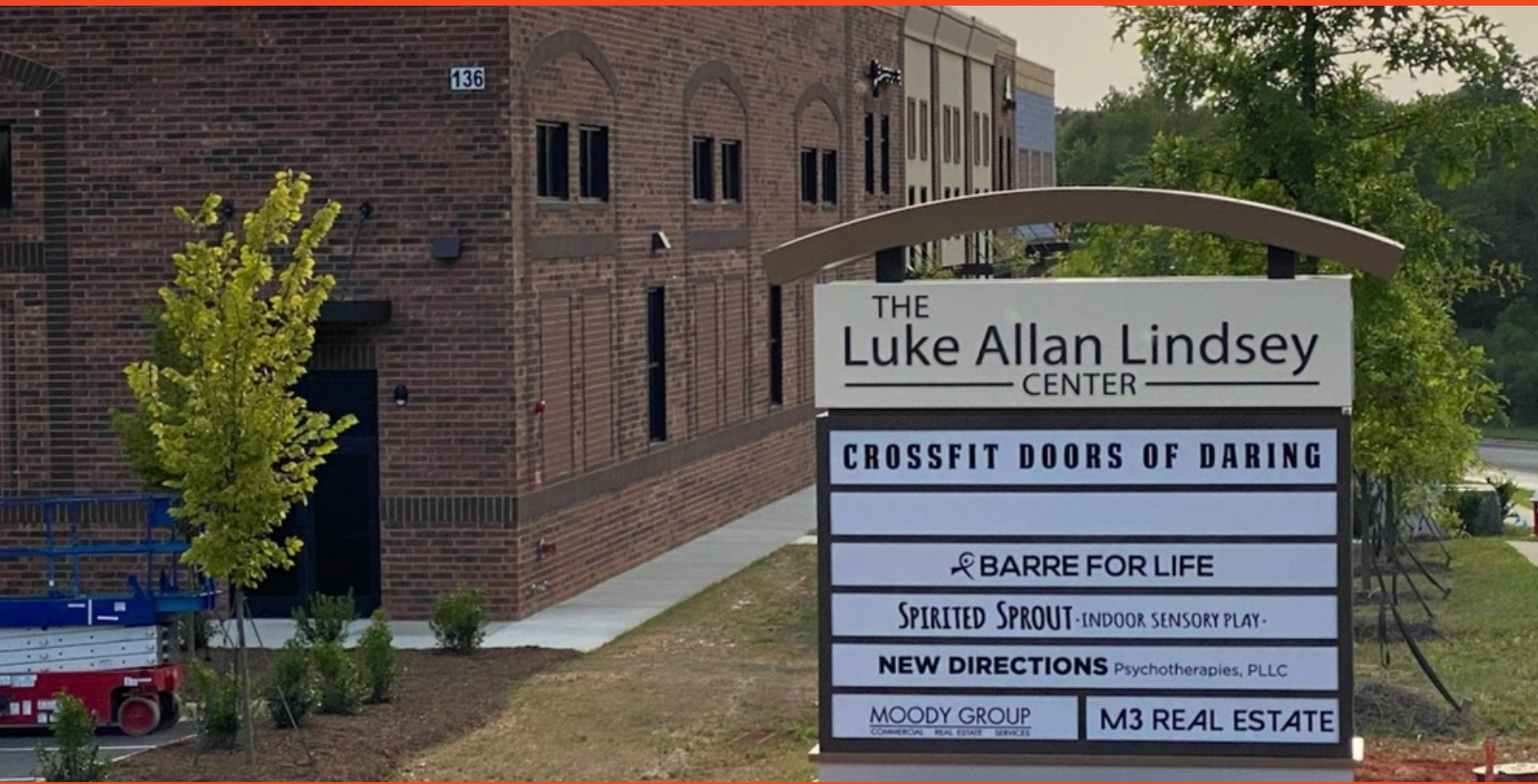




COMMERCIAL REAL ESTATE SERVICES



RETAIL PROPERTY FOR LEASE - SUITE C

136 Waxhaw Parkway, Waxhaw, NC 28173

4,150 SF / 22'-25' CLEAR HEIGHT
THE LUKE ALLAN LINDSEY CENTER

Presented By:

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**MOODY COMMERCIAL
REAL ESTATE**

