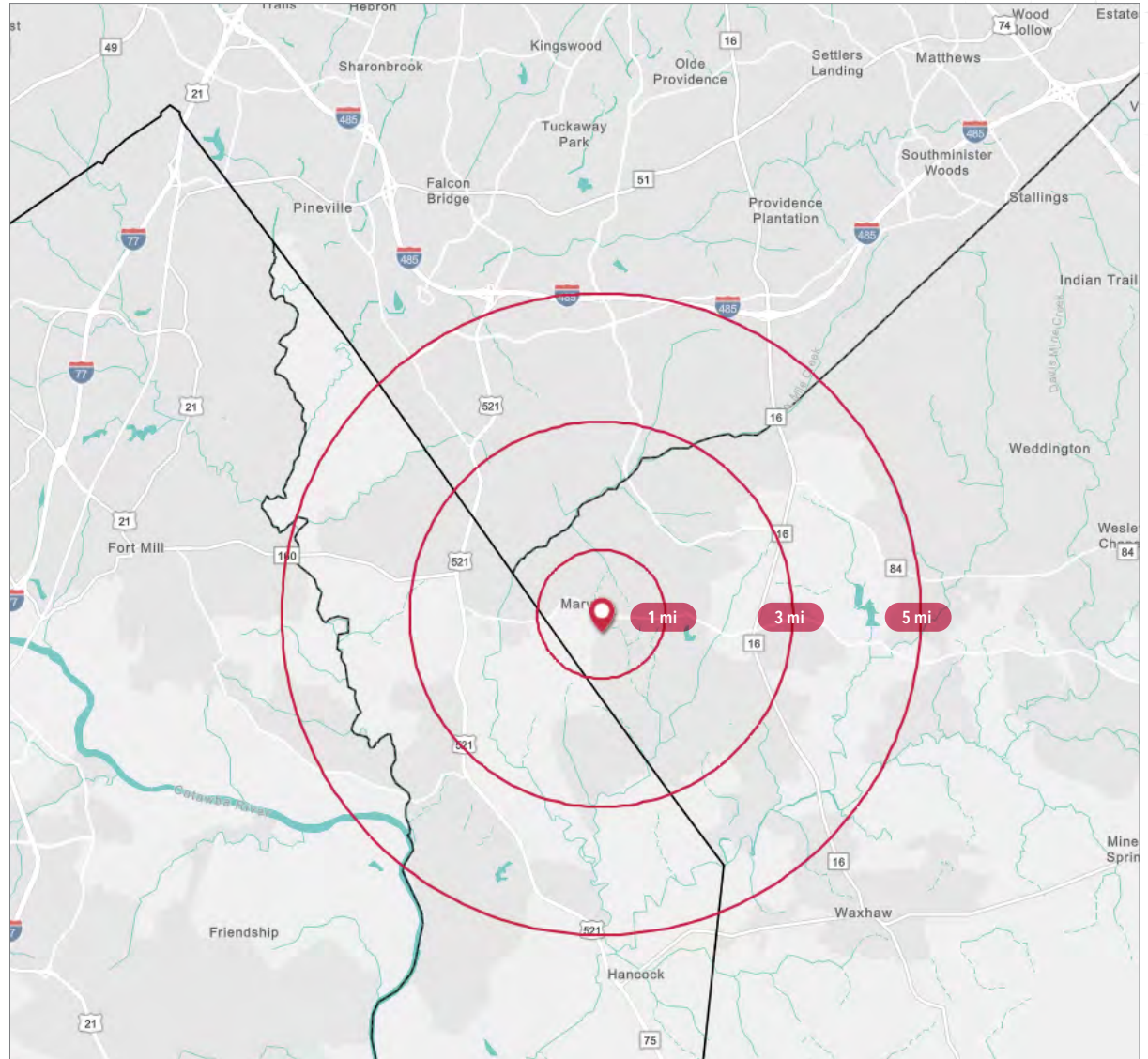
Source: ESRI 2026

	1 mile	3 miles	5 miles
2026 Total Population	3,338	44,444	146,733
'26-'31 Pop. Growth %	1.15%	1.33%	1.45%
2026 Avg HH Income	\$308,931	\$218,721	\$200,310

