

## LEASE & DEVELOPMENT SITE

Hwy 16 / Providence Road S & Ski Trail Lane  
Waxhaw, NC 28273

**Live/Work – Two Story Townhomes with Retail  
Daycare Pad, Restaurant, Retail & Office  
Outparcels Available**

Presented By:

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## EXECUTIVE SUMMARY

### Leasing & Development Opportunity!



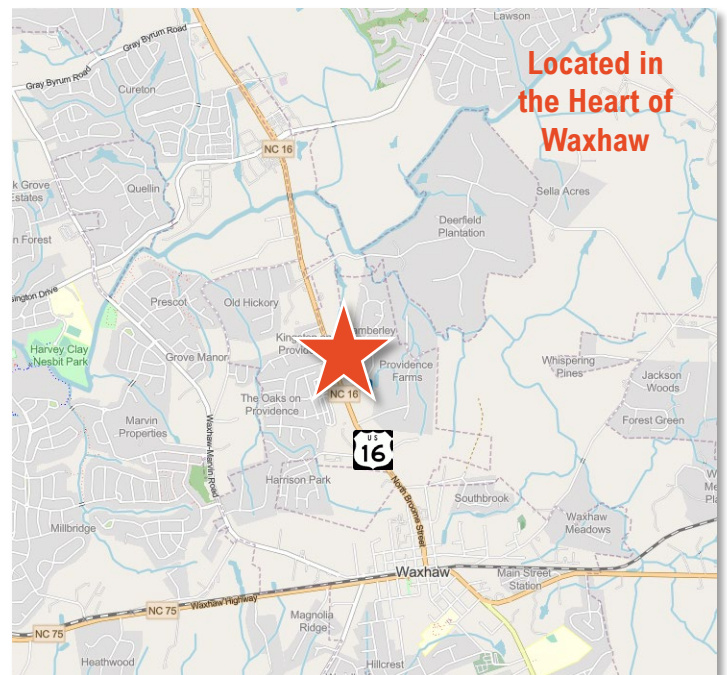
Live/Work Townhomes & Retail  
Restaurant, Commercial, Office  
Daycare Pad  
Outparcels Available

### OFFERING SUMMARY

Available	8 Outparcels
Size	1.0 – 1.5 Acres
Type	Retail, Office, Restaurant
Work / Live	3 Buildings
Type	2-Story Townhomes with Retail on Bottom
Building Size	9,000 – 21,000 SF
Traffic Counts	22,000 VPD on Hwy 16/ Providence Rd S

### PROPERTY HIGHLIGHTS

- Heart of Waxhaw
- Within walking distance to downtown Waxhaw
- Close proximity to post office, restaurants, & shopping



## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

Great opportunity to **purchase, lease or build-to-suit** in the heart of Waxhaw. Close proximity to downtown, hospitals, restaurants, shopping, new communities upcoming offering age restricted senior living to 1 and 2-bedroom apartments.

This stretch of Providence Road offers **22,000-25,000 VPD** traffic count and perfect demographics to build or expand your business.

**Phase 1** will offer retail and office pads, a convenience store pad with Live Work opportunities two-story townhomes with retail, restaurant, office on the main level. For expanding existing business or for budding entrepreneurs, this community will be the place to be!

### DEMOGRAPHIC HIGHLIGHTS

DEMOGRAPHICS (2022)	1 MILE	3 MILES	5 MILES
Population	4,203	34,030	71,173
Median Household Income	\$114,484	\$127,367	\$128,460
Households	1,432	10,550	22,405

### LAND / UTILITIES / FEATURES

Number of Lots	8 Parcels plus Residential/Retail
Water	Yes
Electricity	Yes
Sewer	Sewer connects behind 3401 Providence and across the street at Pine Oak
APN#	06165003, 06165009, 06165009B, 06165152, 06165153, 0616154, 0616155,156,157,158,159
Corner Property	No
Street Parking	No
Water Features	To be determined



