

Publix #1704 - Marvin Gardens

Providence Road & New Town Road

Waxhaw, NC 28173

Lat 34.989, Long -80.774

PROPERTY HIGHLIGHTS

- Publix anchored Shopping Center located just south of Ballantyne in Marvin, one of the fastest growing communities in NC
- Centrally located and easily accessible to Charlotte, Ballantyne, and SouthPark
- High Income and Growth Market - Highest median income in NC
- Yahoo named best town to live in 2 years in a row
- Located on heavily trafficked Providence Road - NC Hwy 16 and New Town Road
- Combined Traffic (2018): 27,700 CPD

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	2,638	32,407	101,365
2023 Population	3,090	37,878	119,849
2018 Average HH Income	\$189,651	\$177,173	\$143,522
2018 Median HH Income	\$154,101	\$145,599	\$111,039

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 Licensed Real Estate Broker

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Crossman & Company

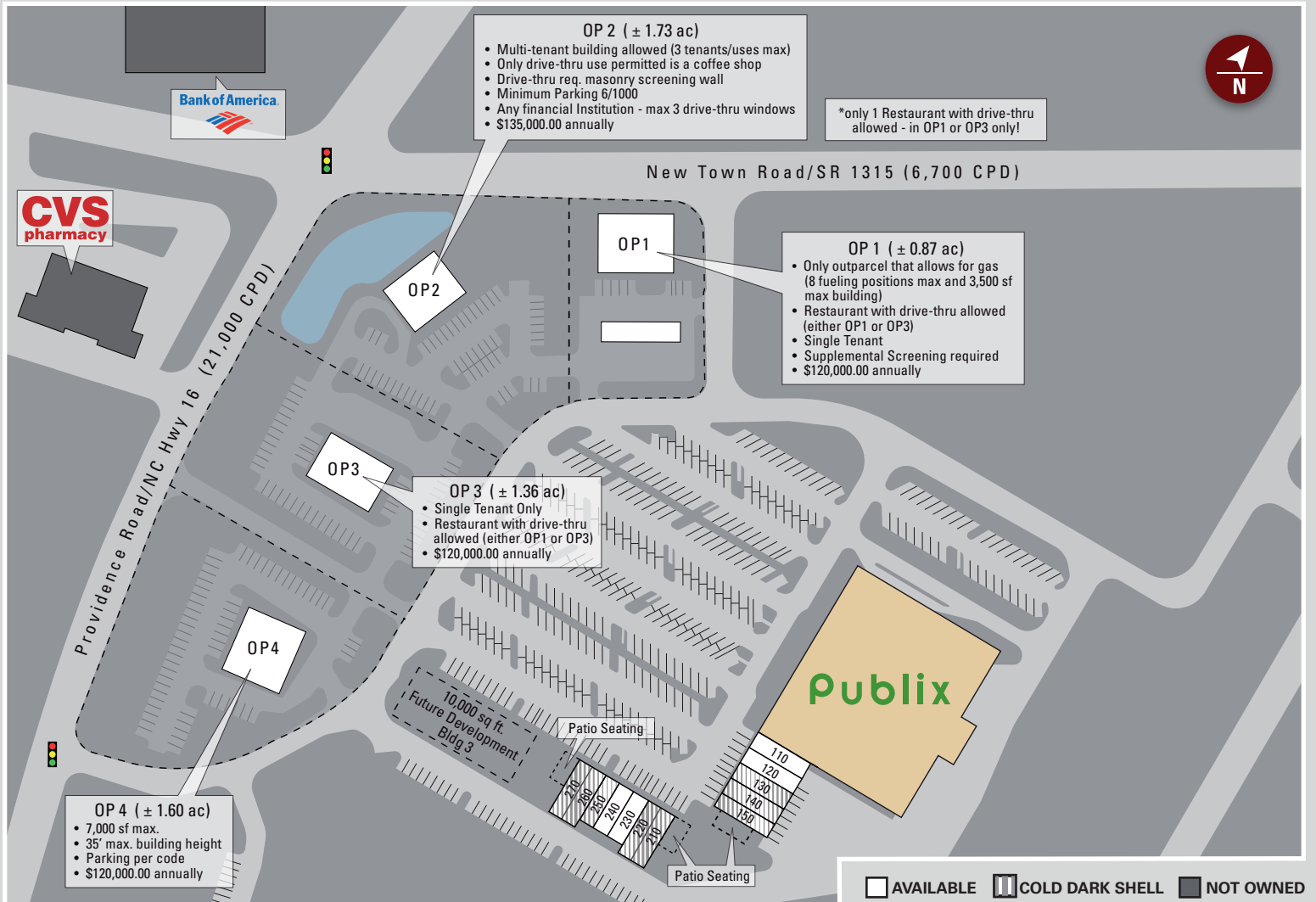
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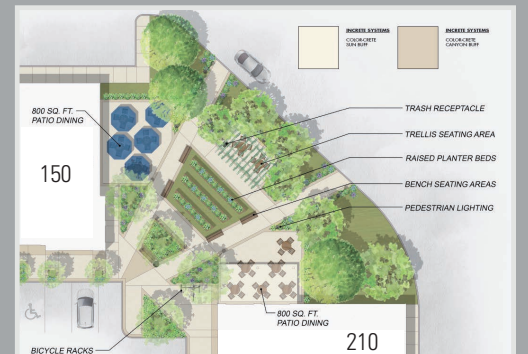
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SITE PLAN



STE	TENANT	SIZE
ANC	Publix	51,908
Bldg 3	AVAILABLE	10,000
110	PENDING	1,200
120	PENDING - Cold Dark Shell	1,240
130	PENDING - Cold Dark Shell	1,240
140	PENDING - Cold Dark Shell	1,200
150	AVAILABLE - Cold Dark Shell	1,280
210	AVAILABLE - Cold Dark Shell	1,400
220	AVAILABLE - Cold Dark Shell	1,400
230	PENDING	1,200
240	PENDING	1,200

250	AVAILABLE	1,200
260	AVAILABLE - Cold Dark Shell	1,398
270	AVAILABLE - Cold Dark Shell	1,396
OP1	PENDING (± 0.87 ac)	5,000 max.
OP2	AVAILABLE (± 1.73 ac)	6,000 max.
OP3	AVAILABLE (± 1.36 ac)	6,000 max.
OP4	AVAILABLE (± 1.60 ac)	7,000 max.
TOTAL		77,262



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