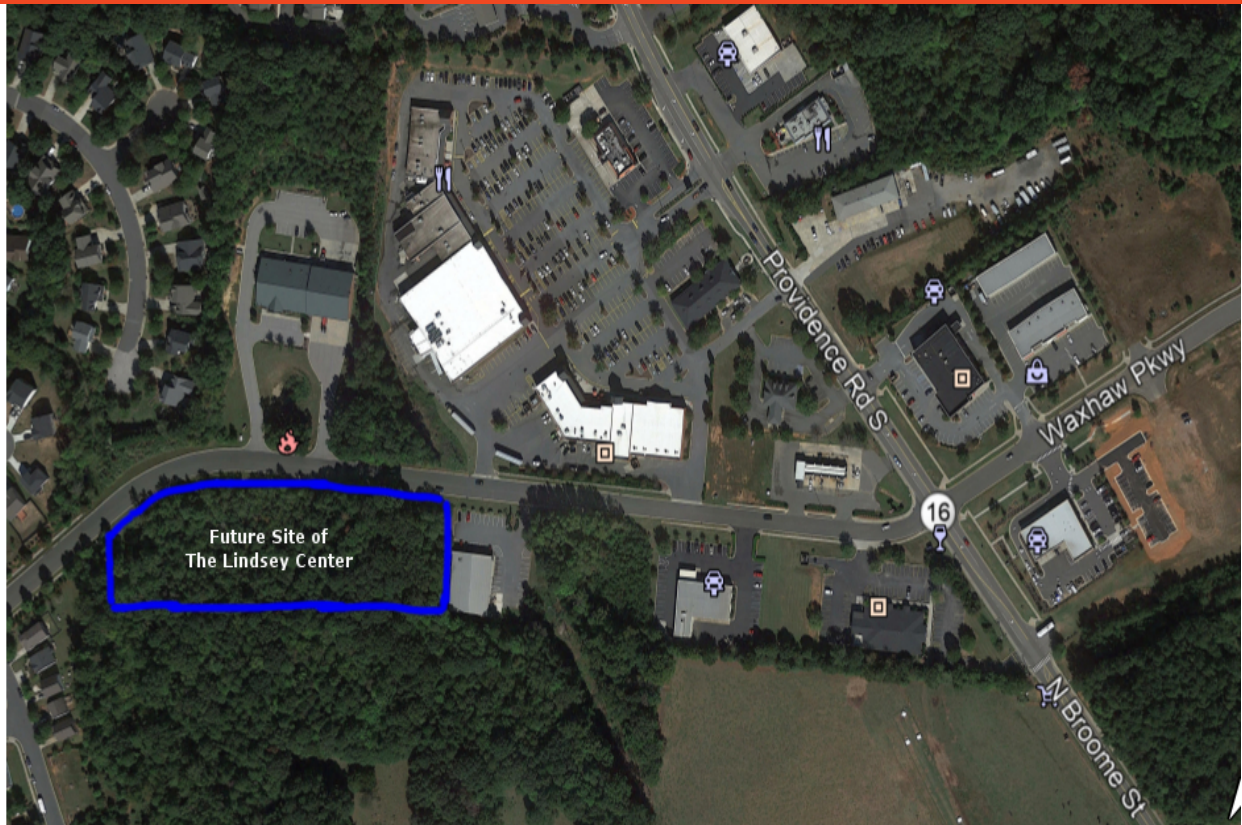




COMMERCIAL REAL ESTATE SERVICES



RETAIL PROPERTY FOR LEASE

SE of Waxhaw Pkwy and Harrison Park Dr., Waxhaw, NC 28173

PRELEASING NEW CONSTRUCTION - THE ALLAN LINDSEY CENTER

Presented By:

JAN RINGELING

704.490.3872

jan@moodyre.com

MOODY COMMERCIAL
REAL ESTATE

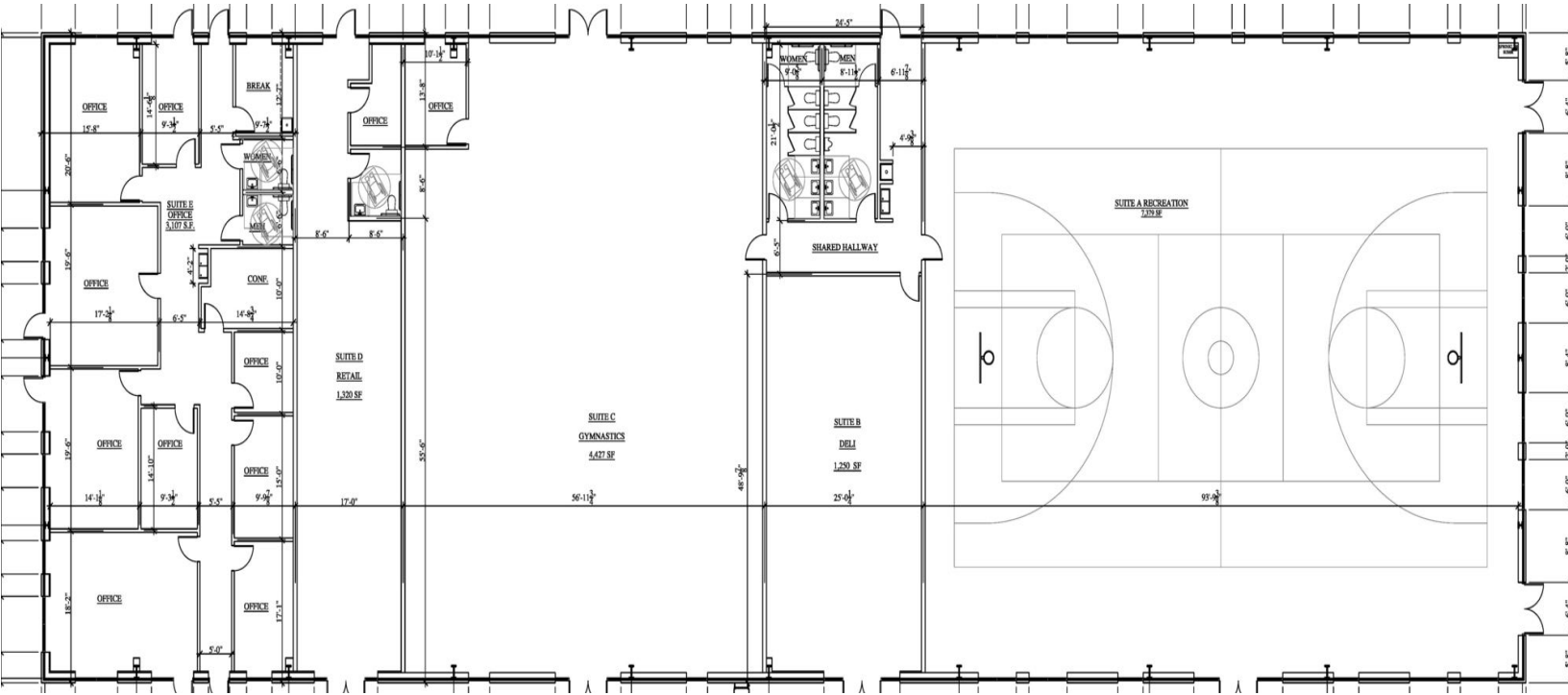
6201 Fairview Rd.
Charlotte, NC 28210

980.313.3872

MoodyRe.com

EXECUTIVE SUMMARY

Future Site of



OFFERING SUMMARY

Available SF:	100 - 7,379 SF
Lease Rate:	Negotiable
Lot Size:	3.01 Acres
Year Built:	2019
Building Size:	17,483 SF
Zoning:	C3
Market:	Union county
Submarket:	Waxhaw, NC 28173

PROPERTY OVERVIEW

Exciting state-of-the-art recreation center with office and retail space available. Synergistic opportunity to tie into a new class A sports center. We are offering a new storefront executive office opportunity with shared conference. The center is scheduled to be completed in early 2019.