**Live/Work – Two Story Townhomes with Retail  
Daycare Pad, Restaurant, Retail & Office  
Outparcels Available**



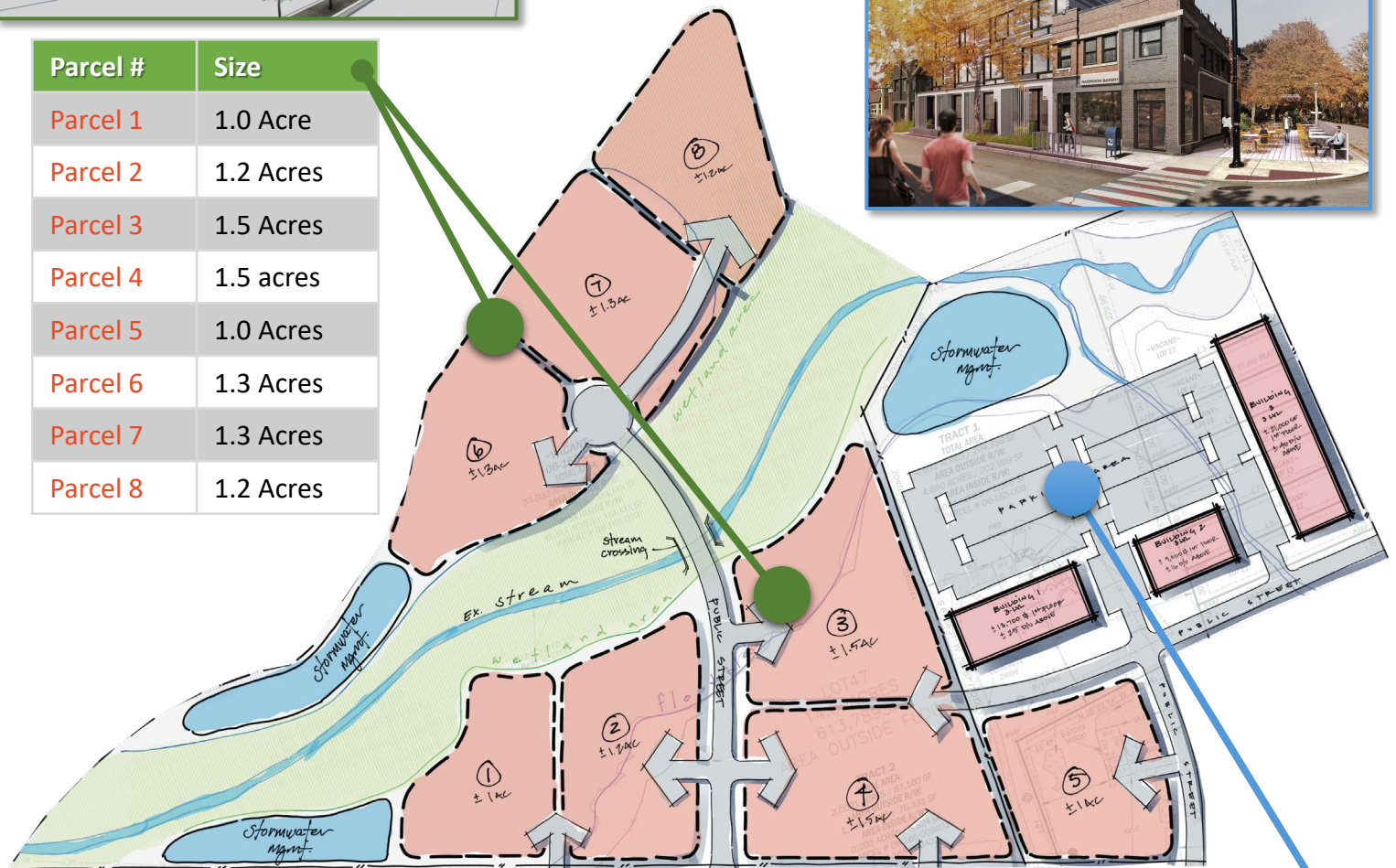
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## SITE PLAN



