



COMMERCIAL REAL ESTATE SERVICES



LAND FOR SALE

27299 Waxhaw Parkway, Waxhaw, NC 28173

2.61 ACRE RETAIL OUTPARCEL ON WAXHAW PKWY

Presented By:

JAN RINGELING

704.490.3872

jan@moodyre.com

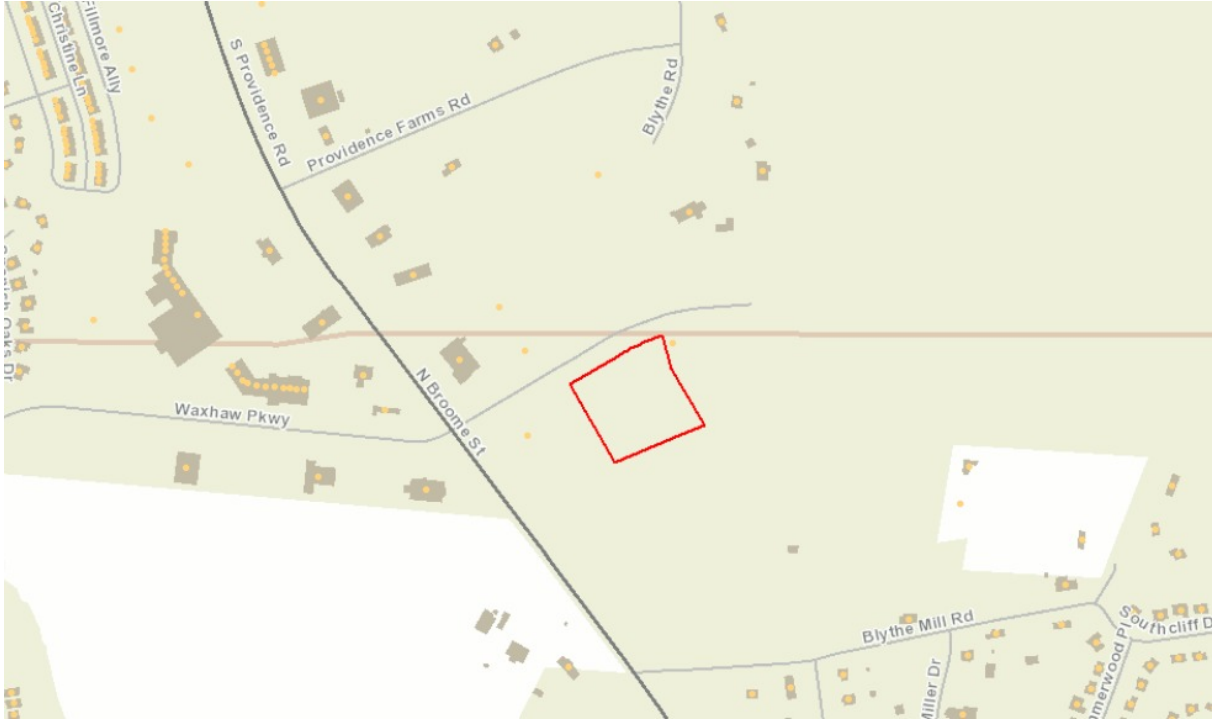
MOODY GROUP
COMMERCIAL SERVICES

6201 Fairview Rd.
Charlotte, NC 28210

980.215.8448

MoodyRe.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.61 Acres
Zoning:	CUC3
Market:	Union
Submarket:	Waxhaw
Price / SF:	-

PROPERTY HIGHLIGHTS

- Curbcuts
- Storm water retention in place
- All utilities at site
- Centrally located
- Road frontage on Waxhaw Pkwy
- Visibility from Providence Rd / Hwy 16
- Parcel ID is 06-141-018G



