

Publix #1704 - Marvin Gardens

1615 Providence Road S
Waxhaw, NC 28173
Lat 34.989, Long -80.774

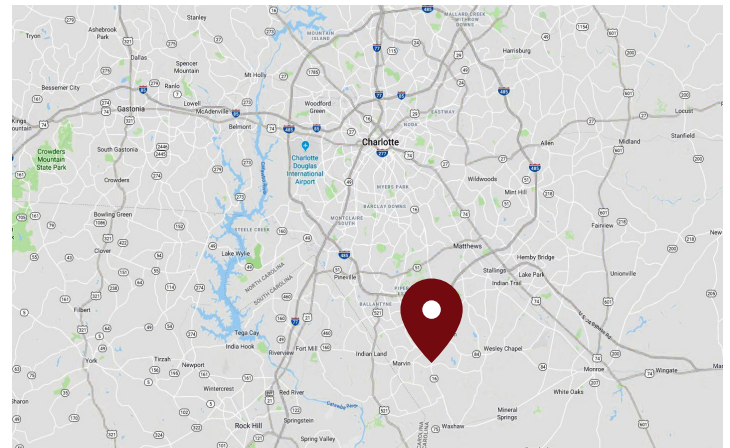
FOR LEASE



1,200 - 10,000 SF & ±1.36 - ±1.6 ACRE OP AVAILABLE

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 South Park
- High Income and Growth Market - Highest Median Income in NC
- Yahoo Named "Best Town to Live In" Two Years in a Row
- Located on Heavily Trafficked Providence Road - NC Highway 16 and New Town Road
- Combined Traffic: 28,400 VPD



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Total Population | 2,681 | 35,926 | 109,994 |
| Daytime Population | 2,370 | 32,110 | 102,095 |
| Total Households | 766 | 10,377 | 36,147 |
| Avg. HH Income | \$197,373 | \$186,641 | \$153,981 |

Jill Ecuyer

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Crossman & Company

www.crossmanco.com

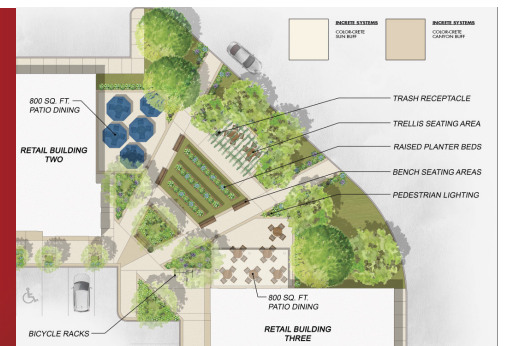
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| Suite | Tenant | Size |
|---------|------------------------------|--------|
| ANC | Publix | 51,908 |
| Bldg 3 | AVAILABLE | 10,000 |
| 110 | Great Clips | 1,200 |
| 120 | Under Contract | 1,240 |
| 130 | Under Contract | 1,240 |
| 140 | Under Contract | 1,200 |
| 150 | Marco's Pizza | 1,280 |
| 210 | El Tecate Mexican Restaurant | 1,400 |
| 220 | AVAILABLE - Cold Dark Shell | 1,400 |
| 230/240 | Avalon Lounge Nail and Spa | 2,400 |

| Suite | Tenant | Size |
|-------|-----------------------------|---------------------|
| 250 | AVAILABLE - Cold Dark Shell | 1,200 |
| 260 | AVAILABLE - Cold Dark Shell | 1,398 |
| 270 | AVAILABLE - Cold Dark Shell | 1,396 |
| OP1 | 7-Eleven | 5,000 max |
| OP2A | Under Contract | 1,800 |
| OP2B | AVAILABLE | 1,800 |
| OP2C | Under Contract | 1,200 |
| OP3 | AVAILABLE (±1.36 AC) | 6,000 max |
| OP4 | AVAILABLE (±1.60 AC) | 7,000 max |
| | | TOTAL 66,801 |



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



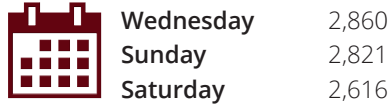
AVG. VISITS / CUSTOMER



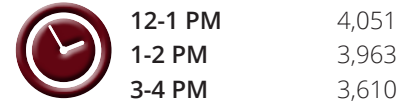
AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS # OF VISITS

