

Retail/Medical/Office Space Available



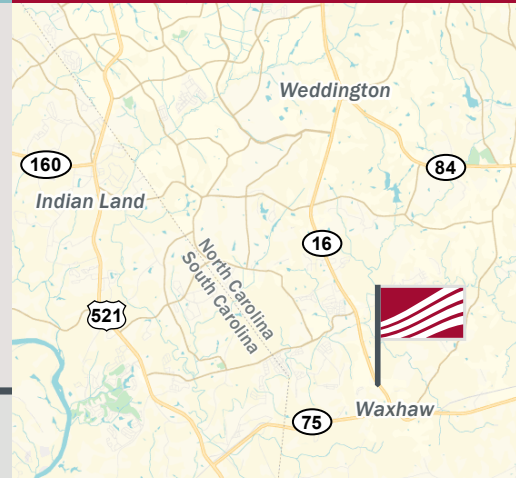
▶ **1100 N Broome St** 1100 N Broome St, Waxhaw, NC 28173



Retail/Medical/Office Space Available

- Retail/Medical/Office spaces from 2,400 SF up to 5,000 SF
- Located along the intersection of N Broome Street and Waxhaw Parkway in one of South Charlotte's fastest growing communities
- High profile outparcel to Old Hickory Shopping Center, a Food Lion anchored shopping center
- High visibility, with building and monument signage available
- Drive-through existing

For Lease



Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2022 Population	5,213	31,027	63,074
2010 - 2022 Growth Rate	2.25%	6.76%	5.38%
2022 Avg. HH Income	\$129,504	\$159,462	\$163,509