AVAILABLE SPACES

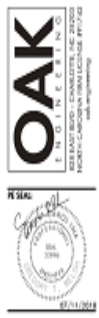
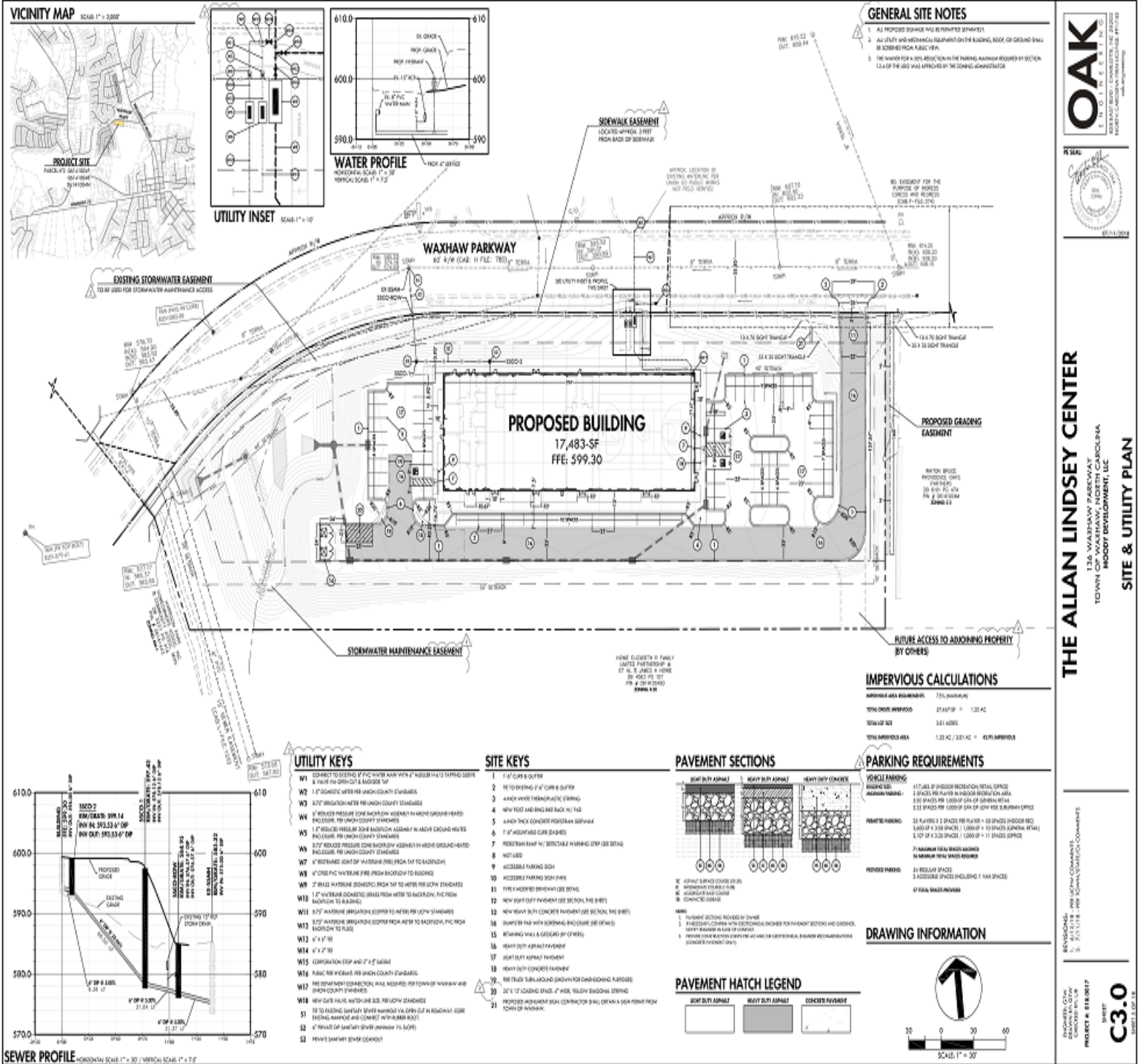
SPACE	LEASE RATE	SIZE (SF)
Restaurant	Negotiable	1,250 SF
Recreational Gym (Leased)	Negotiable	7,379 SF
Gymnastics (Leased)	Negotiable	4,427 SF
Retail	Negotiable	1,320 SF
Executive Office	Negotiable	100 - 3,107 SF



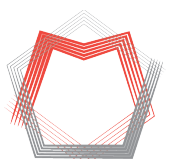
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SITE PLAN

Future Site of



THE ALLAN LINDSEY CENTER
 17A WAXHAW PARKWAY
 TOWN OF WAXHAW, INDIAN CAROLINA
 MOODY DEVELOPMENT, LLC
SITE & UTILITY PLAN



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 jan@moodyre.com

ELEVATION

Future Site of



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ELEVATION

Future Site of



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

KEY	MANUFACTURER	MATERIAL	COLOR	LOCATION
B-1	PALMETTO BRICK COMPANY	BRICK	TOP BALLAST	FIELD BRICK
B-2	PALMETTO BRICK COMPANY	BRICK	20 OBSIDIANE WOODCUT	CORNICE
B-3	PALMETTO BRICK COMPANY	BRICK	CHICKADEE WOODCUT	COLUMNA ACROSS
B-4	PALMETTO BRICK COMPANY	BRICK	DARK ROSE WOODCUT	FACE WINDOWS
B-5	CHARLOTTE BLOCK	SPLIT FACE CMU	SENSEBY - 472 WALLS GRAY	FIELD BLOCK
B-6	CHARLOTTE BLOCK	SPLIT FACE CMU	SENSEBY - 480 CUSTARD	FIELD BLOCK
B-7	SENSEBY	CEMENT STUCCO	480 CUSTARD	FIELD STUCCO
B-8	SENSEBY	CEMENT STUCCO	300 BRUNET	FACE WINDOWS
B-9	ALUMA SHELD	METAL	DARK BRONZE	CORNICE CANOPIES
AL-1	TUBELITE	STOREFRONT	DARK BRONZE	WINDOWS AND DOORS



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

PLEASE NOTE THAT THESE COLORS AND MANUFACTURERS MAY NOT PRECISELY MATCH ACTUAL COLOR OR SELECTED PRODUCTS BUT ARE A BASIC REPRESENTATION OF THE ACTUAL MATERIAL AND COLORS.



