

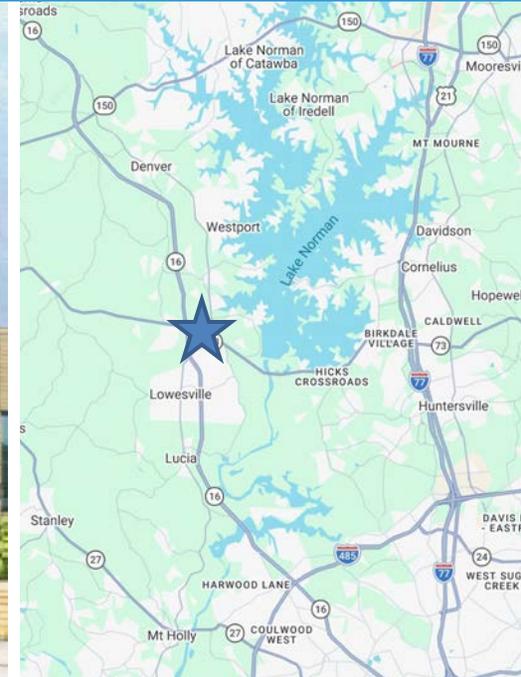
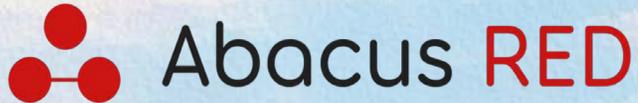
# HIGHWAY 16 & HIGHWAY 73

DENVER, NC 28037

FOR  
BUILD-TO-SUIT

**NS** New South  
Properties  
NEWSOUTHPROP.COM

MEDICAL & RETAIL BUILD-TO-SUIT (BTS) OPPORTUNITIES | ± 7,000 - 25,000 SF



## PROPERTY HIGHLIGHTS

- ± 7,000 - 25,000 SF medical build-to-suit opportunities available
- ± 1 acre retail BTS pad
- High visibility with direct access to Highway 16 and Highway 73
- Multiple points of egress
- Immediate adjacency to a synergistic blend of healthcare, grocery, and retail properties and operators
- Approximately 20,500 VPD and increasing along Highway 16 (as of 2024)
- Optimal connectivity with a direct 25-mile commute to Uptown Charlotte and Charlotte Douglas International Airport (CLT)
- **Call Brokers for Pricing**