Traffic Count

Source: NCDOT

	AADT
New Town Road	16,000 VPD (2023)



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Conceptual Site Plan Rendering



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Site Plan

Suites can be subdivided



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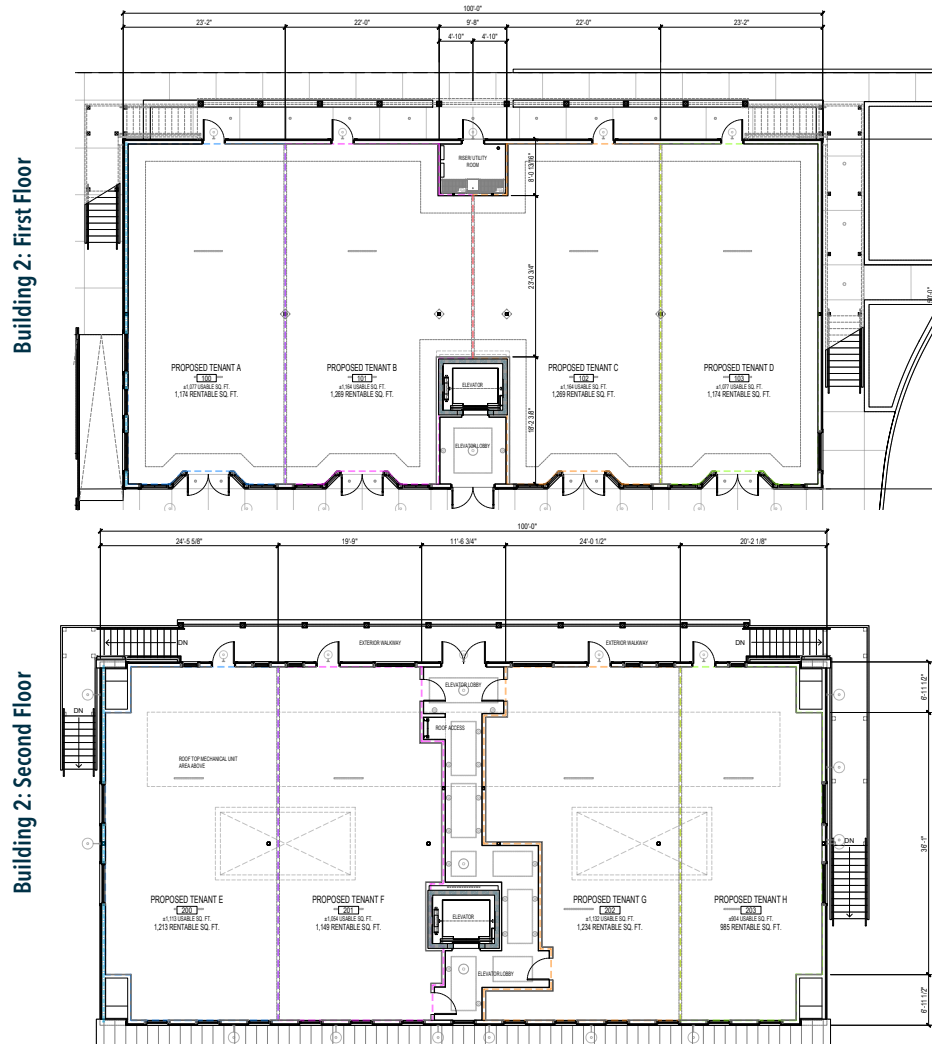
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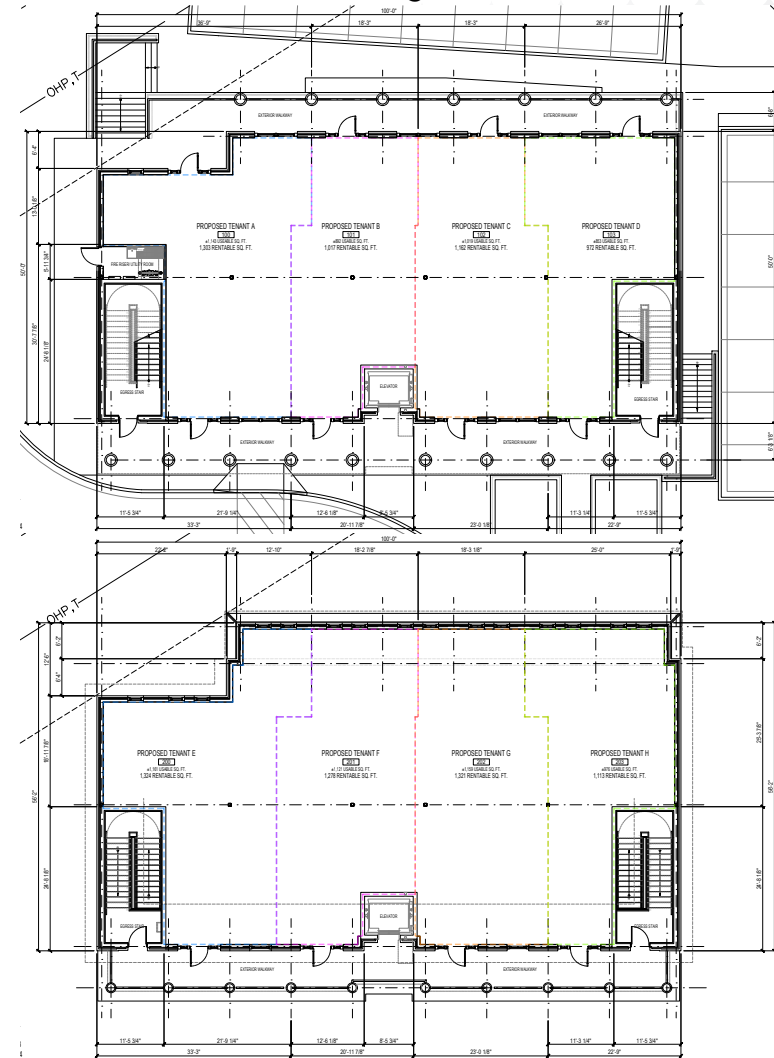
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Floor Plan

