

Retail/Office/Outparcel Space Available



Cureton Town Center Phase II

S Providence Rd, Waxhaw, NC 28173



Retail/Office Space Available

- Retail and Office/Medical space from 1,500 SF available for an early 2024 delivery (currently working through sewer allocation)
- 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
- Outparcel and storage facility to be delivered Q4 2023

For Lease



Pricing

Call for Pricing

Demographics	1 mile	3 mile	5 mile
2022 Population	5,306	34,878	78,257
2020 - 2022 Growth Rate	2.20%	5.17%	3.89%
2022 Avg. HH Income	\$185,879	\$173,318	\$175,723

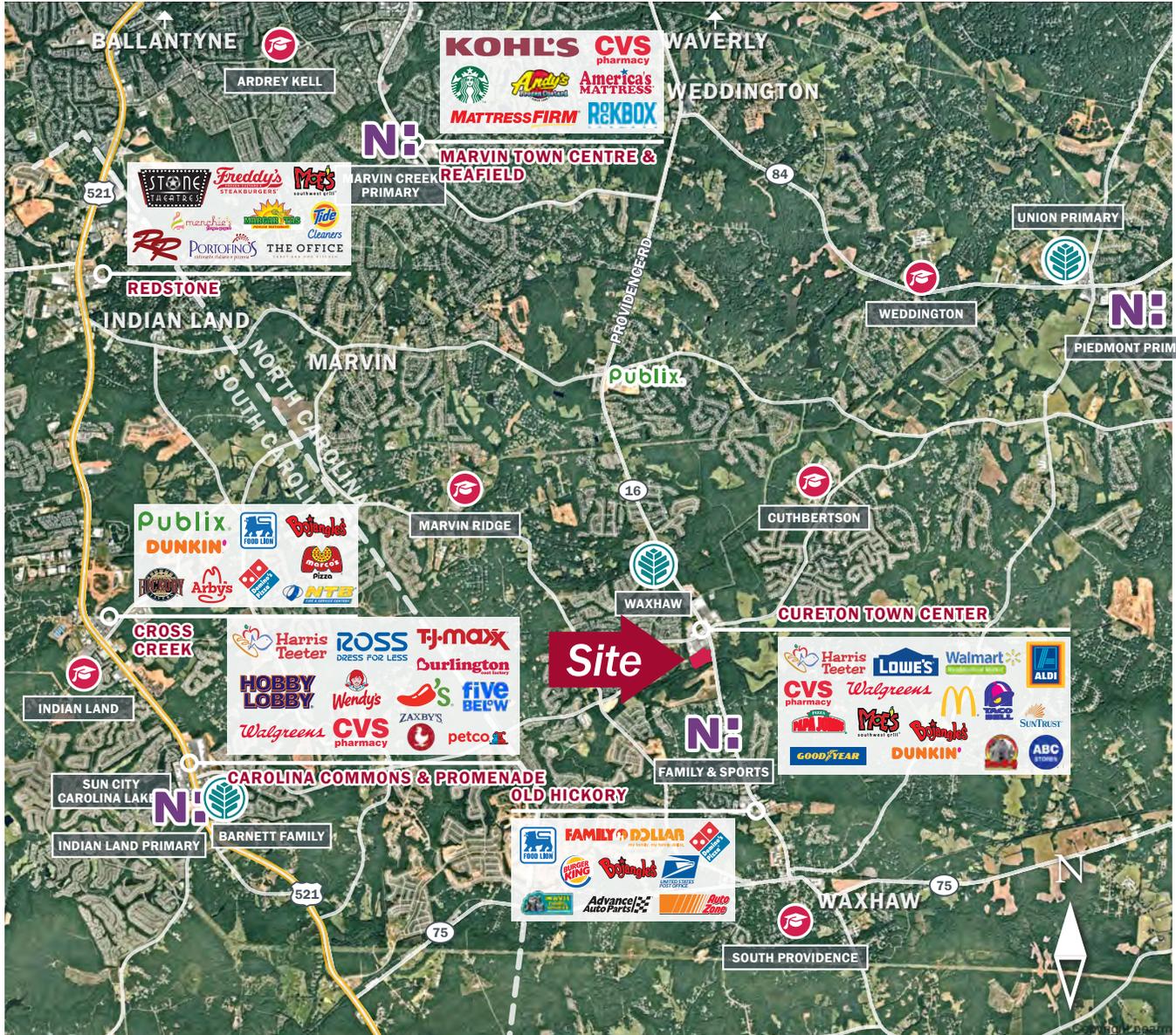
Contact

Joey Morganthall
704.367.5007
jmorganthall@mpvre.com

Mark Newell
704.561.5243
mnewell@mpvre.com

Market Aerial

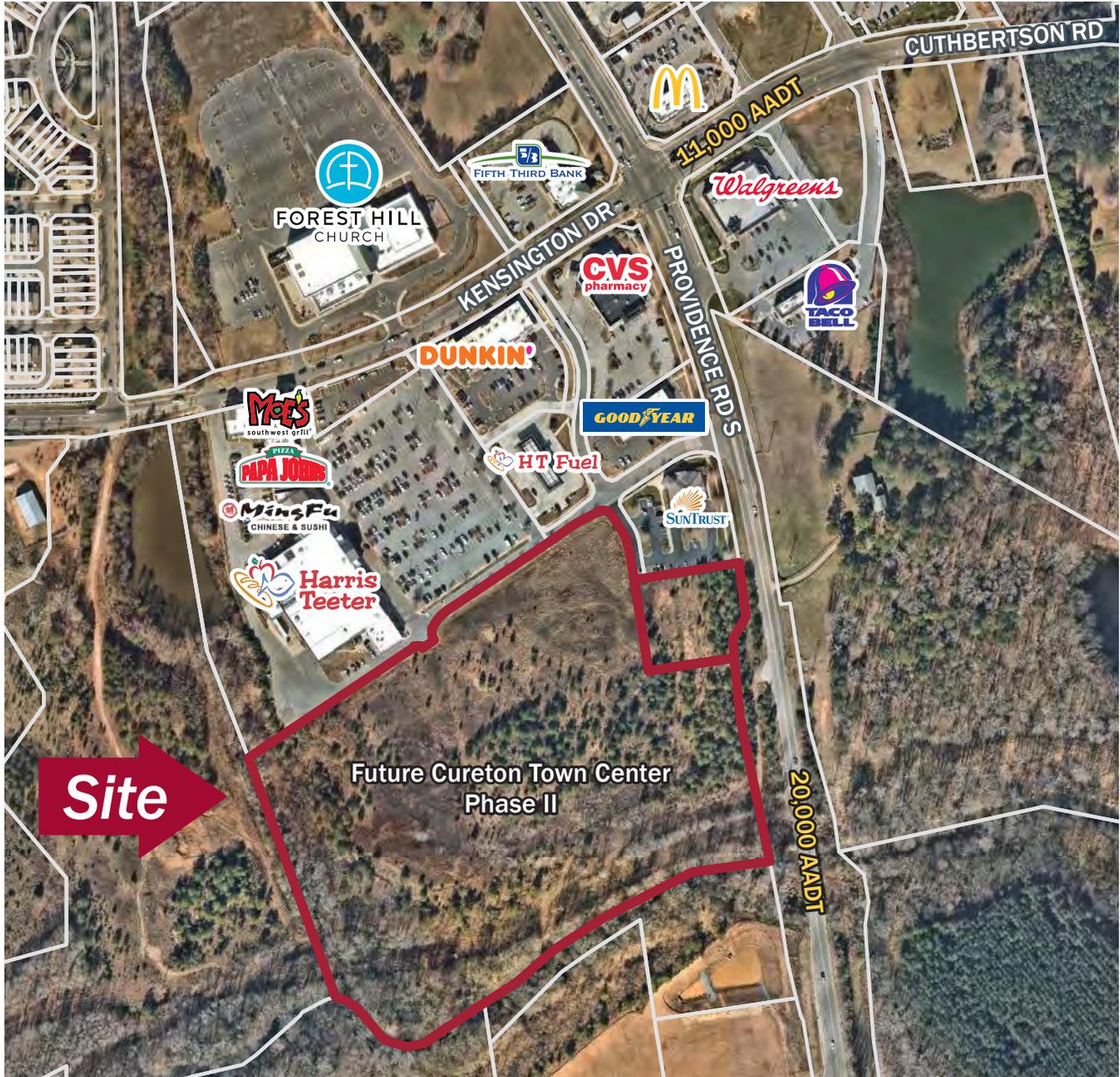
Cureton Town Center Phase II
S Providence Rd, Waxhaw, NC 28173