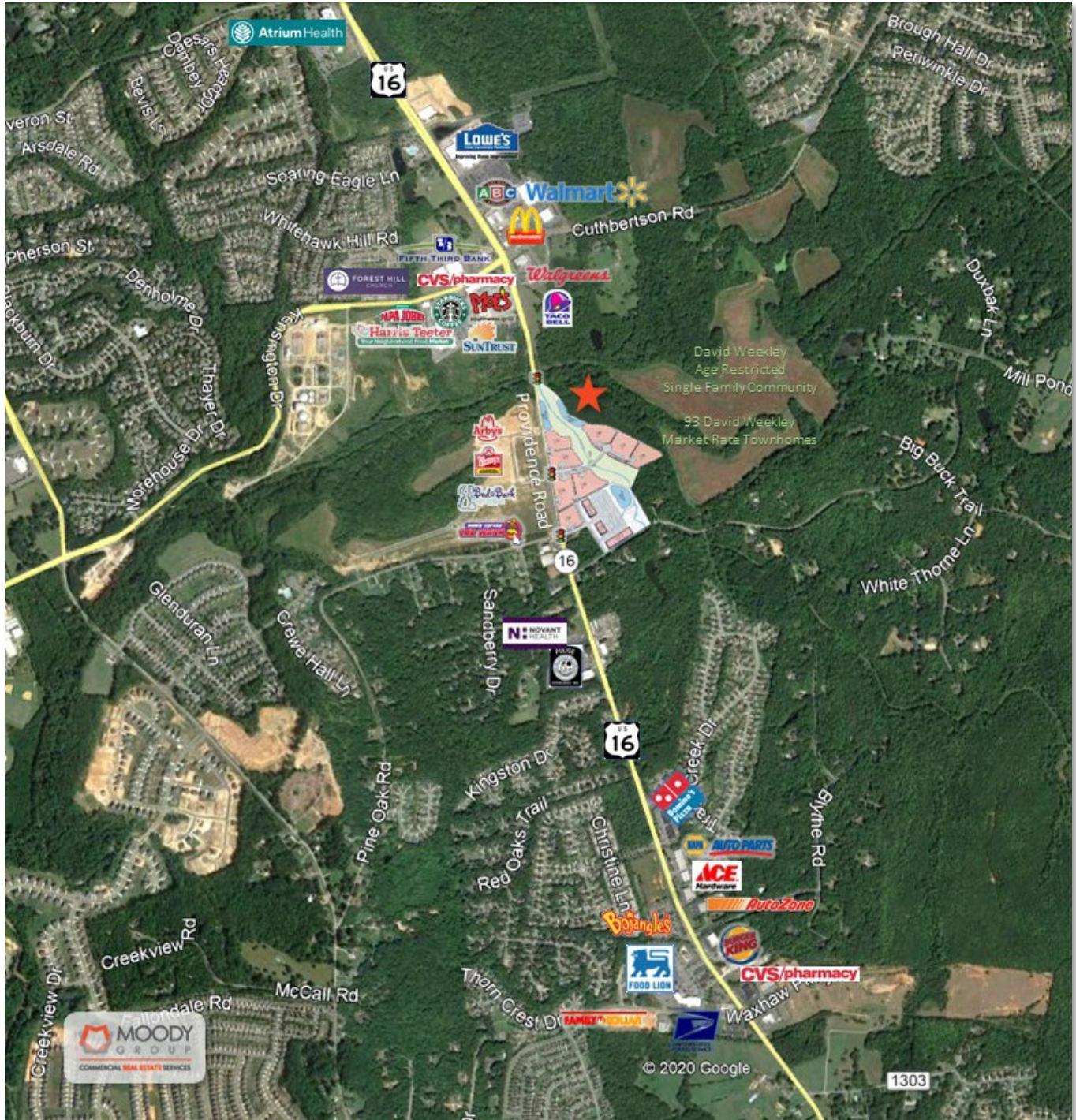
Parcel #	Size
Parcel 1	1.0 Acre
Parcel 2	1.2 Acres
Parcel 3	1.5 Acres
Parcel 4	1.5 acres
Parcel 5	1.0 Acres
Parcel 6	1.3 Acres
Parcel 7	1.3 Acres
Parcel 8	1.2 Acres