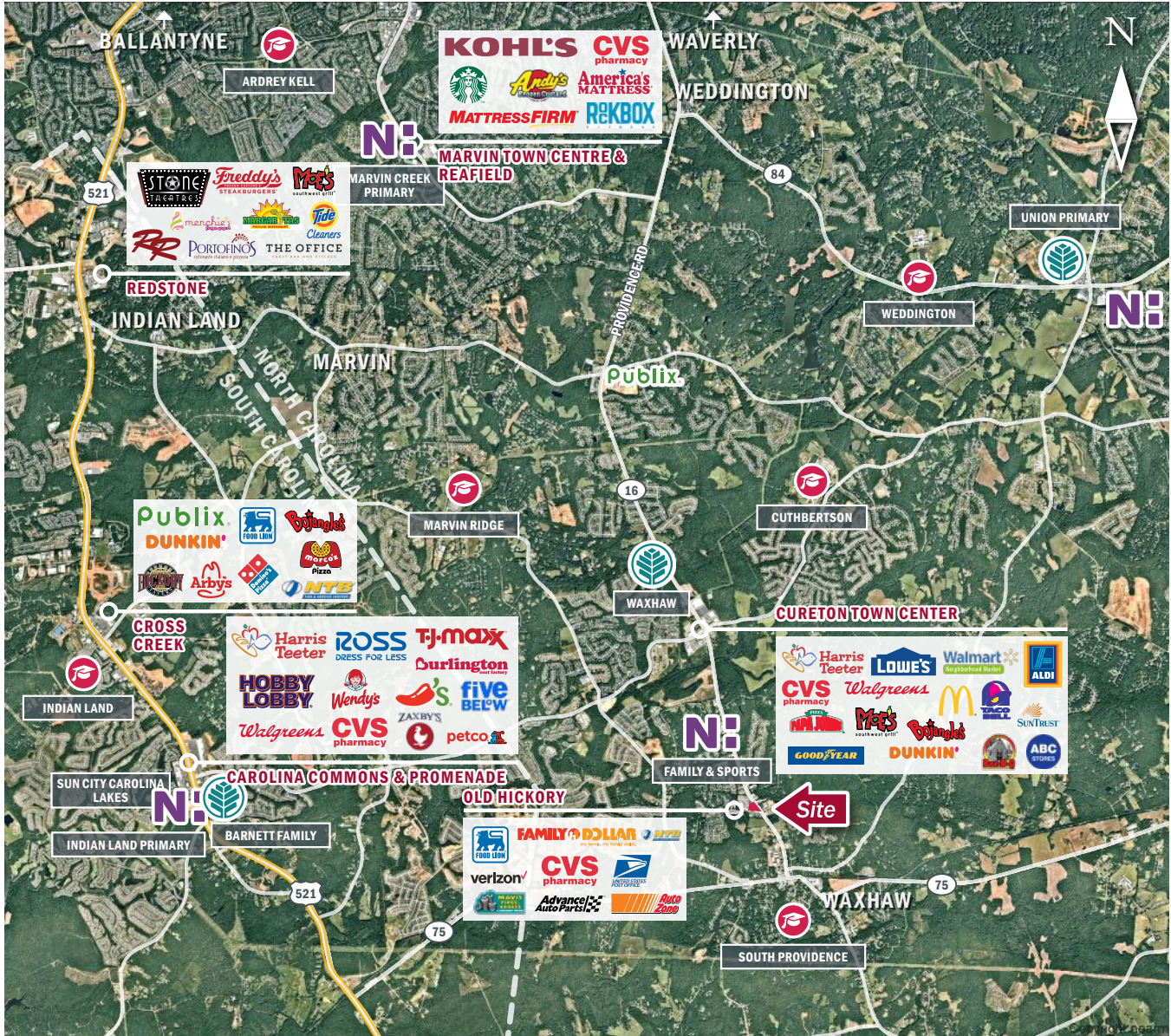
▶ Contact

Mark Newell
704.561.5243
mnewell@mpvre.com

Josh Suggs
704.248.2140
jsuggs@mpvre.com

