

SHOPPES AT HOWARD'S MILL
WAXHAW, NORTH CAROLINA

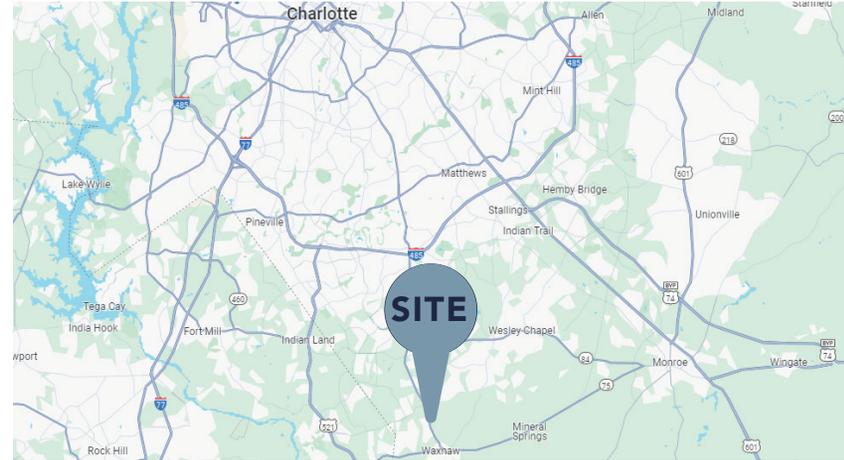


2508 Cuthbertson Rd | Waxhaw, NC 28173

±0.85 ac OUTPARCEL AVAILABLE

PROPERTY FEATURES

- Providence Rd at Cuthbertson Rd is a predominate retail and commercial intersection on Hwy 16 in Union County
- Waxhaw sits adjacent to the South Carolina border and about twenty miles south of Charlotte
- Cuthbertson Rd connects to Hwy 521
- Waxhaw was named the fastest growing town in the greater Charlotte area
- Surrounding retail includes Harris Teeter, Fifth Third Bank, and CVS Pharmacy



**TRAFFIC
COUNTS**

Cuthbertson Rd 13,100
Hwy 16 23,600



JOIN THESE RETAILERS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	4,241	35,456	77,184
DAYTIME POPULATION	597	4,635	11,069
AVG HH INCOME	\$196,318	\$163,068	\$189,076