## BROKER CONTACT

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# HIGHWAY 16 & HIGHWAY 73

DENVER, NC 28037

SITE AERIAL

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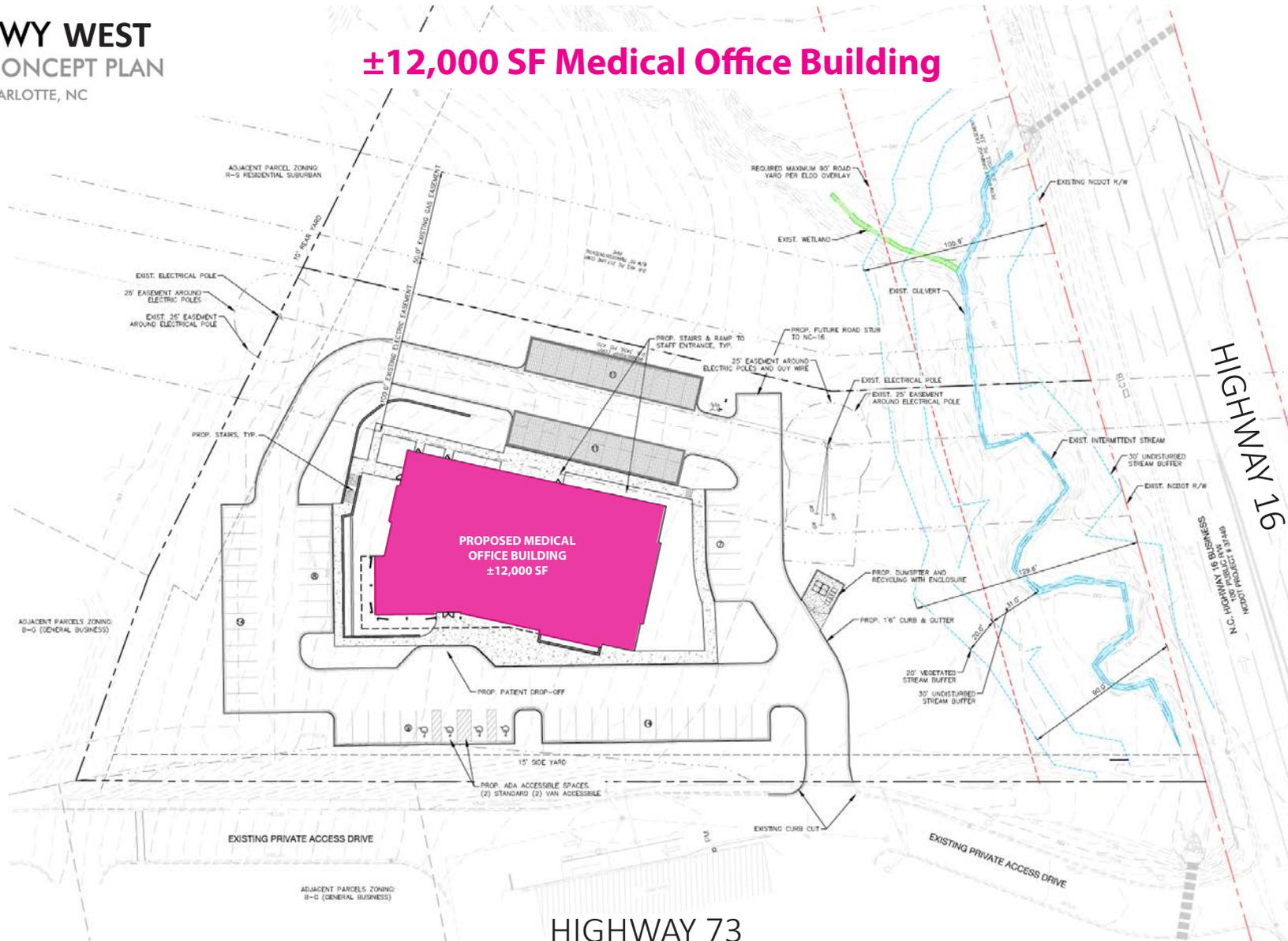
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### MEDICAL BUILD-TO-SUIT OPPORTUNITY | ± 12,000 SF



**HWY WEST**  
CONCEPT PLAN  
CHARLOTTE, NC

## ±12,000 SF Medical Office Building



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### MEDICAL AND/OR RETAIL BTS CONCEPT PLAN

#### OPTION 1



#### HWY 16 EAST

#### CONCEPT PLAN

CHARLOTTE, NC



**Building A**  
Retail/Medical BTS  
± 6,000 SF

**Building B**  
Medical BTS  
± 20,000 SF

**Building C**  
Retail/Medical BTS  
± 4,000 SF

**± 1 Acre Pad**  
Retail

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### MEDICAL AND/OR RETAIL BTS CONCEPT PLAN



## OPTION 2 HWY 16 EAST CONCEPT PLAN CHARLOTTE, NC



- Building A**  
Retail/Medical BTS  
± 6,000 SF
- Building B**  
Medical BTS  
± 7,000 SF
- Building C**  
Medical BTS  
± 8,500 SF
- ± 1 Acre Pad**  
Retail

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# HIGHWAY 16 & HIGHWAY 73

DENVER, NC 28037

MARKET AERIAL

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 8.5 Miles

 11.5 Miles

 19.5 Miles

 20.5 Miles

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# HIGHWAY 16 & HIGHWAY 73

DENVER, NC 28037

LOCATION  
OVERVIEW

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MEDICAL & RETAIL BUILD-TO-SUIT (BTS) OPPORTUNITIES | ± 7,000 - 25,000 SF



## DENVER, NC - LINCOLN COUNTY

Denver, NC has quickly become the western gateway to the Charlotte metro, where rapid residential growth converges with an affluent Lake Norman lifestyle. Located along the region's high-growth lakeshore, the area boasts a median household income exceeding \$109,000 and a population projected to surpass 30,000 by 2030. Situated at the intersection of the NC-16 expressway and the expanding NC-73 corridor—designed to accommodate 45,500 vehicles per day—Denver offers convenient 25-minute access to Uptown Charlotte and Charlotte Douglas International Airport. This strategic location creates a premier commercial investment environment with strong barriers to entry and a built-in, upscale consumer base.