Market Aerial

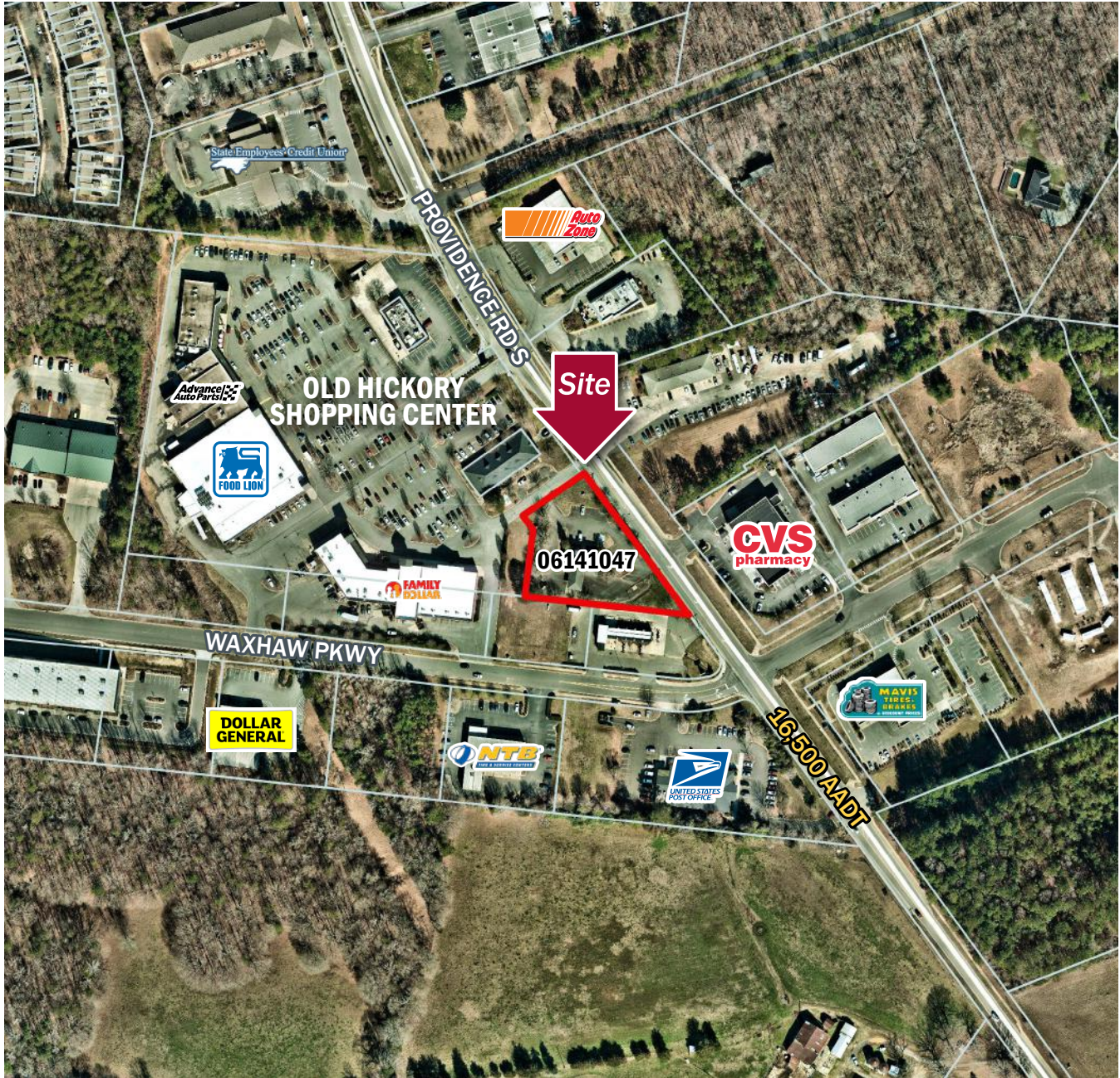
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► Site Aerial

