

Retail/Office Spaces Available



► Cureton Town Center Phase II

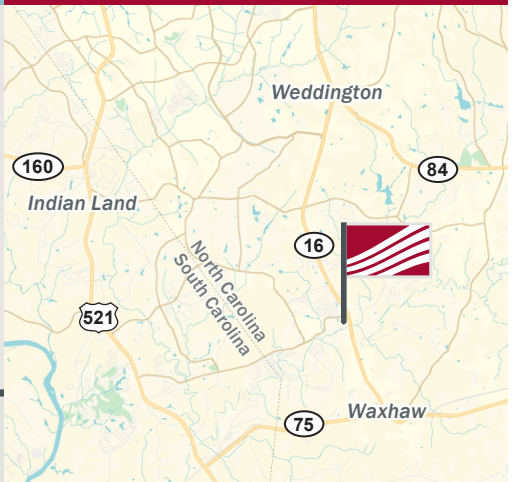
S Providence Rd, Waxhaw, NC 28173



Retail/Office Spaces Available

For Lease

- Retail and Office/Medical spaces from 1,500 SF available for an early 2022 delivery
- Located along Providence Rd in one of South Charlotte's fastest growing communities
- The property has shared access to the signalized intersection of Kensington Dr & Providence Rd S.
- Adjacent to existing Cureton Town Center, a fully developed retail center, anchored by Harris Teeter
- Building signage available



Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2020 Population	4,694	31,690	72,204
2010 - 2020 Growth Rate	4.98%	5.91%	4.56%
2020 Avg. HH Income	\$149,972	\$141,718	\$145,819

