

Denver Retail

3540 St James Church Road,
Denver, NC 28037

**±20 Acres
For Future
Proposed Retail
Shopping Center**

Campground Rd

Denver

16

16

Forney Hill Rd

St. James Church Rd

Rock Springs
Elementary School

Property Overview

Property Specifications

Address	3540 St James Church Rd Denver, NC 28037
Property Type	Retail/Medical/Outparcel
Delivering	2025
County	Catawba
Access	via St James Church Rd & Hwy 16
Signage	Building & Monument

Demographics

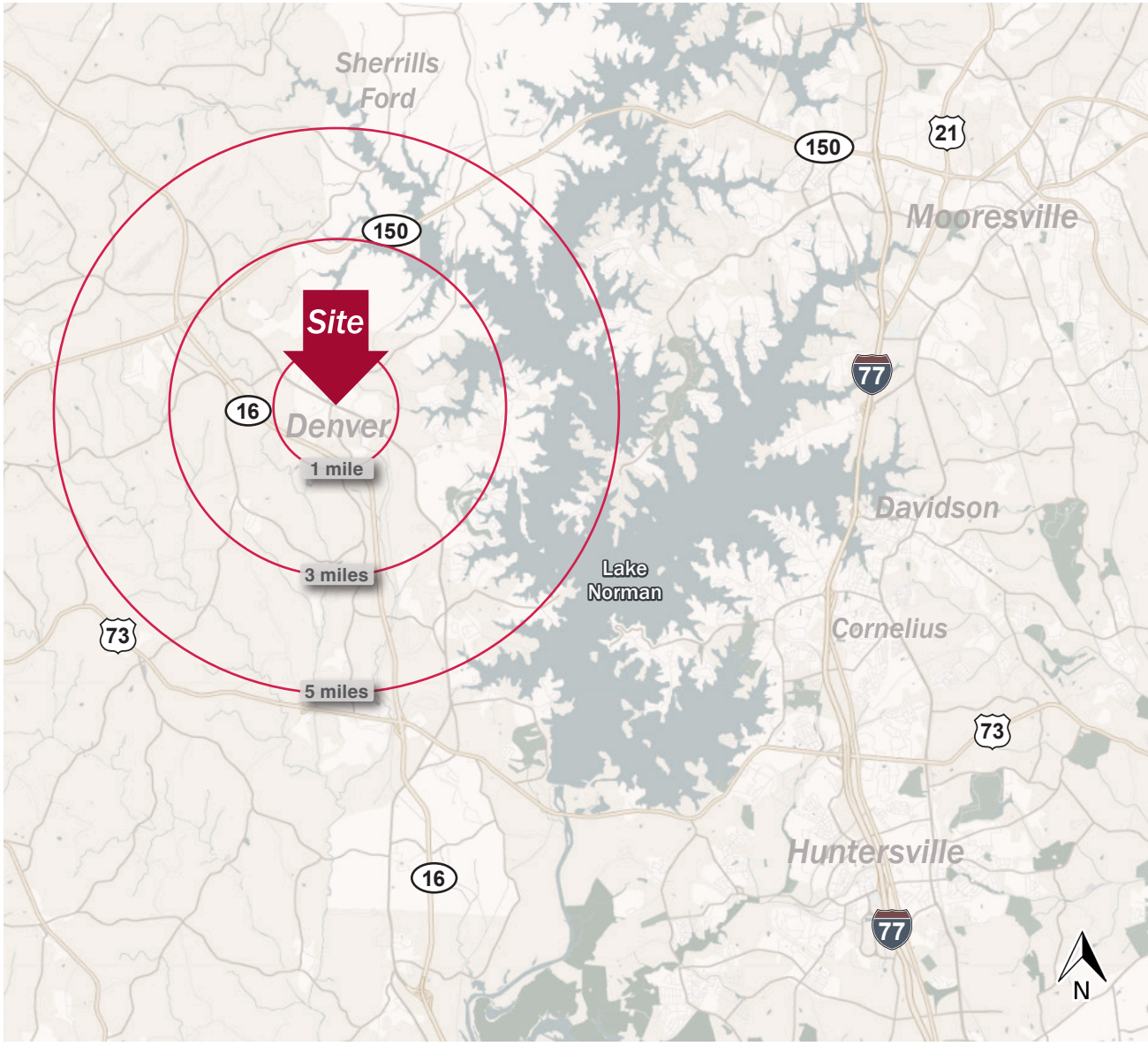
	1 mile	3 mile	5 mile
Population	2,143	14,225	33,032
Growth Rate	2.29%	1.45%	1.22%
Avg. HH Income	\$90,130	\$136,150	\$139,549

Source: Esri® 2023

Traffic Count

Source: NCDOT

	AADT
Highway 16	9,500 (2023)
St James Church Rd	7,600 (2023)