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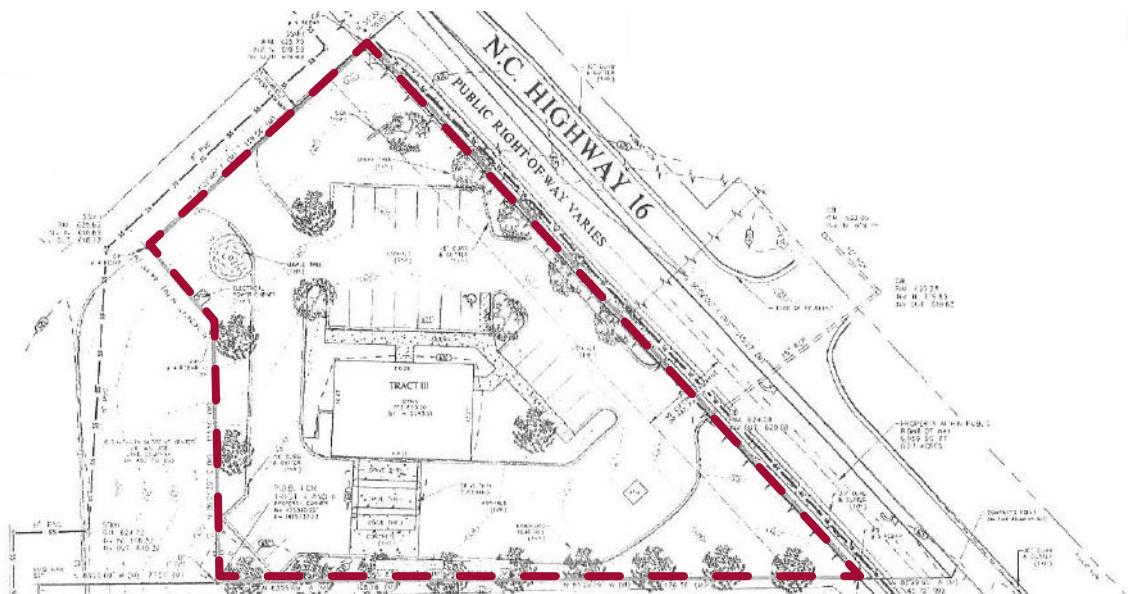
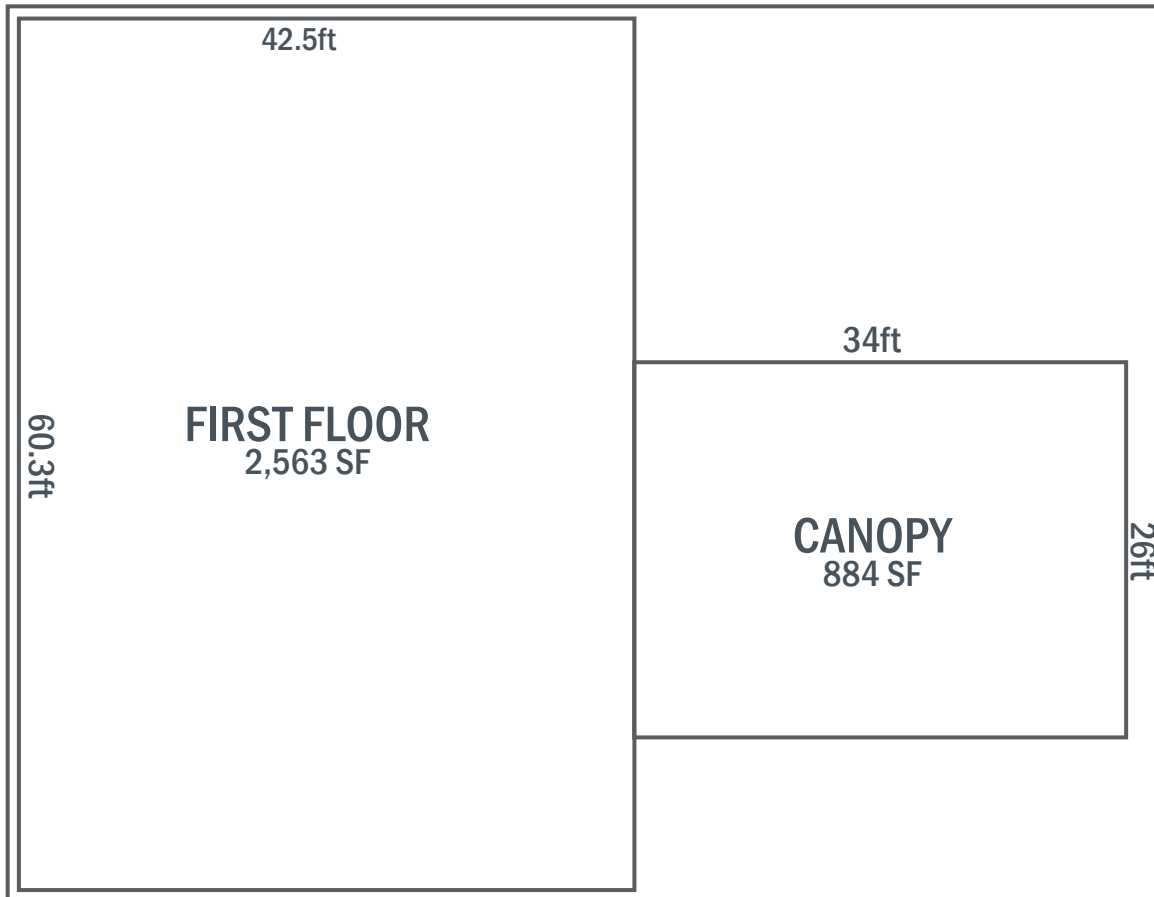


