

3012 SOUTH PROVIDENCE STREET | WAXHAW, NC

CUTHBERTSON CROSSING

±1.78 AC OUTPARCEL AVAILABLE FOR GL



PROJECT DETAILS

CUTHBERTSON CROSSING • ±1.78 AC OUTPARCEL AVAILABLE FOR GL • RETAIL

PROPERTY HIGHLIGHTS

- Since 2000, population growth of 430%+ within a 1, 3, & 5-mile mile radius
- 1,250% growth within 1-mile radius
- 16.3% population growth projected in a 1-mile radius ('20-'25)
- 5 minutes from Downtown Waxhaw
- 0.5 miles from Atrium Health Waxhaw (175 beds)
- Explosive land, ground rents, and replacement costs in this area
- Nearby Retailers: Harris Teeter, Lowe's, Aldi, Walgreens, CVS, McDonald's, Taco Bell, Dunkin', Bojangles, etc.
- Great visibility and well located in the heart of Waxhaw's retail corridor
- Access to the signalized intersection of Highway 16 and Cuthbertson Road
- Excellent opportunity in a high-growth market

DEMOGRAPHICS

POPULATION

1 MILE	3 MILES	5 MILES
4,821	34,979	75,082

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$188,529	\$176,341	\$196,357

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$156,351	\$152,102	\$157,016

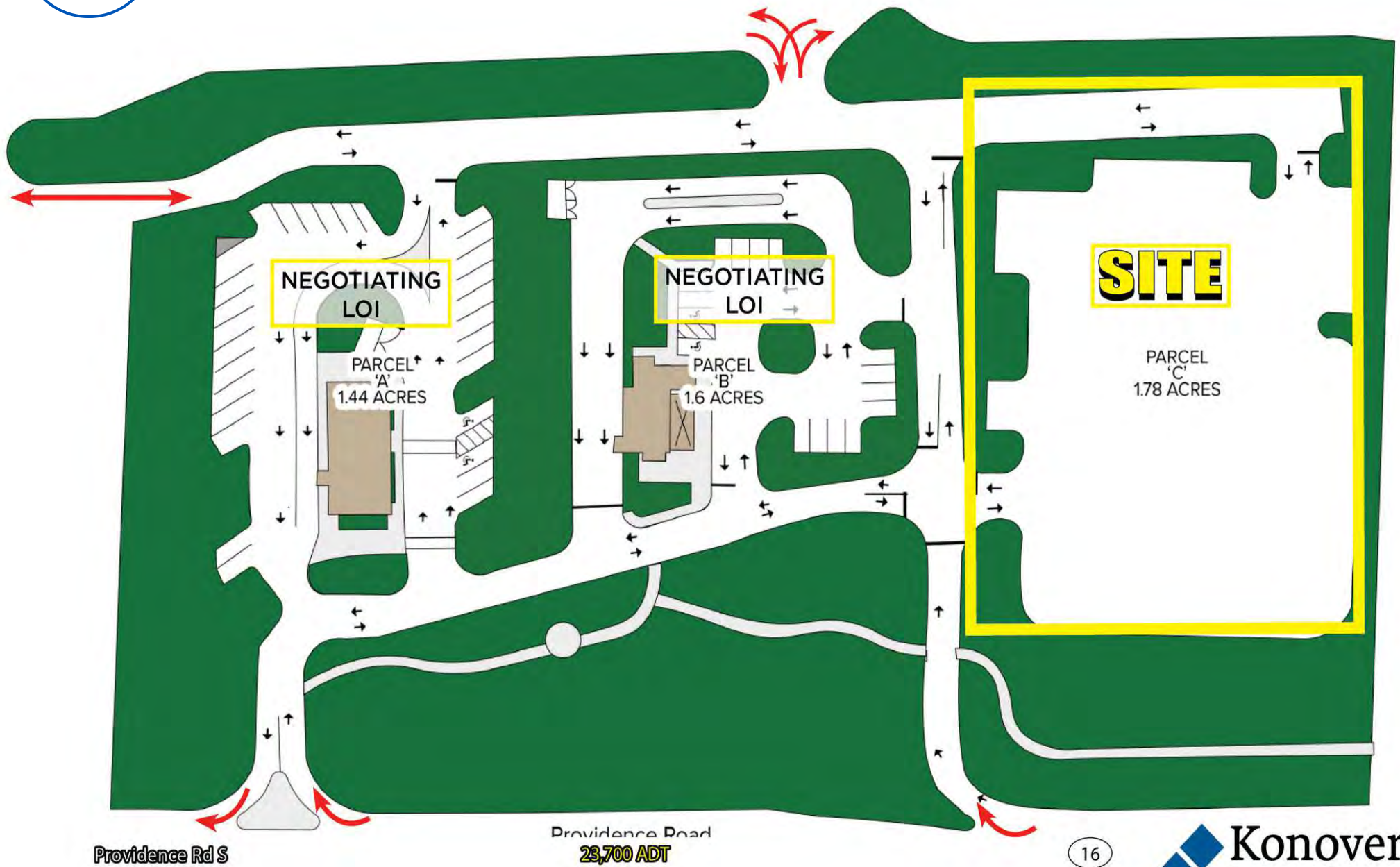
BUSINESS ESTABLISHMENTS

1 MILE	3 MILES	5 MILES
136	1,066	2,373



SITE PLAN

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