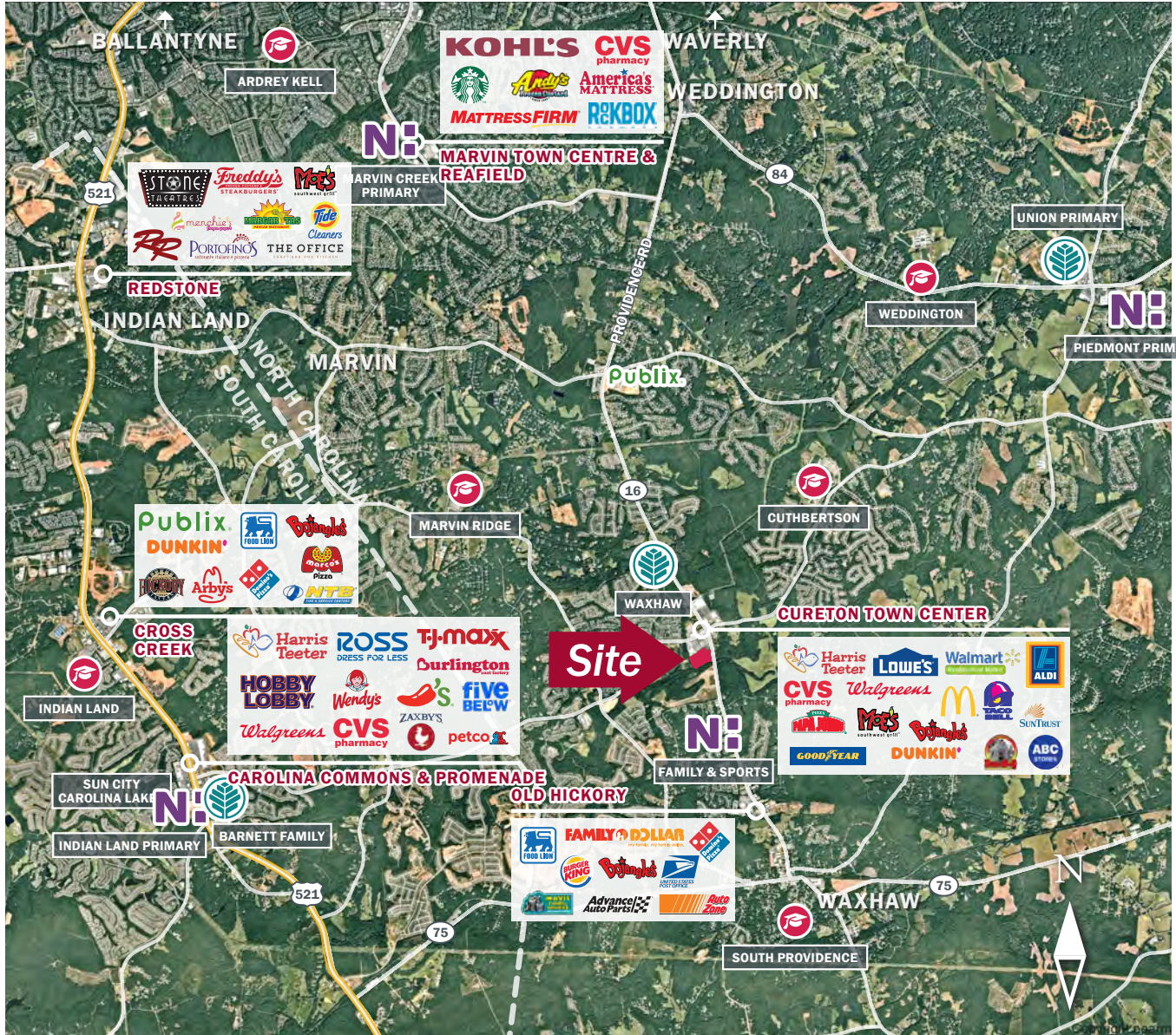
► Contact

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Market Aerial

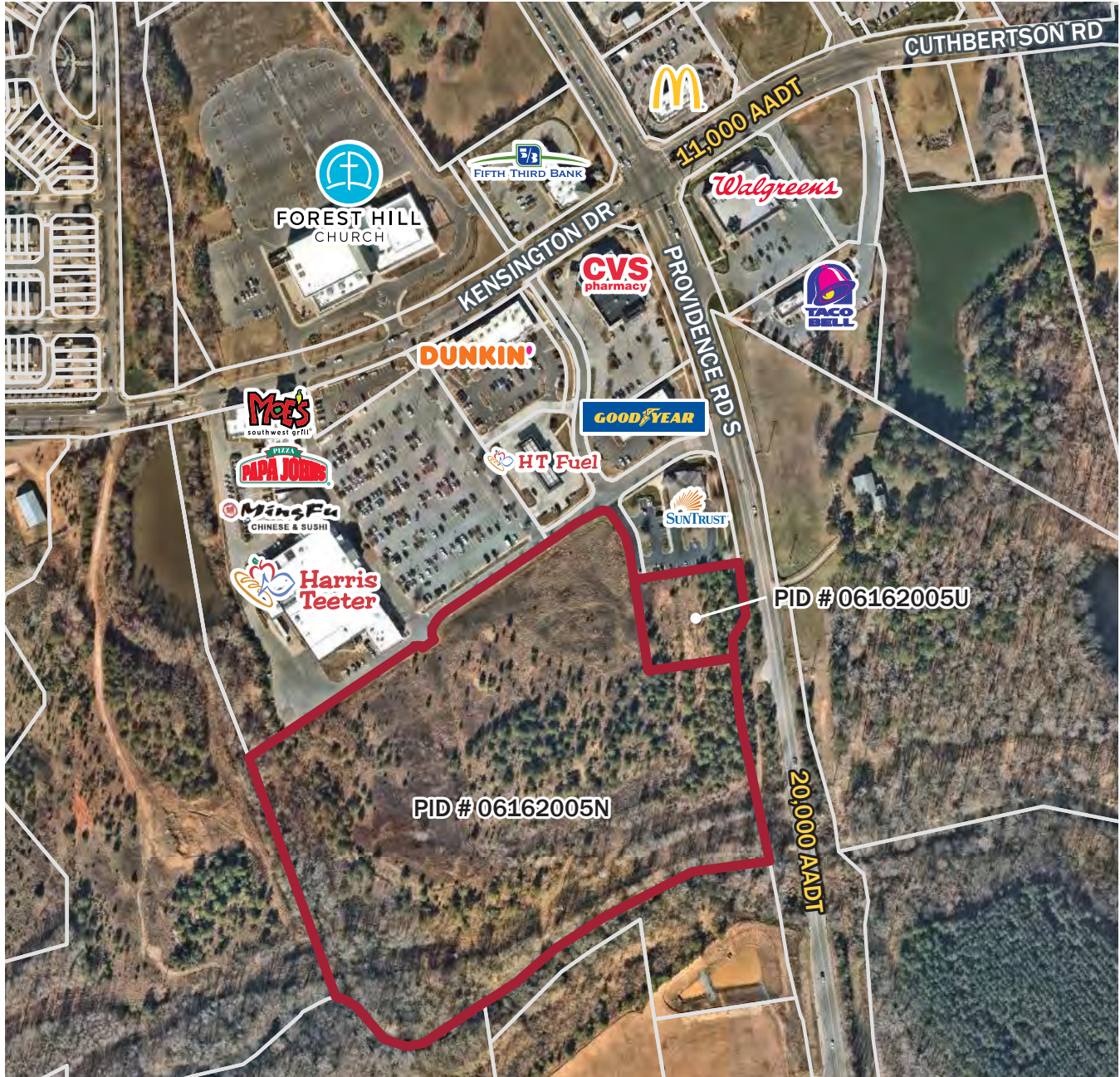
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► Site Aerial