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► Floor Plan

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BUILDING SKETCH



► Property Photos

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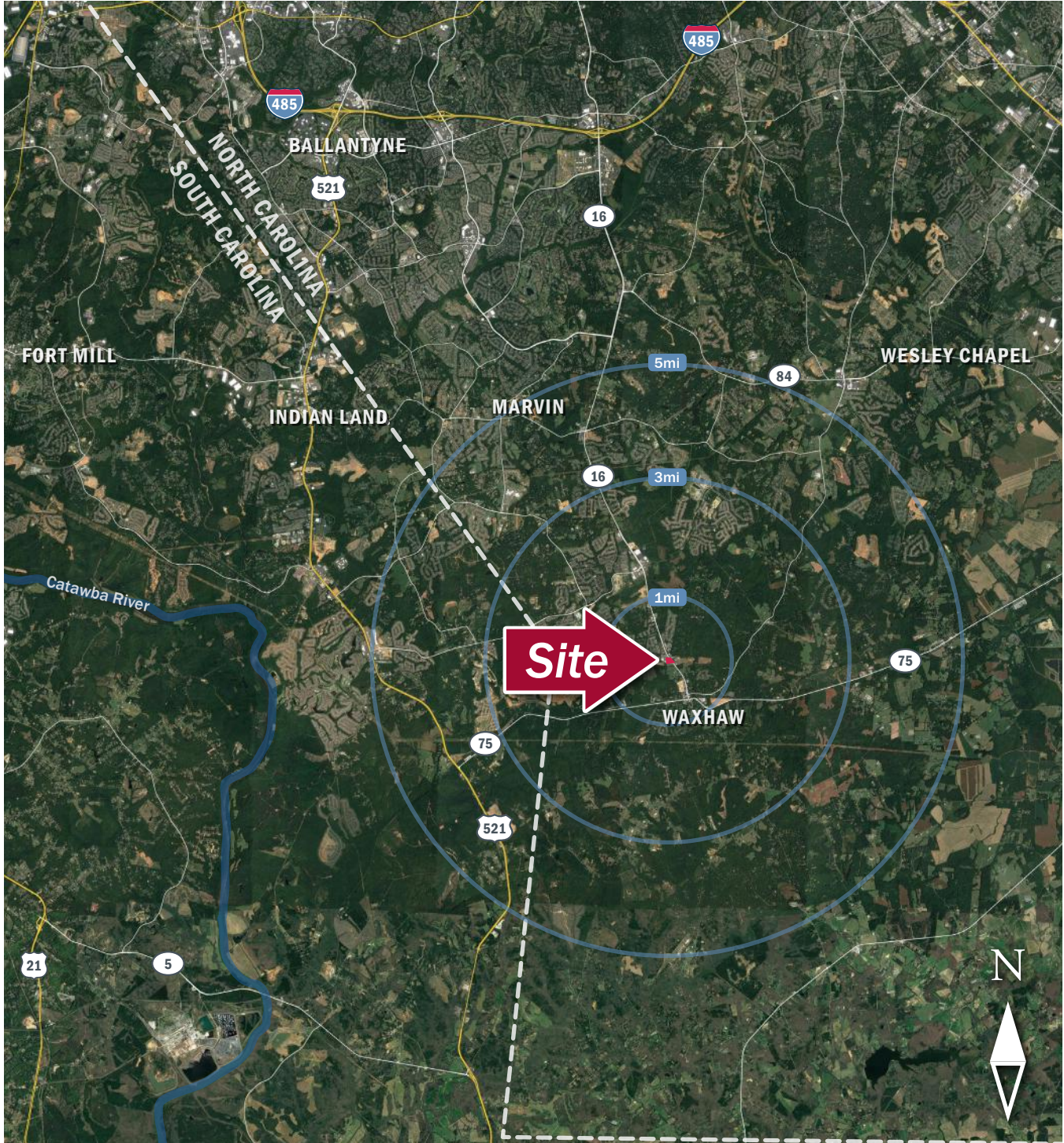
► Property Photos