GENERAL NOTES:
 1. COLORS SHOWN HERE ARE A GRAPHICAL REPRESENTATION TO SHOW CONTRAST IN MATERIALS ONLY. DUE TO THE NATURE OF ELECTRONIC MEDIA, COLORS CAN VARY DEPENDING ON THE COMPUTER OR PRINTER USED. REFER TO MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
 2. EXTERIOR OF BUILDING WILL COMPLY WITH WAXHAH U.D.D. ARCHITECTURAL STANDARDS SECTION 26.

PRIEST ARCHITECTURE
 1000 W. WAXHAH PARKWAY, SUITE 100
 WAXHAH, NC 28173-1000
 PHONE: 704.942.1111 FAX: 704.942.1112
 WWW.PRIESTARCHITECTURE.COM

NOT FOR CONSTRUCTION

REVISIONS
 NO. DATE
 1
 2

ALLAN LINDSEY ARCHITECTURE
 MIXED USE DEVELOPMENT
 WAXHAH PARKWAY
 WAXHAH, NC 28173-1000
 PHONE: 704.942.1111 FAX: 704.942.1112

Project No: **1813**
 Date: **6/13/18**
 Sheet Title: **EXTERIOR ELEVATIONS**

A-2

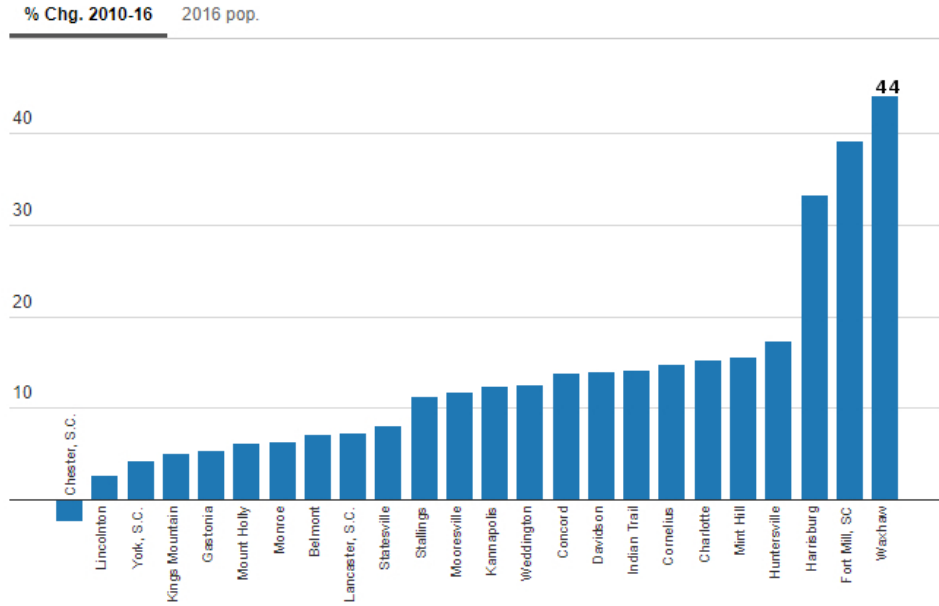


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WHY WAXHAW?

Future Site of

Census population estimates



Source: Charlotte Observer May 2017

WAXHAW'S GROWTH

Waxhaw grew more than any other area in the Charlotte metro region between the years 2010 and 2015. And just last year, Charlotte's overall population growth was greater than all but 10 cities in the U.S. This exponential growth will help to secure the future growth of your business for years to come.



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DEMOGRAPHICS

Future Site of

AVERAGE HOUSEHOLD INCOME

Current average household income is \$107,017 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$120,665 in five years, compared to \$91,585 for all U.S. households.

NUMBER OF HOUSEHOLDS

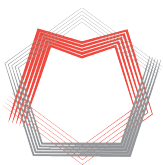
The household count in this area has changed from 10,073 in 2010 to 13,669 in the current year, a change of 4.30% annually. The five-year projection of households is 16,142, a change of 3.38% annually from the current year total. Average household size is currently 3.07.