Building 2 LOD



Building 3 LOD



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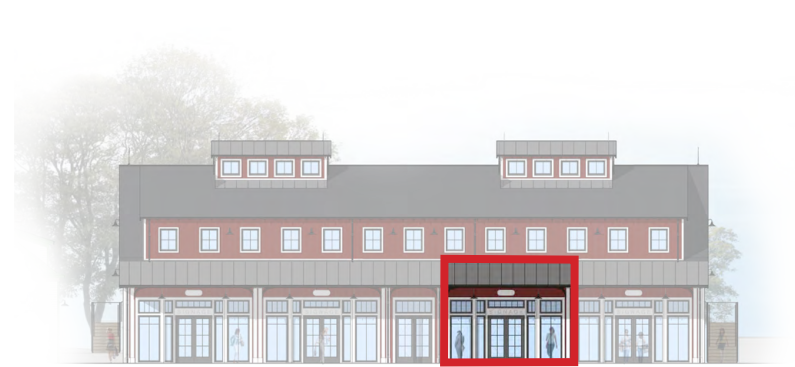
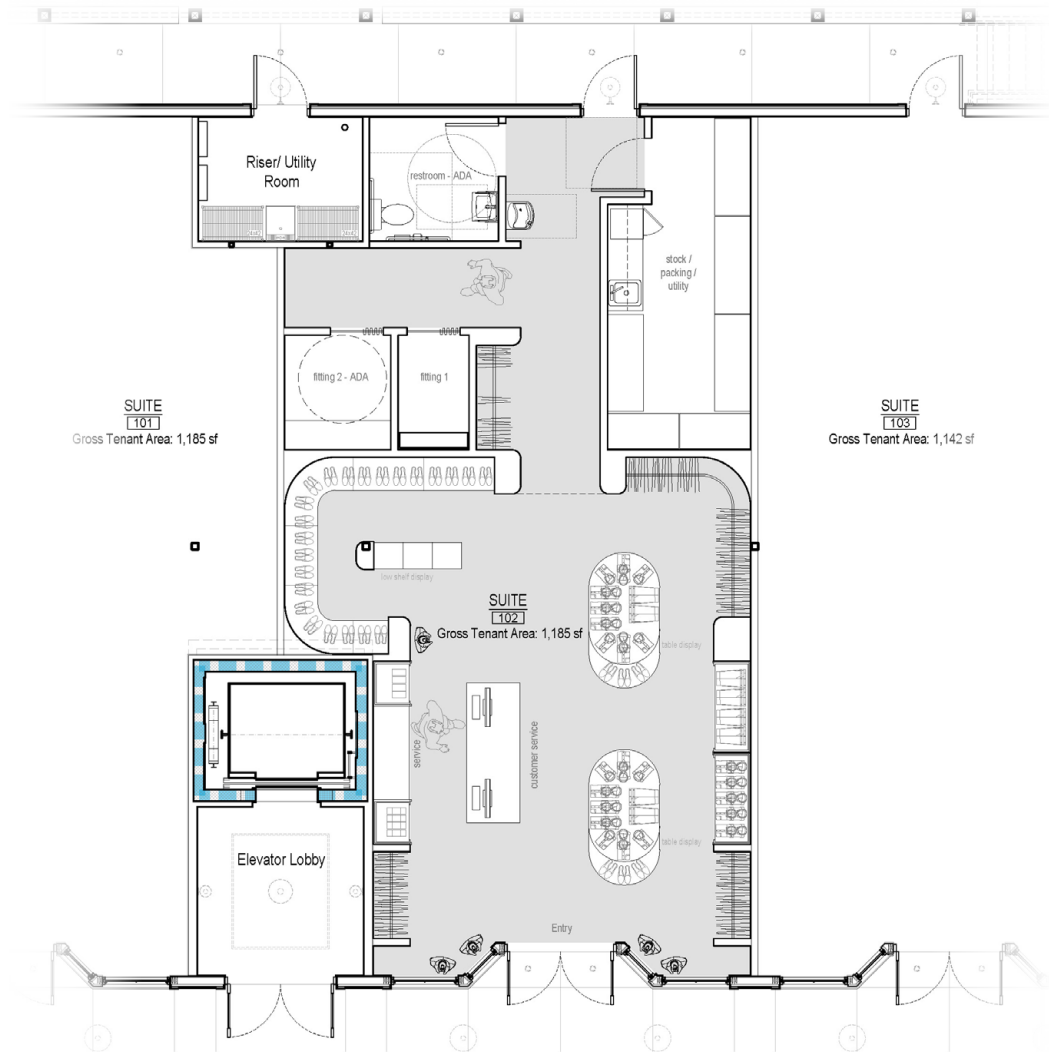
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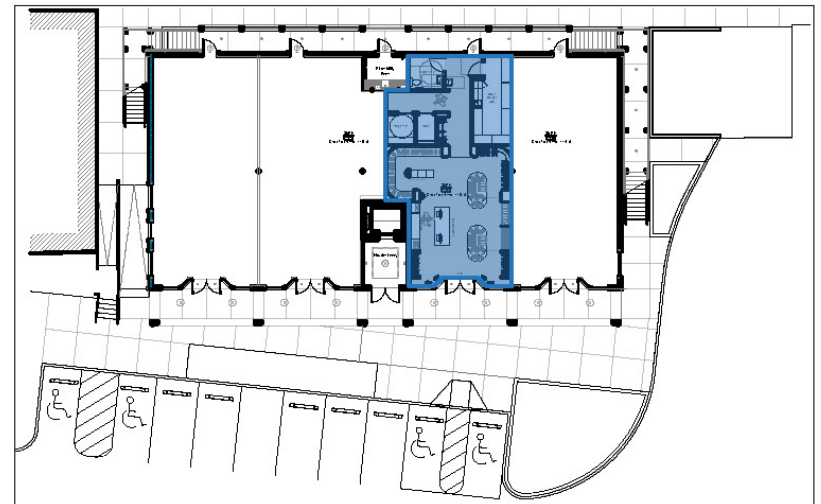
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Spec Suites