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▶ Locator Aerial

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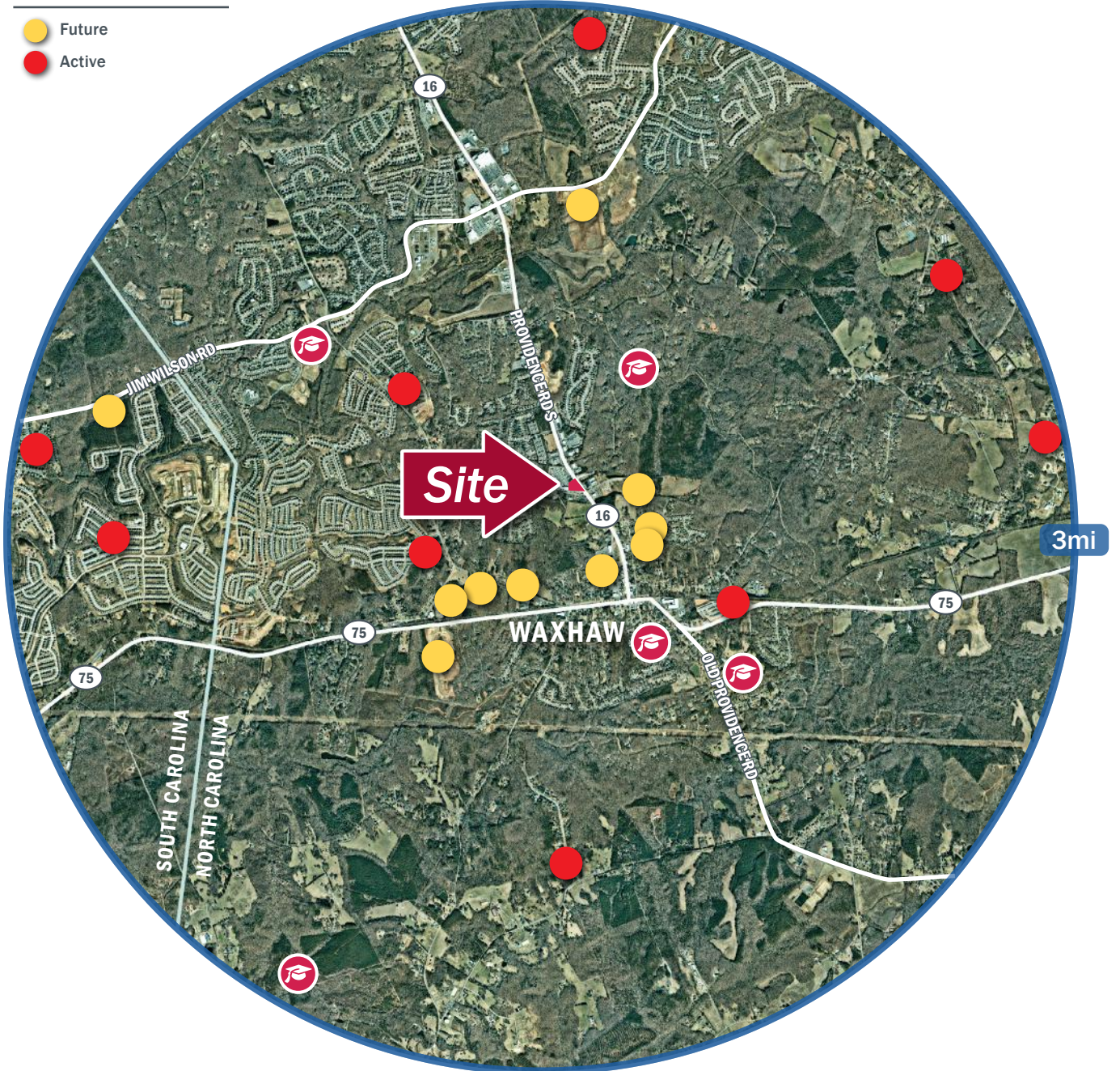
► Residential Activity

1100 N Broome St
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Future & Active Developments within 3 miles

Subdivision Status

- Future
- Active



3 Mile Residential Activity

Future SF/TH Units	1,779
Active SF/TH Units	163
Existing SF/TH Units	3,978
Total	5,920