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

► Site Aerial

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



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

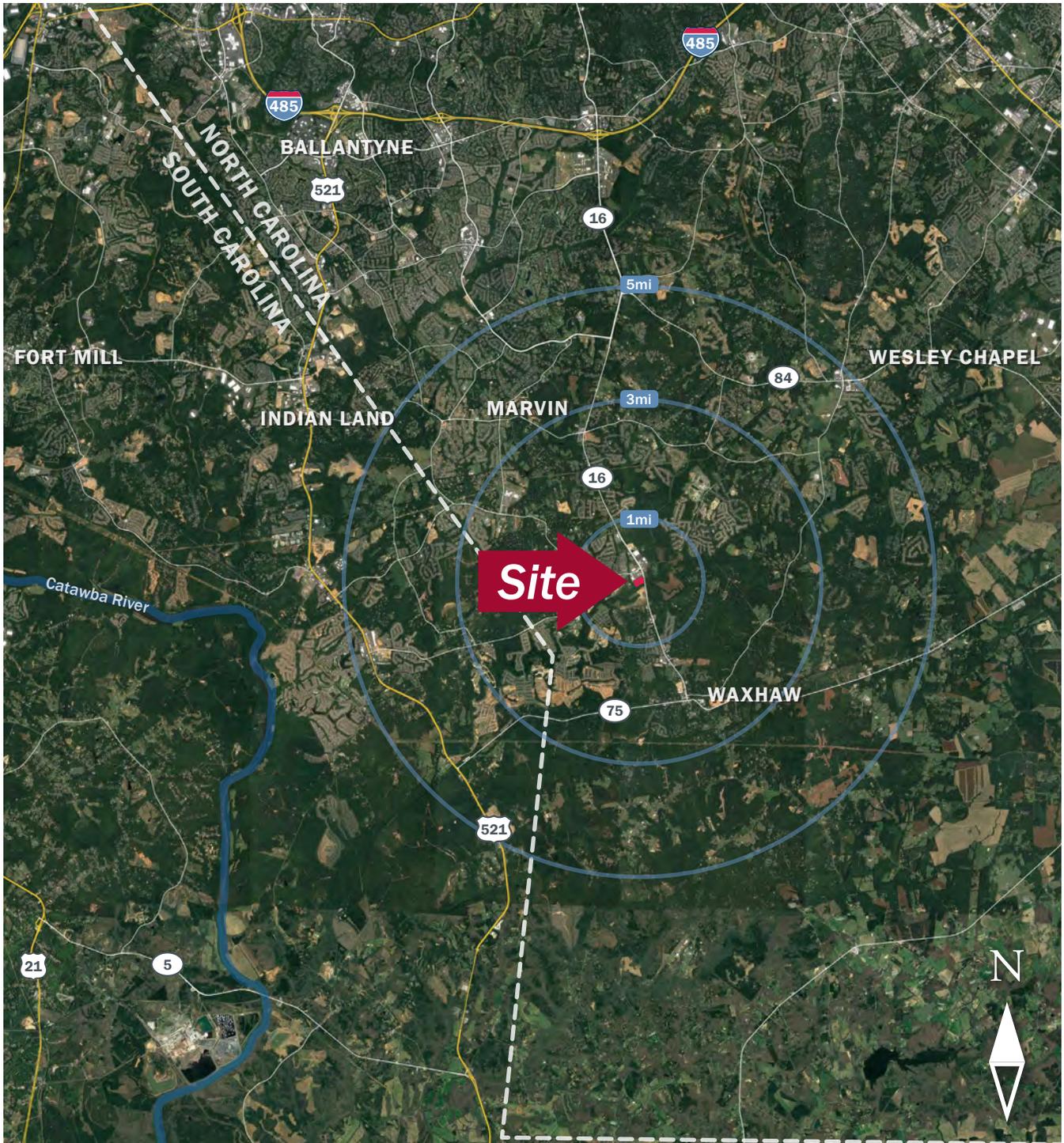
► Conceptual Site Plan

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



► Locator Aerial

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



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

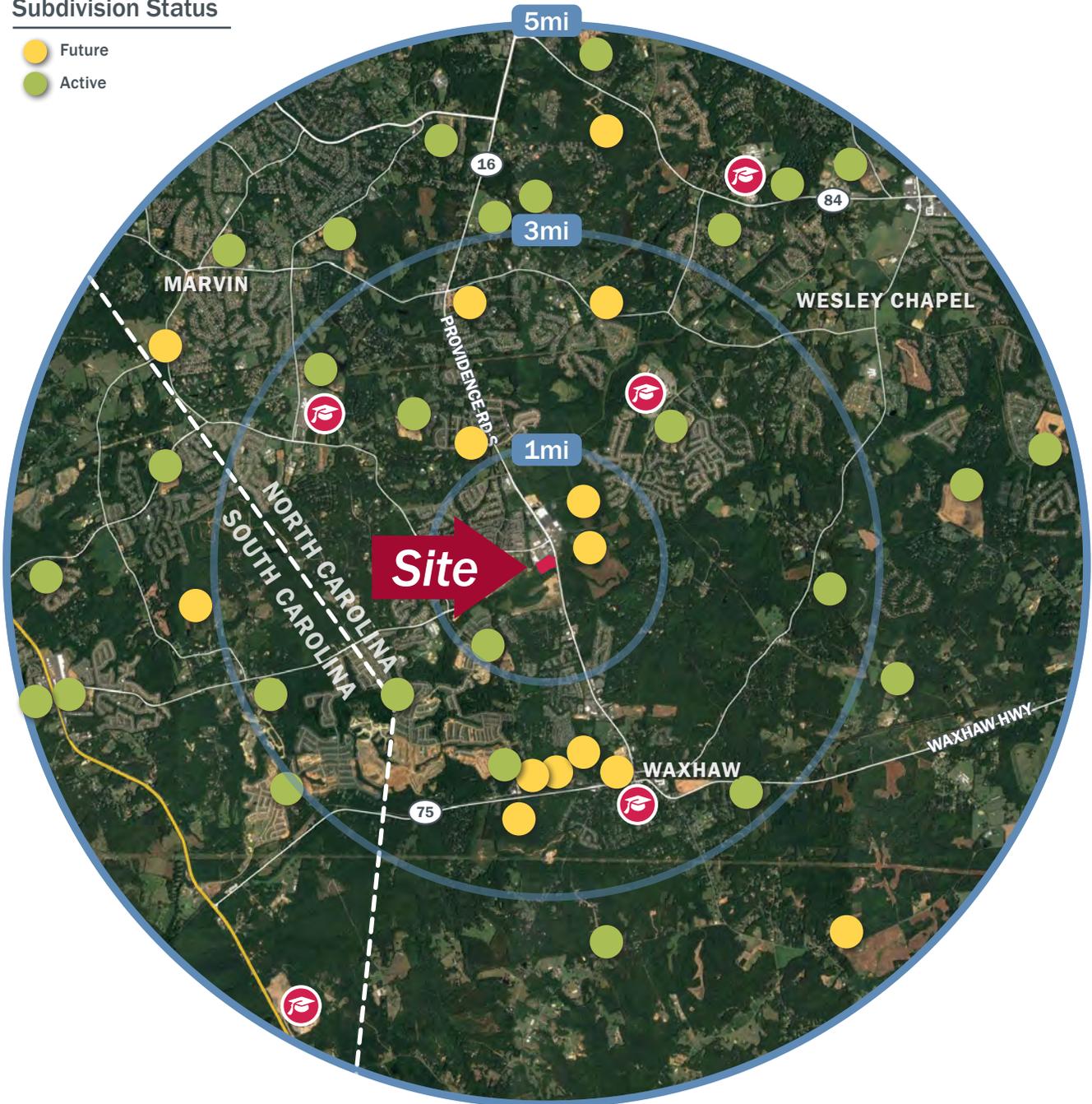
► Residential Activity

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			
2020 Population	5,053	31,137	71,818
2022 Population	5,306	34,878	78,257
2027 Population	5,728	37,695	84,581
2020-2022 Annual Rate	2.20%	5.17%	3.89%
2022-2027 Annual Rate	1.54%	1.57%	1.57%
2022 Male Population	48.5%	48.9%	49.1%
2022 Female Population	51.5%	51.1%	50.9%
2022 Median Age	37.1	37.1	39.4

In the identified area, the current year population is 78,257. In 2020, the Census count in the area was 71,818. The rate of change since 2020 was 3.89% annually. The five-year projection for the population in the area is 84,581 representing a change of 1.57% 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	70.7%	72.8%	74.2%
2022 Black Alone	10.0%	9.1%	8.4%
2022 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2022 Asian Alone	6.1%	6.7%	6.9%
2022 Pacific Islander Alone	0.1%	0.0%	0.1%
2022 Other Race	3.0%	2.2%	2.1%
2022 Two or More Races	9.9%	8.9%	8.1%
