

# Marvin Grove

9908 NEW TOWN ROAD, WAXHAW, NC 28173



Retail/Office

FOR

Pre-Lease

SIZE

1,100 - 12,490 SF

PRICE

Call for Pricing



## Overview

Prime location in one of Union County's most affluent and fast-growing communities

High visibility & accessibility along New Town Rd, a key connector for local traffic

Ideal for neighborhood-serving retail such as boutique shops, cafés, medical offices, or professional services

Pre-leasing buildings 2 and 3; 1,100 - 12,490 SF available (can be subdivided)

112 parking spaces (1.8 spaces per 1,000 SF)

Expected delivery 1 Qtr 2028

## Space for Pre-Lease in New Retail/Office Center



Rebecca Herron  
Director of Office & Industrial  
(704) 367 5017  
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Robbie Adams  
Director of Retail  
(704) 248 2108  
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2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

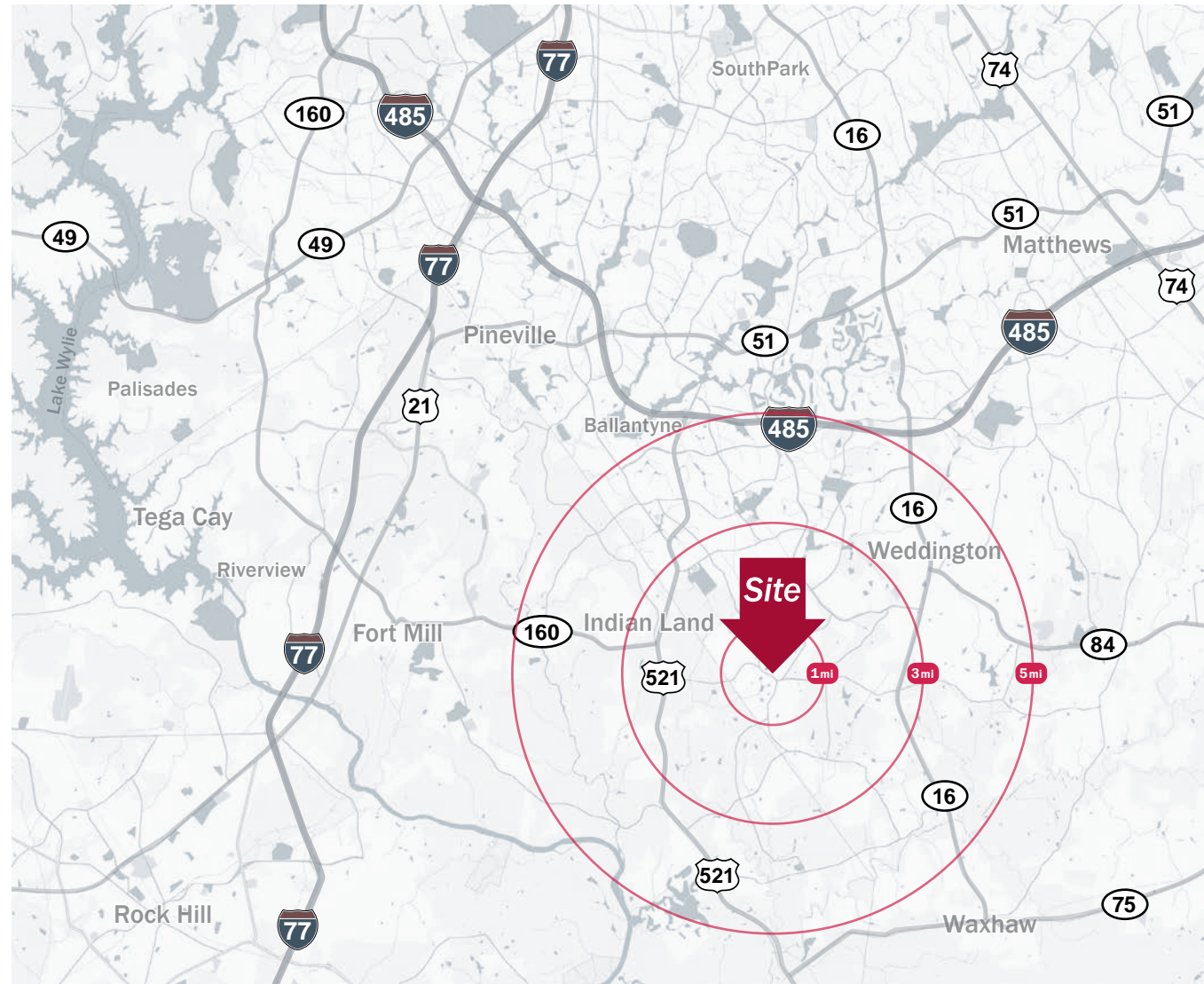
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	4,456	43,873	144,557
Growth Rate	0.97%	2.28%	2.02%
Avg. HH Income	\$289,976	\$207,657	\$186,082