Building 2 | 1st Floor - Retail Spec Suite | 1,185 SF



Key Plan



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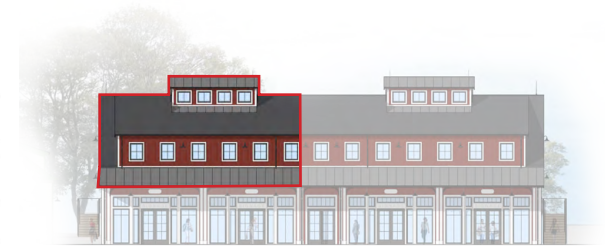
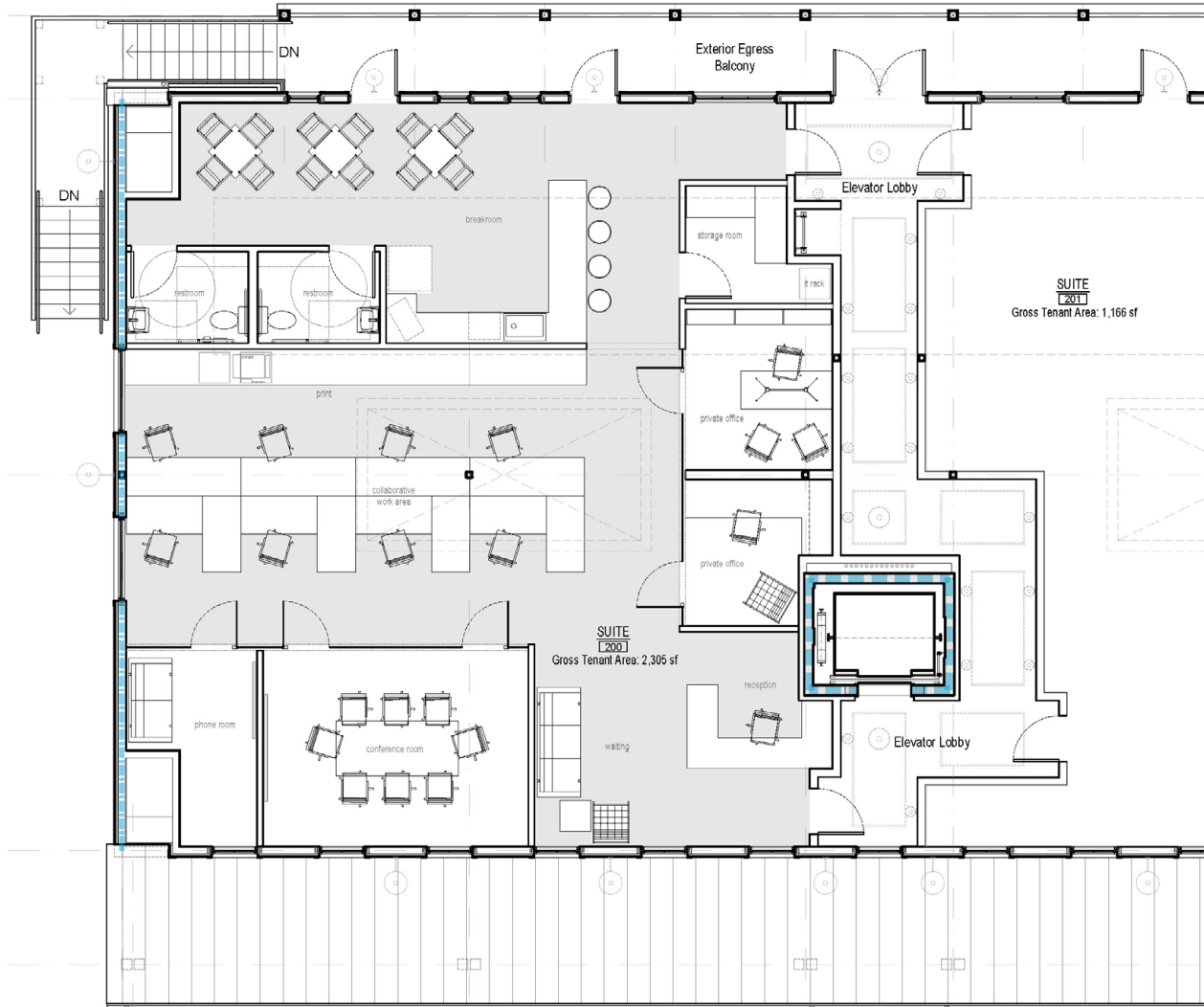
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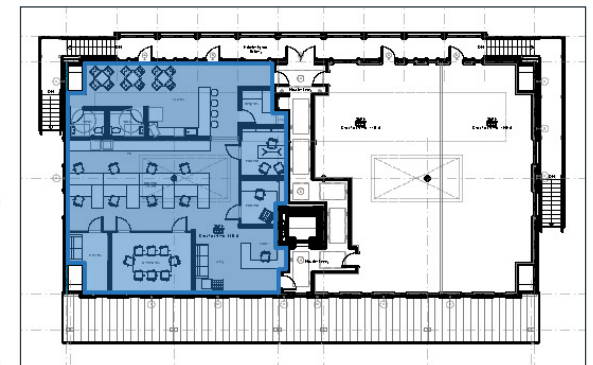
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Spec Suites

