

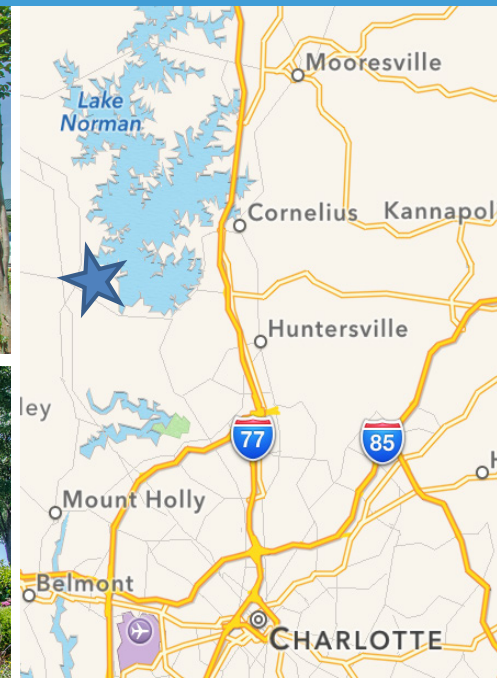
WATERSIDE CROSSING

121-179 CROSS CENTER DRIVE, DENVER, NC 28037

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM








± 1,684 SF RETAIL SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- ±1,684 SF retail space available
- The well established ± 79,437 SF neighborhood center anchored by Harris Teeter offers prime location at the intersection of Hwy 73 and Hwy 16 (Business) serving the surrounding Lake Norman communities
- Co-tenants include Bank of America, Chillfire Bar & Grill, Edward Jones, Fresh Chef Kitchen, T-Mobile, Pizza Hut, Subway, Great Clips, Anytime Fitness, Benchmark Physical Therapy and East Coast Wings
- COMING SOON: Waterbean Coffee

DEMOGRAPHICS (2024)

	5 MILES	7 MILES	TRADE AREA
 POPULATION	30,634	73,931	93,400
 AVERAGE HH INCOME	\$142,395	\$158,092	\$143,368
 MEDIAN HH INCOME	\$112,906	\$117,788	\$106,775
 FAMILY POPULATION	26,444	62,368	78,520
 AVERAGE FAMILY INCOME	\$166,771	\$193,466	\$172,923
 SOME COLLEGE OR HIGHER	70.7%	74.5%	74.6%
 DAYTIME POPULATION	15,778	35,873	47,073

BROKER CONTACT

PAULA SAUNDERS
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psaunders@newsouthprop.com