► Demographics

1100 N Broome St
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	1 mile	3 miles	5 miles
Population			
2010 Population	3,618	14,149	34,019
2020 Population	4,519	27,213	57,477
2022 Population	5,213	31,027	63,074
2027 Population	5,757	33,755	68,730
2010-2020 Annual Rate	2.25%	6.76%	5.38%
2020-2022 Annual Rate	6.56%	6.00%	4.22%
2022-2027 Annual Rate	2.01%	1.70%	1.73%
2022 Male Population	47.8%	48.8%	49.1%
2022 Female Population	52.2%	51.2%	50.9%
2022 Median Age	36.1	37.6	39.5

In the identified area, the current year population is 63,074. In 2020, the Census count in the area was 57,477. The rate of change since 2020 was 4.22% annually. The five-year projection for the population in the area is 68,730 representing a change of 1.73% 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 39.5, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	72.9%	73.7%	74.1%
2022 Black Alone	11.5%	9.2%	9.0%
2022 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2022 Asian Alone	1.8%	5.3%	5.9%
2022 Pacific Islander Alone	0.1%	0.0%	0.1%
2022 Other Race	3.7%	2.4%	2.3%
2022 Two or More Races	9.8%	9.2%	8.3%
2022 Hispanic Origin (Any Race)	10.7%	8.8%	8.0%

Persons of Hispanic origin represent 8.0% 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 51.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	131	184	193
2010 Households	1,317	4,753	11,049
2020 Households	1,635	8,555	18,240
2022 Households	1,875	9,758	20,066
2027 Households	2,067	10,650	21,986
2010-2020 Annual Rate	2.19%	6.05%	5.14%
2020-2022 Annual Rate	6.28%	6.02%	4.33%
2022-2027 Annual Rate	1.97%	1.76%	1.84%
2022 Average Household Size	2.73	3.17	3.14

The household count in this area has changed from 18,240 in 2020 to 20,066 in the current year, a change of 4.33% annually. The five-year projection of households is 21,986, a change of 1.84% annually from the current year total. Average household size is currently 3.14, compared to 3.14 in the year 2020. The number of families in the current year is 16,160 in the specified area.

► Demographics

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Mortgage Income			
2022 Percent of Income for Mortgage	15.5%	17.0%	16.9%
Median Household Income			
2022 Median Household Income	\$96,061	\$118,927	\$121,602
2027 Median Household Income	\$109,913	\$136,105	\$137,946
2022-2027 Annual Rate	2.73%	2.74%	2.55%
Average Household Income			
2022 Average Household Income	\$129,504	\$159,462	\$163,509
2027 Average Household Income	\$149,996	\$178,741	\$181,883
2022-2027 Annual Rate	2.98%	2.31%	2.15%
Per Capita Income			
2022 Per Capita Income	\$44,753	\$50,384	\$52,292
2027 Per Capita Income	\$52,054	\$56,658	\$58,477
2022-2027 Annual Rate	3.07%	2.37%	2.26%

Households by Income

Current median household income is \$121,602 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$137,946 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$163,509 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$181,883 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$52,292 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$58,477 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	157	144	146
2010 Total Housing Units	1,423	5,120	11,933
2010 Owner Occupied Housing Units	1,121	4,156	9,988
2010 Renter Occupied Housing Units	197	596	1,061
2010 Vacant Housing Units	106	367	884
2020 Total Housing Units	1,697	8,859	18,875
2020 Vacant Housing Units	62	304	635
2022 Total Housing Units	2,040	10,194	20,880
2022 Owner Occupied Housing Units	1,437	8,811	18,739
2022 Renter Occupied Housing Units	437	947	1,327
2022 Vacant Housing Units	165	436	814
2027 Total Housing Units	2,240	11,100	22,900
2027 Owner Occupied Housing Units	1,562	9,626	20,577
2027 Renter Occupied Housing Units	505	1,024	1,409
2027 Vacant Housing Units	173	450	914

Currently, 89.7% of the 20,880 housing units in the area are owner occupied; 6.4%, renter occupied; and 3.9% 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 18,875 housing units in the area and 3.4% vacant housing units. The annual rate of change in housing units since 2020 is 4.59%. Median home value in the area is \$389,338, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.92% annually to \$407,521.

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



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