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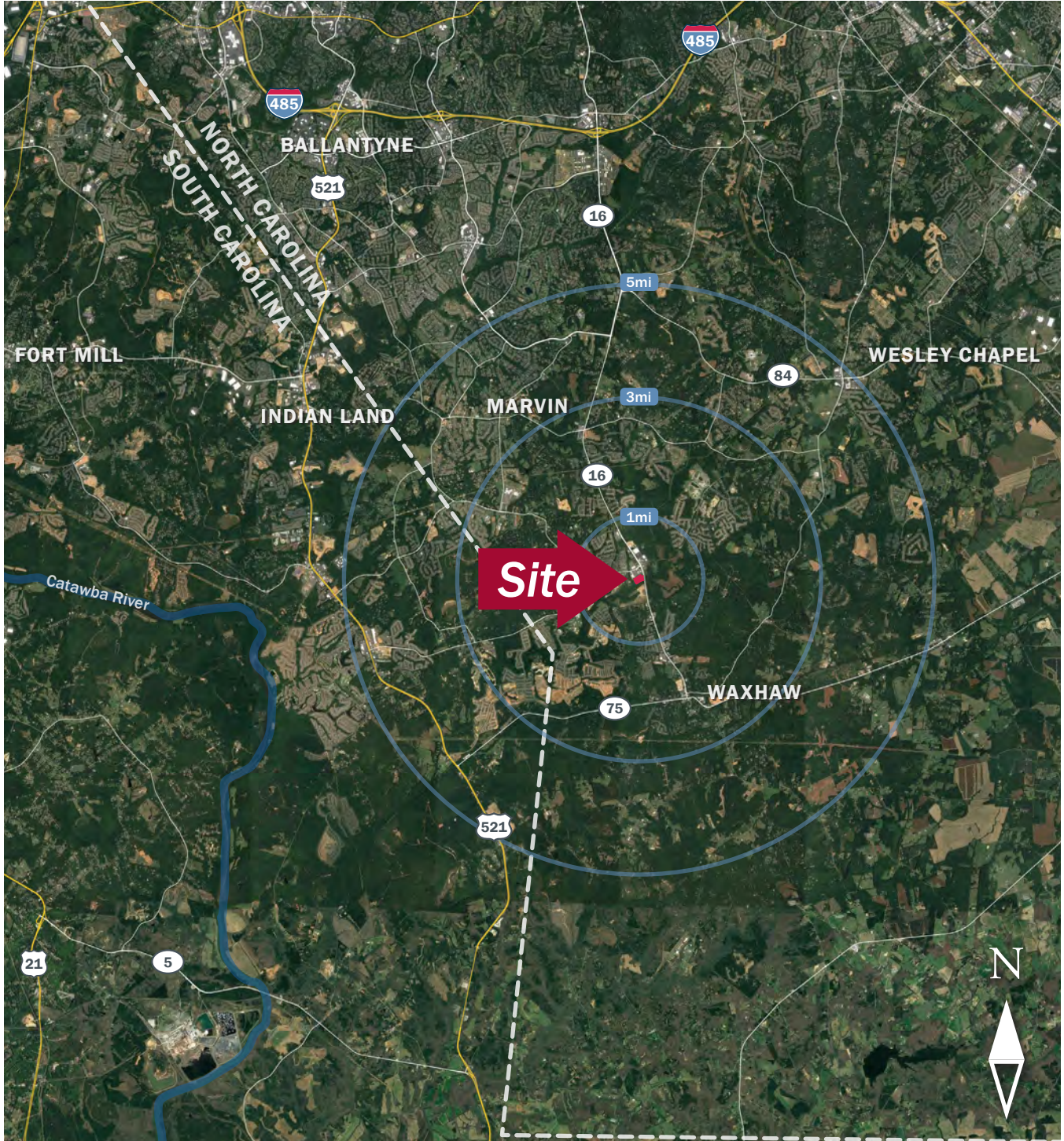
► Conceptual Site Plan