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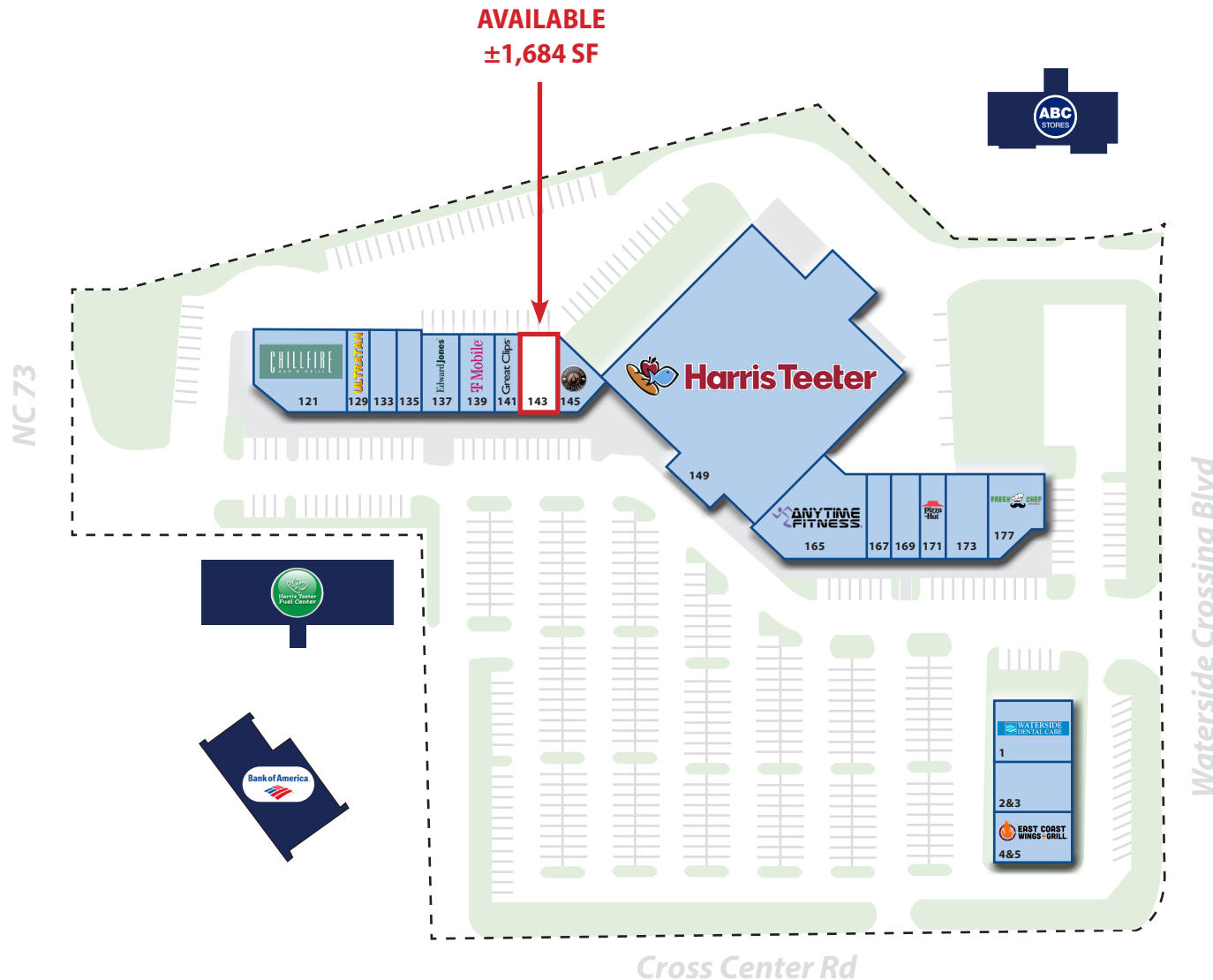
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SITE PLAN

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WATERSIDE CROSSING

Suite	Tenant
121	Chillfire Bar & Grill
129	Ultra Tan
133	Mattiello's Italian Restaurant
135	Budget Blinds
137	Edward Jones
139	T Mobile
141	Great Clips
143	AVAILABLE
145	Waterbean Coffee
149	Harris Teeter
165	Anytime Fitness
167	Benchmark Physical Therapy
169	Sunrise Cafe
171	Pizza Hut
173	Birkdale Cleaners
177	Fresh Chef
1	Waterside Dental Care
2 & 3	Charm Nail Salon
4 & 5	East Coast Wings

