



**OUTPARCEL ACROSS FROM PUBLIX - WAXHAW, NC**

1610 PROVIDENCE RD S. | WAXHAW, NC 28173



**PROPERTY INFORMATION**

- Intersection of Providence and New Town
- Highly visible site
- Easy access
- High income demographic
- High traffic volume at the intersection

**PROPERTY HIGHLIGHTS**

Centrally located in growing Union County  
 Directly across from new Publix grocery store (under construction)  
 Approximately .87 acre pad site

**DEMOGRAPHICS (2019)**

	1 MILE	3 MILE	5 MILE
POPULATION	2,703	34,475	99,115
AVERAGE HH INCOME	\$199,365	\$205,446	\$154,933
MEDIAN HH INCOME	\$147,519	\$147,751	\$122,068
BUSINESS ESTABLISHMENTS	58	410	1,972
DAYTIME EMPLOYMENT	292	2,980	17,050

**NEARBY TENANTS**

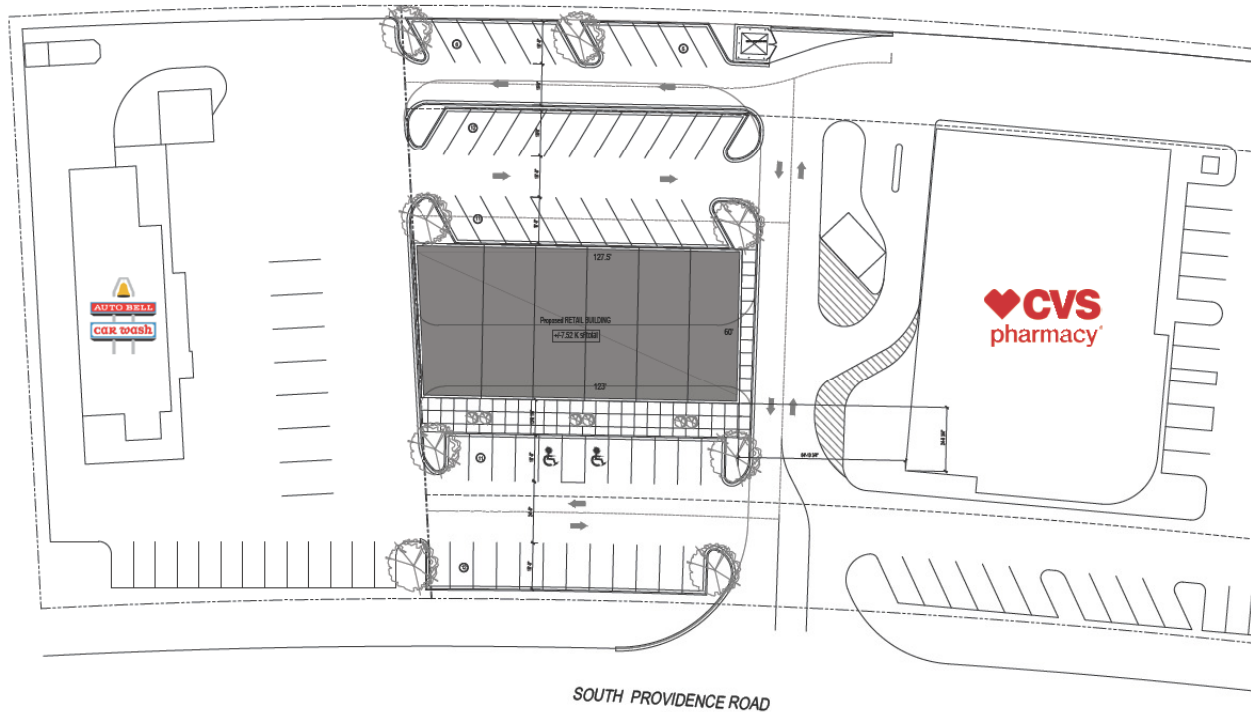


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## MULTI-TENANT SITE PLAN EXAMPLE



Publix Rendering @ Marvin Gardens

## TRAFFIC COUNTS 2018 (NCDOT)

- 19,500 VPD on Providence Road (Hwy 16)
- 9,100 VPD on New Town Rd.

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# MARVIN GARDENS

(UNDER CONSTRUCTION)

**SITE**

**CVS**

publix

**Public Storage**