Cureton Town Center Phase II
S Providence Rd, Waxhaw, NC 28173



► Locator Aerial

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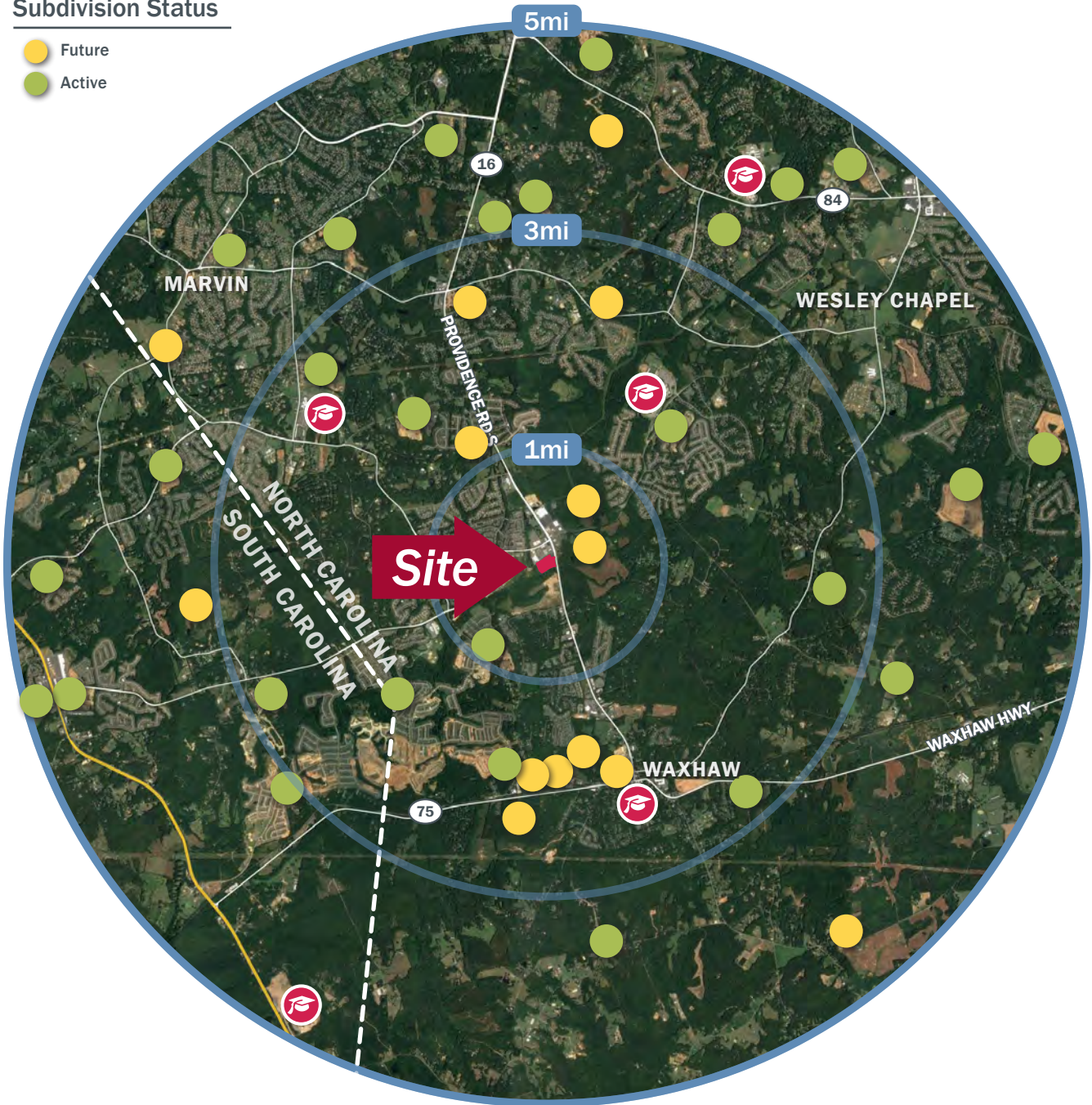
► Residential Activity