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AERIAL VIEW

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TRAFFIC COUNTS

Hwy 73 & Hwy 16 - 30,500 VPD

Hwy 16 Business & Hwy 73 - 18,500 VPD

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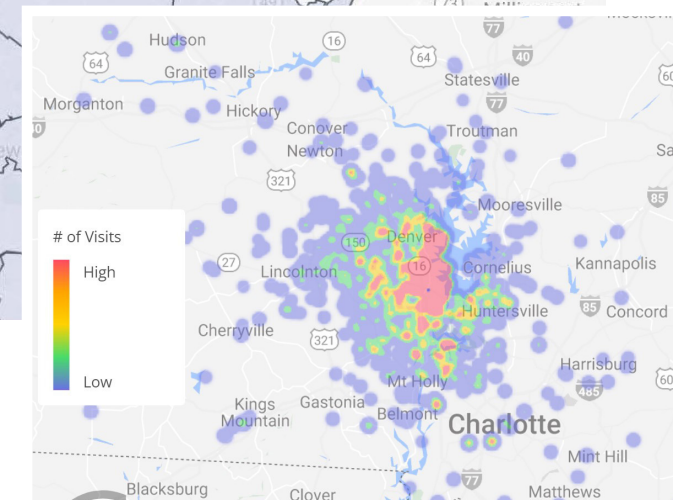
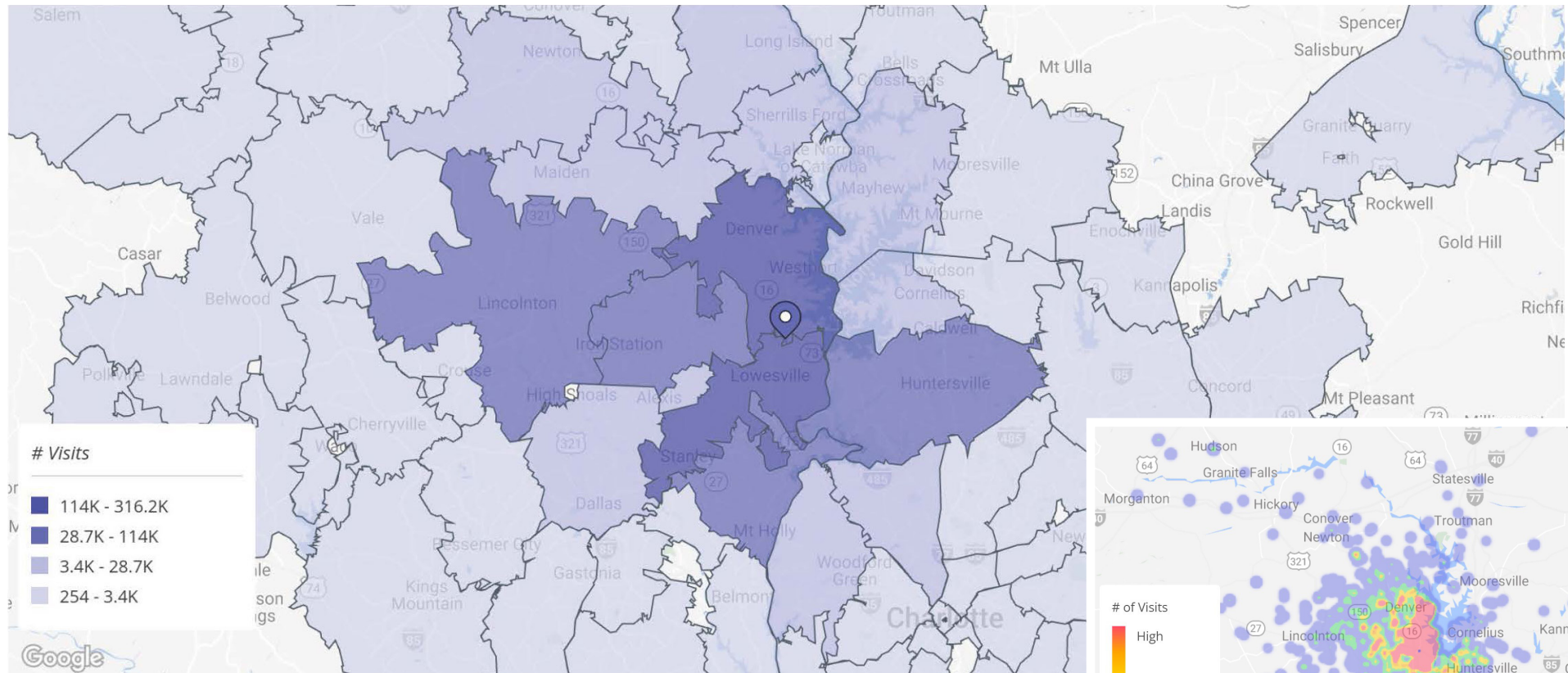
VISITORS

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± 1,684 SF RETAIL SPACE AVAILABLE

Visitors By Origin

Apr 1, 2023 - Mar 31, 2024



The Shoppes at Waterside
149 Cross Center Drive, Denver, NC 28037

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