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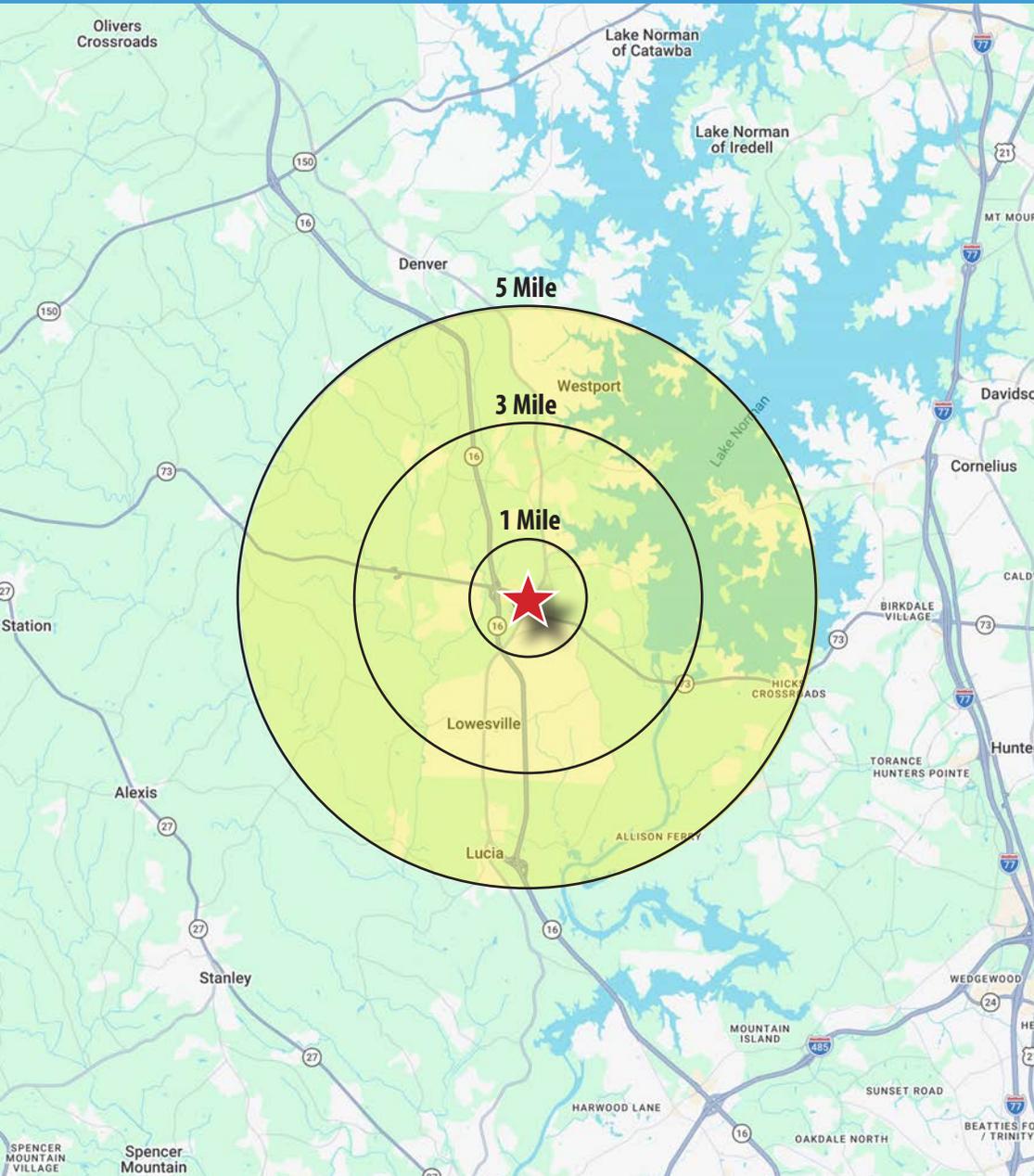
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## DEMOGRAPHICS

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### MEDICAL & RETAIL BUILD-TO-SUIT (BTS) OPPORTUNITIES | ± 7,000 - 25,000 SF



#### POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	4,169	19,144	35,376
2030 Projected Population	4,969	22,255	39,661
Projected Annual Growth (2025-2030)	800 (+3.8%)	3,111 (+3.3%)	4,285 (+2.4%)

#### HOUSEHOLDS

2025 Estimated Households	1,693	7,948	14,243
2030 Projected Households	2,035	9,295	16,111

#### HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$145,664	\$149,629	\$168,406
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#### BUSINESSES

2025 Estimated Total Businesses	252	573	1,027
2025 Estimated Total Employees	1,505	3,656	5,867

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