Market Overview



Residential Activity

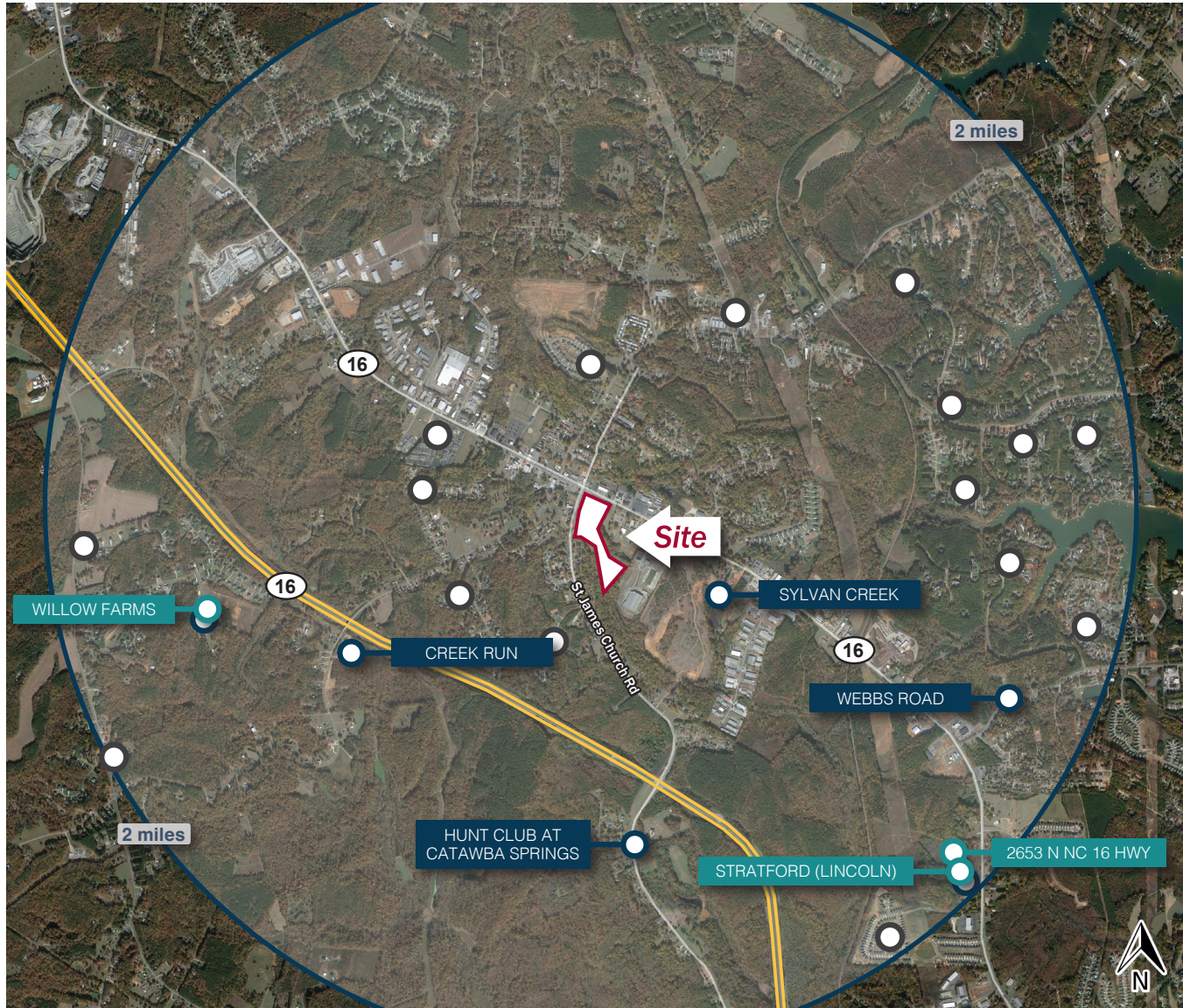
2 Mile Residential Report

Key: Existing Future Active

Source: Zonda® 2023

Development Activity	Units
Willow Farms <i>Future SF</i>	36
Willow Farms <i>SF</i>	64
2653 N NC 16 Hwy <i>Future SF</i>	80
Creek Run <i>SF</i>	11
Hunt Club at Catawba Springs <i>SF</i>	10
Sylvan Creek <i>SF</i>	198
Webbs Road <i>SF</i>	11
Stratford (Lincoln) <i>Future SF</i>	127
Stratford (Lincoln) <i>SF</i>	122

Total Units Within 2 Miles	
Future	243 units (Zonda® 2023)
Active	416 units (Zonda® 2023)
Existing	3,366 (Zonda® & Esri® 2023)
TOTAL	4,025 units





Working Together

Office | Medical | Industrial | Retail | Land | Investment

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

The Offering Memorandum is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.

contact

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