Building #	Size & Configuration
<b>#1 Work/Live</b> Three Levels	13,700 SF – 1st Floor Retail 25 Two-Story Townhouses Above
<b>#2 Work/Live</b> Three Levels	9,000 SF – 1st Floor Retail 16 Two-Story Townhouses Above
<b>#3 Work/Live</b> Three Levels	21,000 SF – 1st Floor Retail 40 Two-Story Townhouses Above



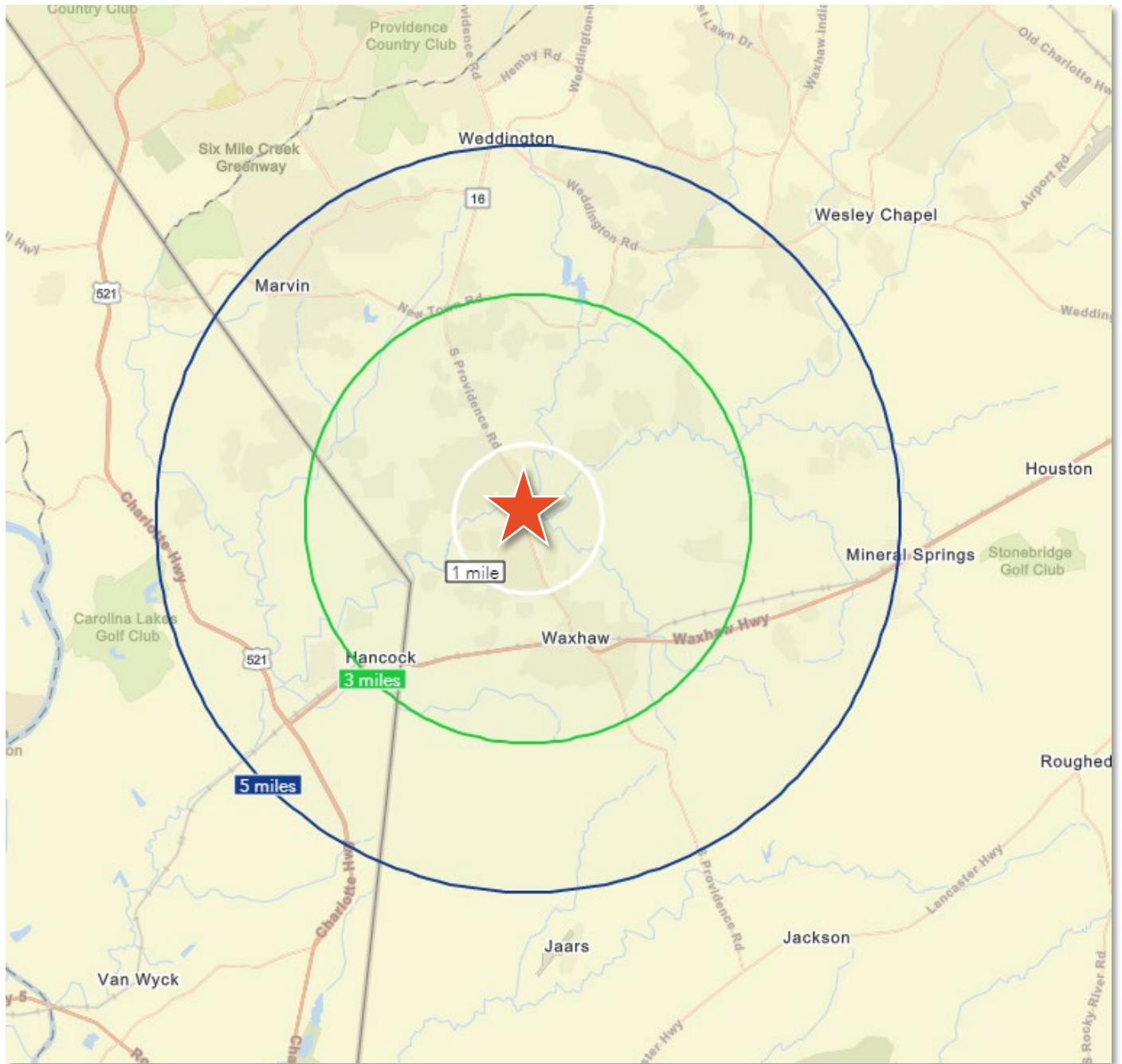
## RETAIL MAP





## DEMOGRAPHICS

### RADIUS MAP 1, 3, 5 MILES



## DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,890	16,187	39,843
2020 Population	3,840	30,175	65,031
2022 Population	4,203	34,030	71,173
2027 Population	4,462	36,916	77,111
2010-2020 Annual Rate	2.88%	6.43%	5.02%
2020-2022 Annual Rate	4.10%	5.49%	4.09%
2022-2027 Annual Rate	1.20%	1.64%	1.62%
2022 Male Population	48.0%	48.9%	49.1%
2022 Female Population	52.0%	51.1%	50.9%
2022 Median Age	36.3	37.3	39.4

In the identified area, the current year population is 71,173. In 2020, the Census count in the area was 65,031. The rate of change since 2020 was 4.09% annually. The five-year projection for the population in the area is 77,111 representing a change of 1.62% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	71.1%	73.2%	74.1%
2022 Black Alone	11.3%	9.3%	8.7%
2022 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2022 Asian Alone	3.4%	6.0%	6.5%
2022 Pacific Islander Alone	0.1%	0.0%	0.1%
2022 Other Race	3.7%	2.3%	2.2%
2022 Two or More Races	10.1%	9.0%	8.2%
2022 Hispanic Origin (Any Race)	11.1%	8.5%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 51.4 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	158	194	204
2010 Households	1,035	5,265	12,667
2020 Households	1,331	9,342	20,410
2022 Households	1,432	10,550	22,405
2027 Households	1,519	11,481	24,384
2010-2020 Annual Rate	2.55%	5.90%	4.89%
2020-2022 Annual Rate	3.30%	5.55%	4.23%
2022-2027 Annual Rate	1.19%	1.71%	1.71%
2022 Average Household Size	2.89	3.22	3.17

The household count in this area has changed from 20,410 in 2020 to 22,405 in the current year, a change of 4.23% annually. The five-year projection of households is 24,384, a change of 1.71% annually from the current year total. Average household size is currently 3.17, compared to 3.18 in the year 2020. The number of families in the current year is 18,261 in the specified area.



## DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	14.9%	16.7%	16.4%
<b>Median Household Income</b>			
2022 Median Household Income	\$114,484	\$127,367	\$128,460
2027 Median Household Income	\$130,870	\$145,730	\$147,250
2022-2027 Annual Rate	2.71%	2.73%	2.77%
<b>Average Household Income</b>			
2022 Average Household Income	\$153,926	\$168,645	\$171,027
2027 Average Household Income	\$174,758	\$187,690	\$189,733
2022-2027 Annual Rate	2.57%	2.16%	2.10%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$50,965	\$52,414	\$54,398
2027 Per Capita Income	\$57,881	\$58,551	\$60,636
2022-2027 Annual Rate	2.58%	2.24%	2.19%

**Households by Income**

Current median household income is \$128,460 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$147,250 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$171,027 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$189,733 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$54,398 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$60,636 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	163	147	150
2010 Total Housing Units	1,102	5,688	13,606
2010 Owner Occupied Housing Units	911	4,681	11,539
2010 Renter Occupied Housing Units	124	583	1,128
2010 Vacant Housing Units	67	423	939
2020 Total Housing Units	1,367	9,668	21,060
2020 Vacant Housing Units	36	326	650
2022 Total Housing Units	1,487	11,016	23,245
2022 Owner Occupied Housing Units	1,163	9,631	21,009
2022 Renter Occupied Housing Units	269	919	1,396
2022 Vacant Housing Units	55	466	840
2027 Total Housing Units	1,574	11,965	25,356
2027 Owner Occupied Housing Units	1,206	10,486	22,899
2027 Renter Occupied Housing Units	314	995	1,485
2027 Vacant Housing Units	55	484	972

Currently, 90.4% of the 23,245 housing units in the area are owner occupied; 6.0%, renter occupied; and 3.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 21,060 housing units in the area and 3.1% vacant housing units. The annual rate of change in housing units since 2020 is 4.48%. Median home value in the area is \$399,466, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.89% annually to \$417,567.