MEDIAN HOME VALUE

Median home value in the area is \$308,939, compared to a median home value of \$207,344 for the U.S. Currently, 82.0% of the 14,624 housing units in the area are owner occupied; 11.5% are renter occupied. The annual rate of change in housing units since 2010 is 14.19%. In five years, median value is projected to change by 2.86% annually to \$355,737.

TRAFFIC COUNT

NCDOT states that annual average daily traffic is 17,000 vehicles per day at the intersection of NC 16 and Waxhaw Parkway (2016).



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LOCATION MAPS

Future Site of



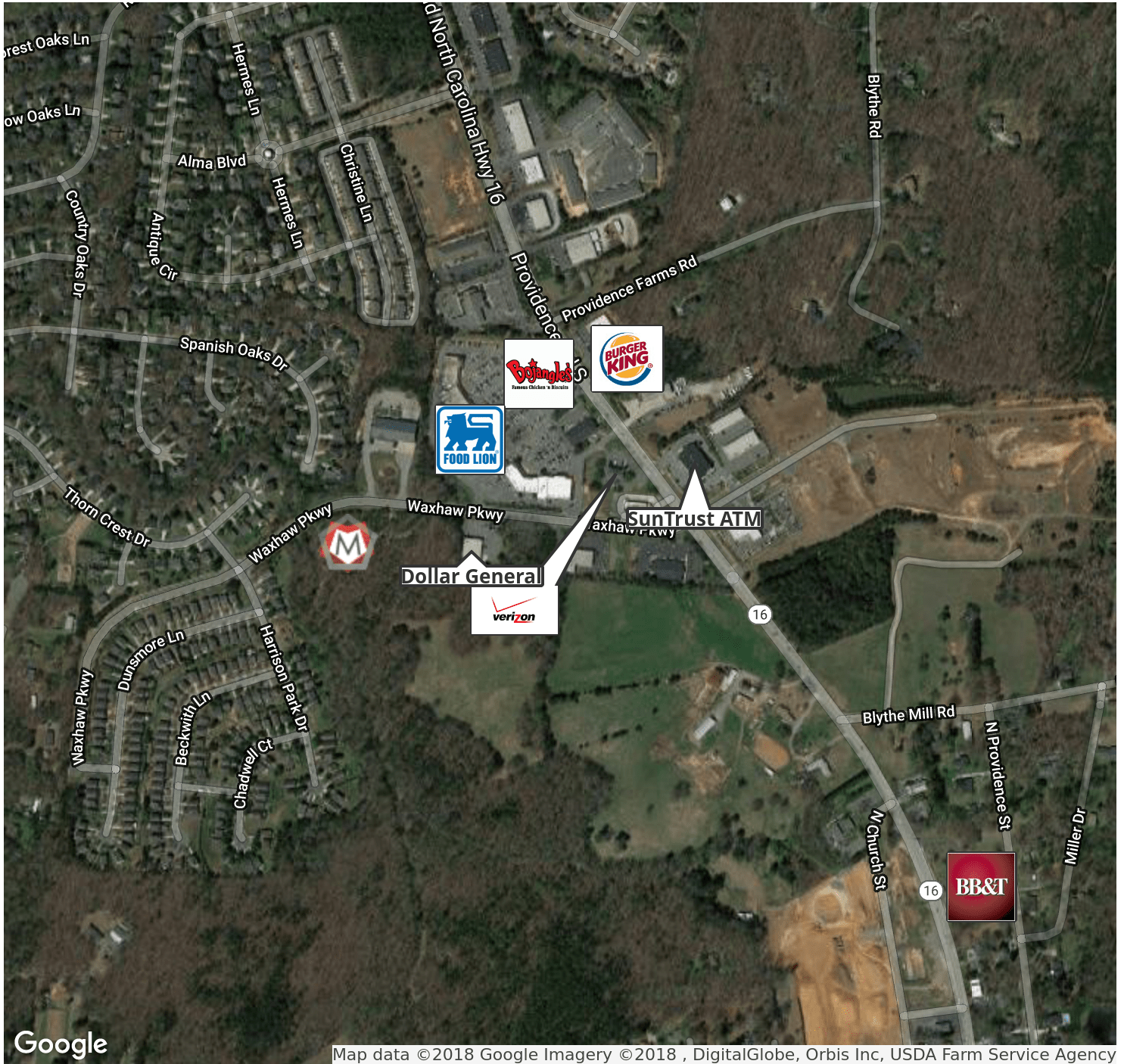
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RETAILER MAP

Future Site of



Google

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Orbis Inc, USDA Farm Service Agency



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