Cureton Town Center Phase II
S Providence Rd, Waxhaw, NC 28173

Future & Active Developments within 5 miles

Subdivision Status

- Future
- Active



5 Mile Residential Activity

Future SF/TH Units	2,536
Active SF/TH Units	6,353
Existing SF/TH Units	23,001
Total	31,890

► Demographics

Cureton Town Center Phase II
S Providence Rd, Waxhaw, NC 28173

	1 mile	3 miles	5 miles
Population			
2000 Population	628	5,640	15,357
2010 Population	2,853	17,589	45,728
2020 Population	4,694	31,690	72,204
2025 Population	5,444	36,385	82,823
2000-2010 Annual Rate	16.34%	12.05%	11.53%
2010-2020 Annual Rate	4.98%	5.91%	4.56%
2020-2025 Annual Rate	3.01%	2.80%	2.78%
2020 Male Population	48.6%	49.0%	49.2%
2020 Female Population	51.4%	51.0%	50.8%
2020 Median Age	36.5	37.2	39.2

In the identified area, the current year population is 72,204. In 2010, the Census count in the area was 45,728. The rate of change since 2010 was 4.56% annually. The five-year projection for the population in the area is 82,823 representing a change of 2.78% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	79.1%	78.9%	80.6%
2020 Black Alone	10.3%	11.3%	9.5%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	5.3%	4.8%	5.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.8%	1.7%	1.5%
2020 Two or More Races	3.3%	3.1%	2.7%
2020 Hispanic Origin (Any Race)	7.1%	6.5%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 18.8% 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 41.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	188	187	197
2000 Households	228	1,955	5,133
2010 Households	934	5,641	14,511
2020 Total Households	1,474	10,031	23,001
2025 Total Households	1,702	11,478	26,356
2000-2010 Annual Rate	15.14%	11.18%	10.95%
2010-2020 Annual Rate	4.55%	5.78%	4.60%
2020-2025 Annual Rate	2.92%	2.73%	2.76%
2020 Average Household Size	3.18	3.16	3.14

The household count in this area has changed from 14,511 in 2010 to 23,001 in the current year, a change of 4.60% annually. The five-year projection of households is 26,356, a change of 2.76% annually from the current year total. Average household size is currently 3.14, compared to 3.15 in the year 2010. The number of families in the current year is 19,243 in the specified area.

► Demographics

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.5%	13.5%	13.6%
Median Household Income			
2020 Median Household Income	\$119,945	\$113,632	\$115,534
2025 Median Household Income	\$130,364	\$119,887	\$121,111
2020-2025 Annual Rate	1.68%	1.08%	0.95%
Average Household Income			
2020 Average Household Income	\$149,972	\$141,718	\$145,819
2025 Average Household Income	\$168,724	\$155,883	\$158,981
2020-2025 Annual Rate	2.38%	1.92%	1.74%
Per Capita Income			
2020 Per Capita Income	\$47,964	\$45,035	\$47,190
2025 Per Capita Income	\$53,721	\$49,345	\$51,356
2020-2025 Annual Rate	2.29%	1.84%	1.71%

Households by Income

Current median household income is \$115,534 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$121,111 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$145,819 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$158,981 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$47,190 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$51,356 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	174	175	176
2000 Total Housing Units	243	2,038	5,347
2000 Owner Occupied Housing Units	212	1,747	4,644
2000 Renter Occupied Housing Units	16	208	489
2000 Vacant Housing Units	15	83	214
2010 Total Housing Units	1,016	6,076	15,537
2010 Owner Occupied Housing Units	850	5,076	13,341
2010 Renter Occupied Housing Units	84	565	1,170
2010 Vacant Housing Units	82	435	1,026
2020 Total Housing Units	1,559	10,714	24,444
2020 Owner Occupied Housing Units	1,384	9,241	21,383
2020 Renter Occupied Housing Units	90	791	1,617
2020 Vacant Housing Units	85	683	1,443
2025 Total Housing Units	1,795	12,166	27,793
2025 Owner Occupied Housing Units	1,599	10,607	24,569
2025 Renter Occupied Housing Units	104	870	1,786
2025 Vacant Housing Units	93	688	1,437

Currently, 87.5% of the 24,444 housing units in the area are owner occupied; 6.6%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 15,537 housing units in the area - 85.9% owner occupied, 7.5% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 22.31%. Median home value in the area is \$376,136, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.51% annually to \$385,733.

For complete property listings, visit www.mpvre.com.



2400 South Blvd., Suite 300 Charlotte, NC 28203 mpvre.com