2022 Hispanic Origin (Any Race)	9.8%	8.4%	7.7%

Persons of Hispanic origin represent 7.7% 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 51.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2020 Households	1,531	9,561	22,730
2022 Households	1,616	10,717	24,847
2027 Households	1,740	11,611	26,979
2020-2022 Annual Rate	2.43%	5.20%	4.04%
2022-2027 Annual Rate	1.49%	1.62%	1.66%
2022 Average Household Size	3.27	3.24	3.15

The household count in this area has changed from 22,730 in 2020 to 24,847 in the current year, a change of 4.04% annually. The five-year projection of households is 26,979, a change of 1.66% annually from the current year total. Average household size is currently 3.15, compared to 3.15 in the year 2020. The number of families in the current year is 20,330 in the specified area.

► Demographics

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

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	15.6%	16.4%	16.1%
Median Household Income			
2022 Median Household Income	\$146,155	\$132,151	\$132,929
2027 Median Household Income	\$160,506	\$150,682	\$151,447
2022-2027 Annual Rate	1.89%	2.66%	2.64%
Average Household Income			
2022 Average Household Income	\$185,879	\$173,318	\$175,723
2027 Average Household Income	\$207,118	\$192,512	\$194,288
2022-2027 Annual Rate	2.19%	2.12%	2.03%
Per Capita Income			
2022 Per Capita Income	\$58,246	\$53,389	\$55,937
2027 Per Capita Income	\$64,746	\$59,487	\$62,140
2022-2027 Annual Rate	2.14%	2.19%	2.13%

Households by Income
Current median household income is \$132,929 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$151,447 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$175,723 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$194,288 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$55,937 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$62,140 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	156	149	153
2020 Total Housing Units	1,585	9,883	23,467
2020 Vacant Housing Units	54	322	737
2022 Total Housing Units	1,675	11,171	25,820
2022 Owner Occupied Housing Units	1,415	9,840	23,404
2022 Renter Occupied Housing Units	201	877	1,442
2022 Vacant Housing Units	59	454	973
2027 Total Housing Units	1,811	12,084	28,111
2027 Owner Occupied Housing Units	1,517	10,658	25,436
2027 Renter Occupied Housing Units	223	953	1,544
2027 Vacant Housing Units	71	473	1,132

Currently, 90.6% of the 25,820 housing units in the area are owner occupied; 5.6%, renter occupied; and 3.8% 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 23,467 housing units in the area and 3.1% vacant housing units. The annual rate of change in housing units since 2020 is 4.34%. Median home value in the area is \$405,959, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.78% annually to \$421,959.

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



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