JAN RINGELING
704.490.3872
jan@moodyre.com

LAND FOR SALE

27299 Waxhaw Parkway, Waxhaw, NC 28173

LOCATION MAPS



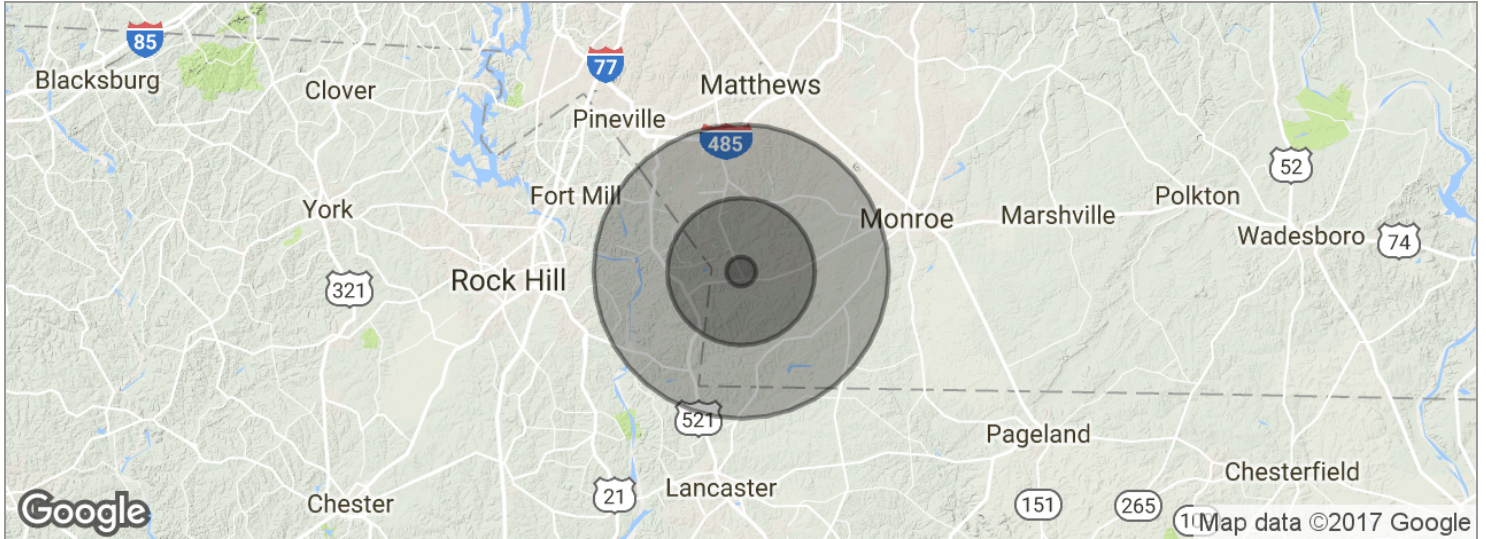
JAN RINGELING

704.490.3872

jan@moodyre.com

MOODY GROUP COMMERCIAL SERVICES • 6201 Fairview Rd. • Charlotte, NC 28210 • 980.215.8448 • MoodyRe.com

DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,283	31,719	154,171
Median age	34.7	37.3	37.2
Median age (male)	34.0	37.0	36.4
Median age (Female)	35.5	37.6	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	846	10,363	53,565
# of persons per HH	2.7	3.1	2.9
Average HH income	\$70,524	\$107,721	\$108,490
Average house value	\$391,207	\$397,391	\$339,300