Building 2 | 2nd Floor - Office Spec Suite | 2,305 SF



Key Plan



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Spec Suites

Building 2 | 2nd Floor - Office Spec Suite | 5,003 SF



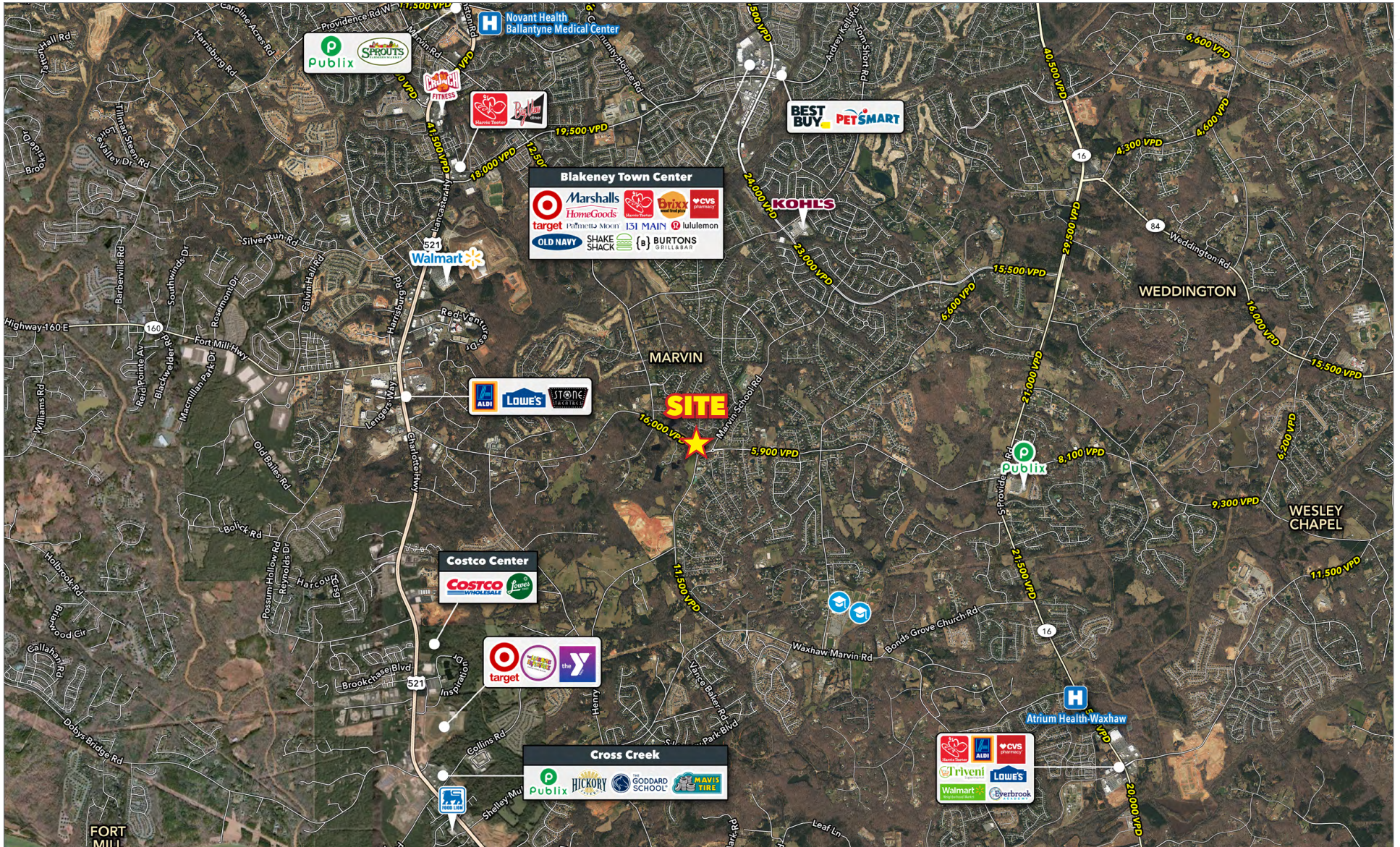
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Market Aerial