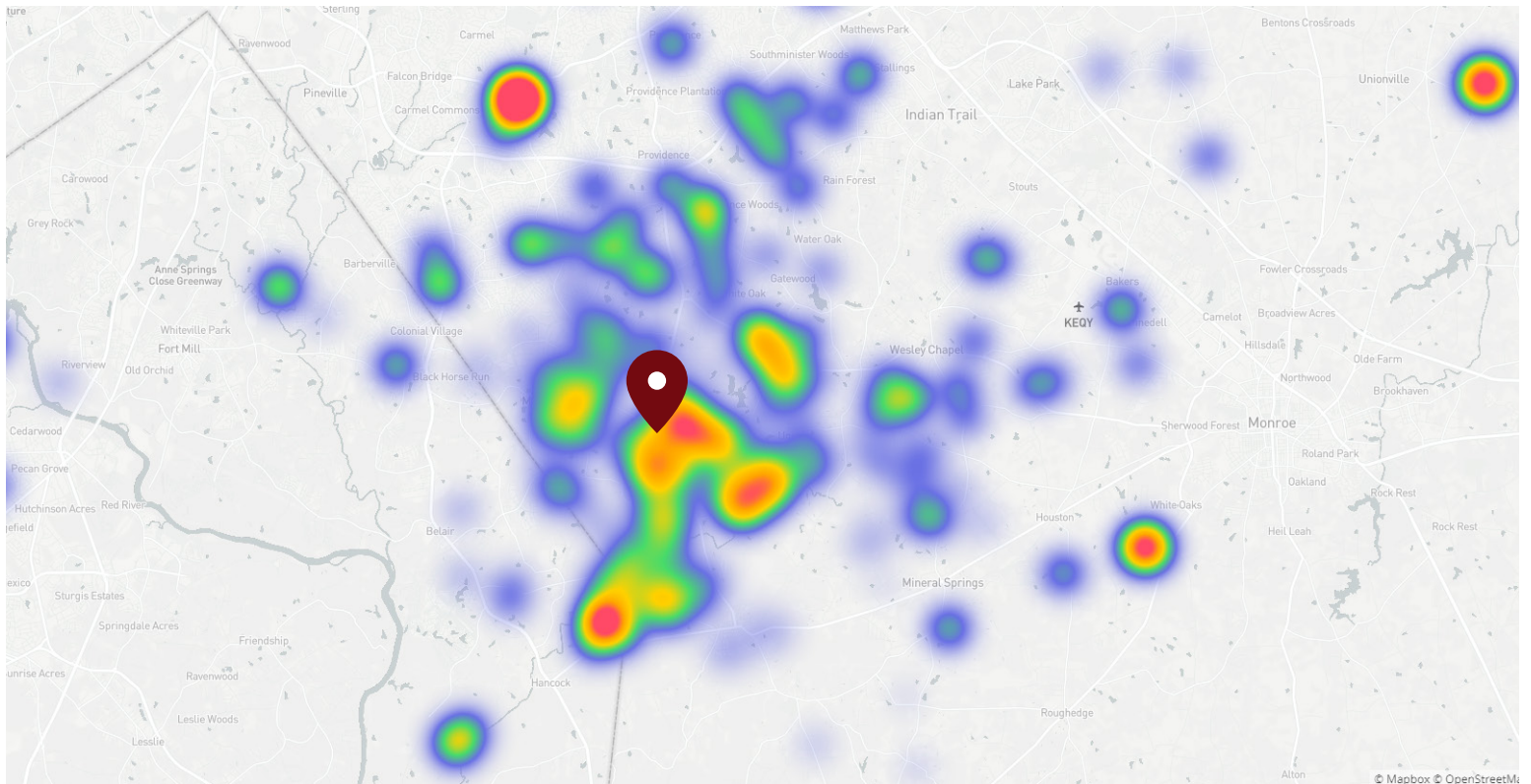


TOP 3 HOURS # OF VISITS



Data provided by Placer Labs Inc. (www.placer.ai) Oct 1 - 27, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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