* Demographic data derived from 2010 US Census

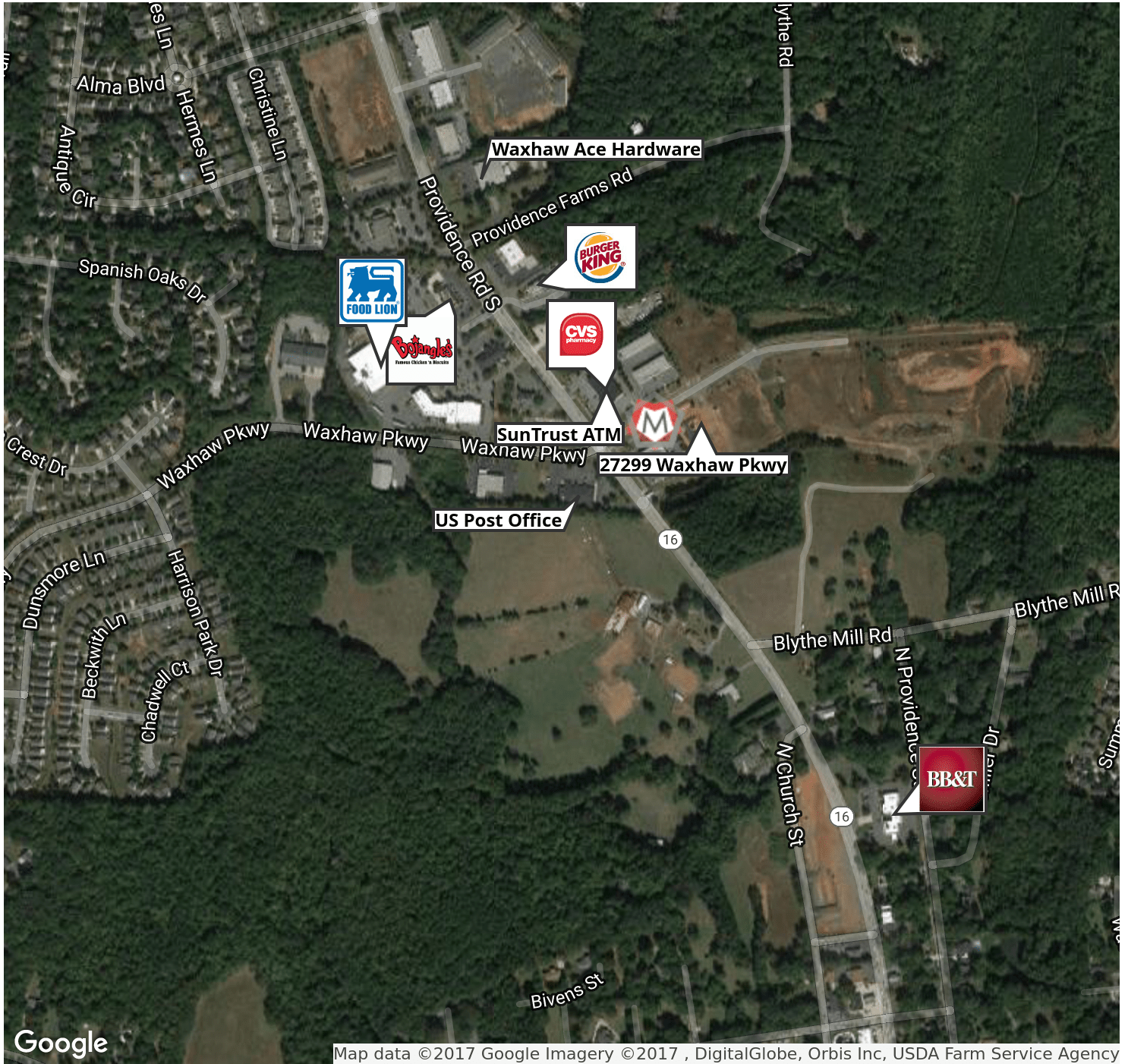


JAN RINGELING
 704.490.3872
 jan@moodyre.com

LAND FOR SALE

27299 Waxhaw Parkway, Waxhaw, NC 28173

RETAILER MAP



JAN RINGELING
704.490.3872
jan@moodyre.com

MOODY GROUP COMMERCIAL SERVICES • 6201 Fairview Rd. • Charlotte, NC 28210 • 980.215.8448 • MoodyRe.com