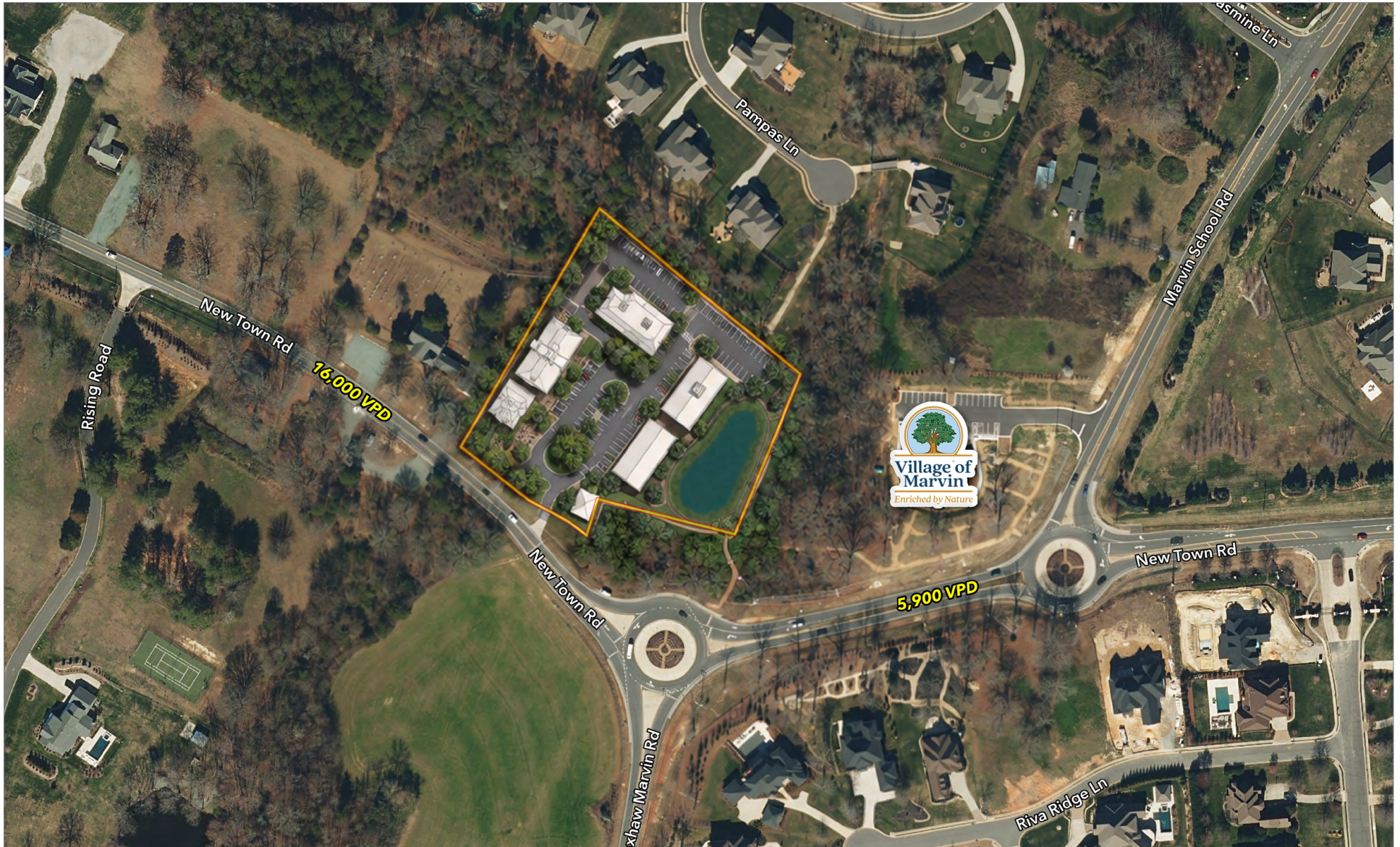
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Site Aerial