6201 Fairview Rd.
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,150
Lease Rate:	\$20 PSF / \$5.25 TICAM
Lot Size:	3.01 Acres
Year Built:	2019
Building Size:	17,483 SF
Zoning:	C3
Market:	Union county
Submarket:	Waxhaw, NC 28173



PROPERTY OVERVIEW

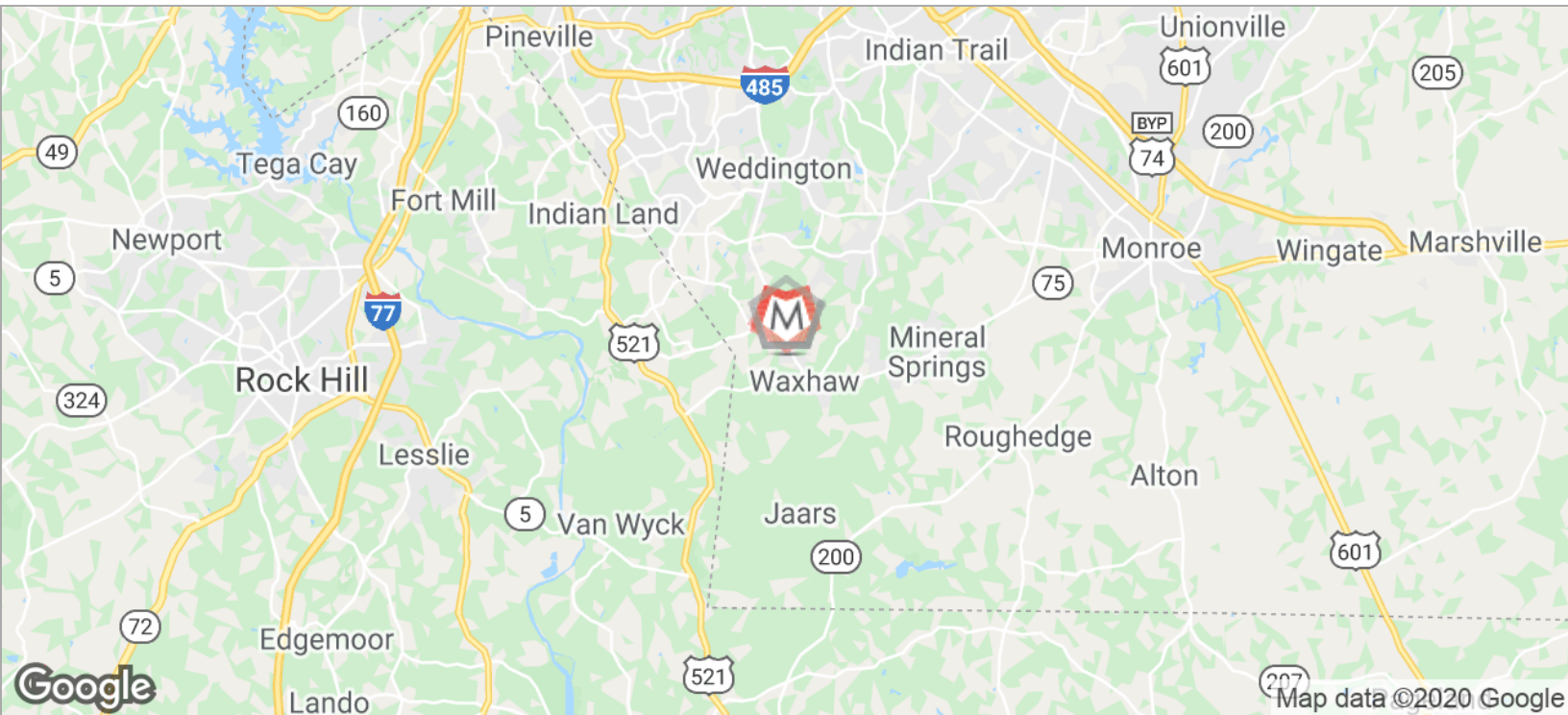
Former Doors of Daring Crossfit (relocating within the center). Exciting state-of-the-art recreation center / retail space available. Synergistic opportunity to tie into a new class-A center.

- * 4,150 SF with 22'-25' clear height suite
- * The recreation center provides an opportunity for increased walk-in business
- * Ample parking
- * Near Old Hickory Shopping Center



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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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