### Traffic Count

Source: NCDOT

	AADT
New Town Road	16,000 (2023)



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## Site Plan

- Suites can be subdivided



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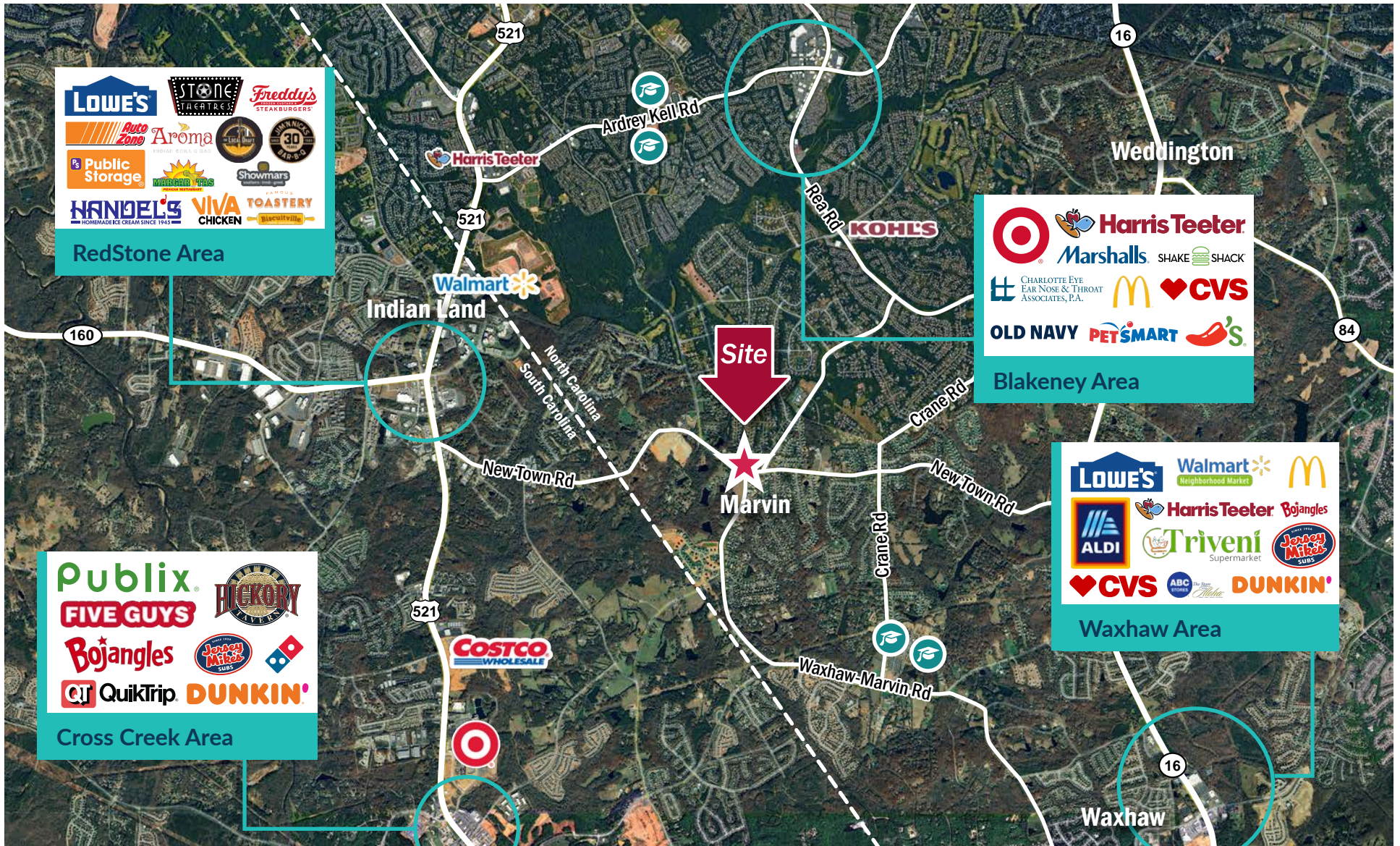
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## Market Aerial



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Renderings



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Medical | Industrial | Retail | Land | Investment | Office

contact

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