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Renderings



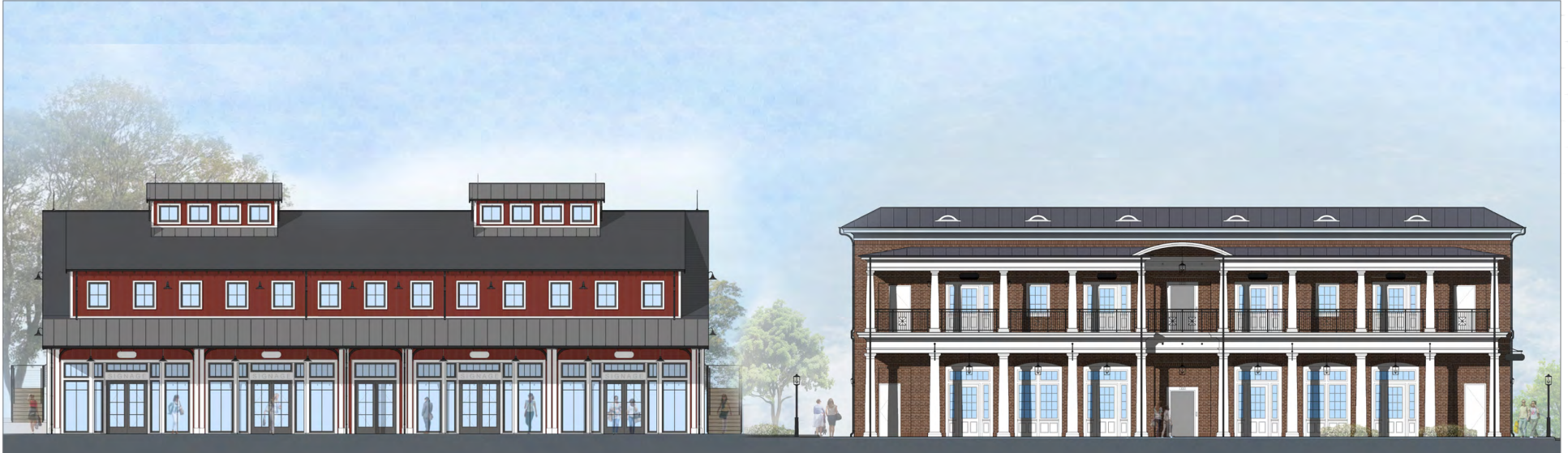
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Renderings



Building 2

Building 3



**AI Generated 3D Rendering*



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