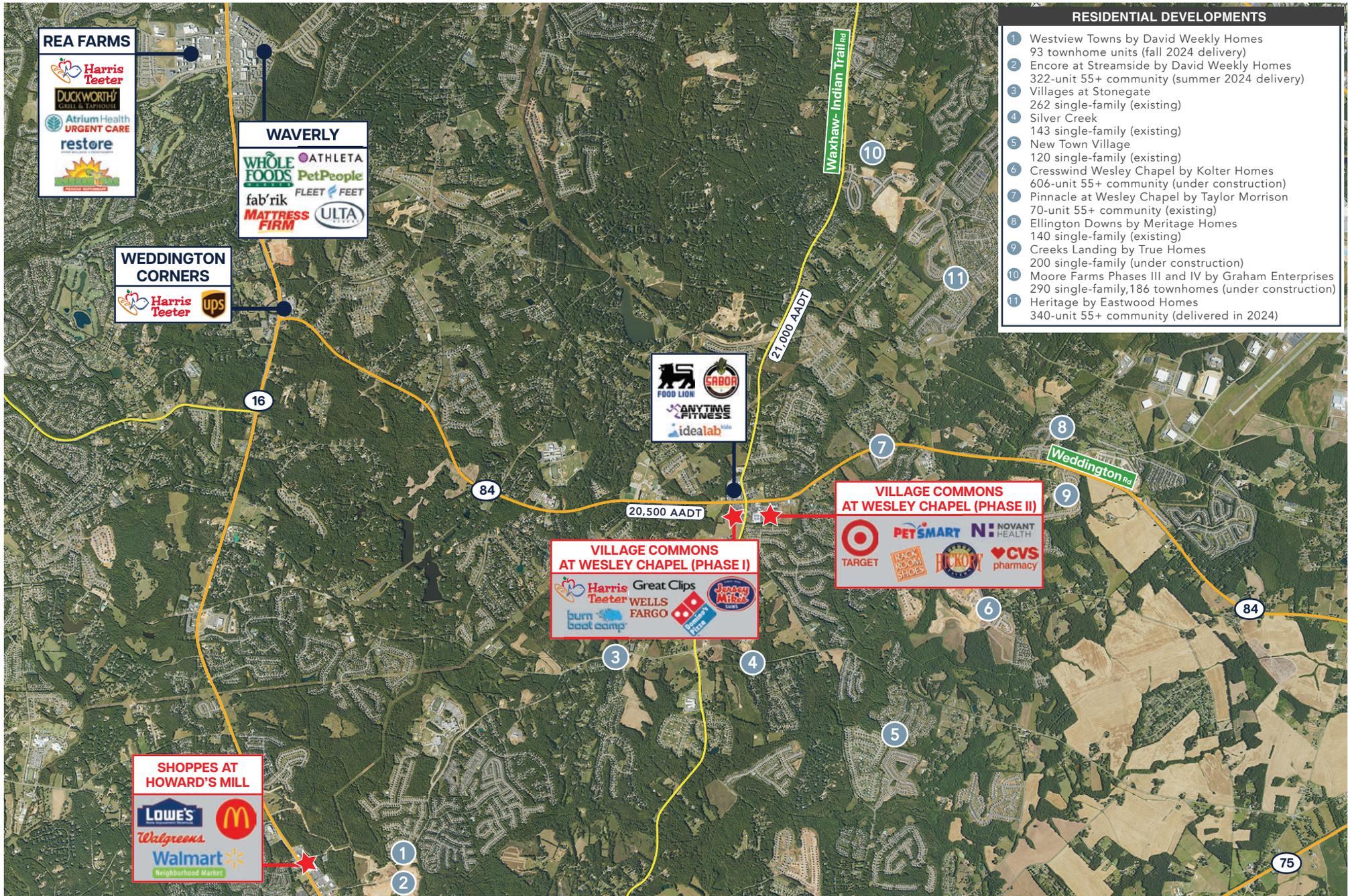
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Available
 Leased / Sold

Shop	Tenant
1	ABC Store
OP	Union Power
OP1	Lowe's
OP2	BP Gas
OP3	McDonald's
OP4	AVAILABLE
OP5	Walmart
OP6	Medical Office
OP7	Valvoline
OP8	Walgreens

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RESIDENTIAL DEVELOPMENTS

- 1 Westview Towns by David Weekly Homes
93 townhome units (fall 2024 delivery)
- 2 Encore at Streamside by David Weekly Homes
322-unit 55+ community (summer 2024 delivery)
- 3 Villages at Stonegate
262 single-family (existing)
- 4 Silver Creek
143 single-family (existing)
- 5 New Town Village
120 single-family (existing)
- 6 Crosswind Wesley Chapel by Kolter Homes
606-unit 55+ community (under construction)
- 7 Pinnacle at Wesley Chapel by Taylor Morrison
70-unit 55+ community (existing)
- 8 Ellington Downs by Meritage Homes
140 single-family (existing)
- 9 Creeks Landing by True Homes
200 single-family (under construction)
- 10 Moore Farms Phases III and IV by Graham Enterprises
290 single-family, 186 townhomes (under construction)
- 11 Heritage by Eastwood Homes
340-unit 55+ community (delivered in 2024)

REA FARMS

Harris Teeter
DUCKWORTH'S GRILL & TAVERN
AtriumHealth URGENT CARE
restore

WAVERLY

ATHLETA
WHOLE FOODS
PetPeople
fab'rik FLEET FEET
MATTRESS FIRM ULTA

WEDDINGTON CORNERS

Harris Teeter UPS

FOOD LION SABOR
ANYTIME FITNESS
idealab

VILLAGE COMMONS AT WESLEY CHAPEL (PHASE I)

Harris Teeter Great Clips
burn boot camp WELLS FARGO
Doritos MEXICAN SALSAS

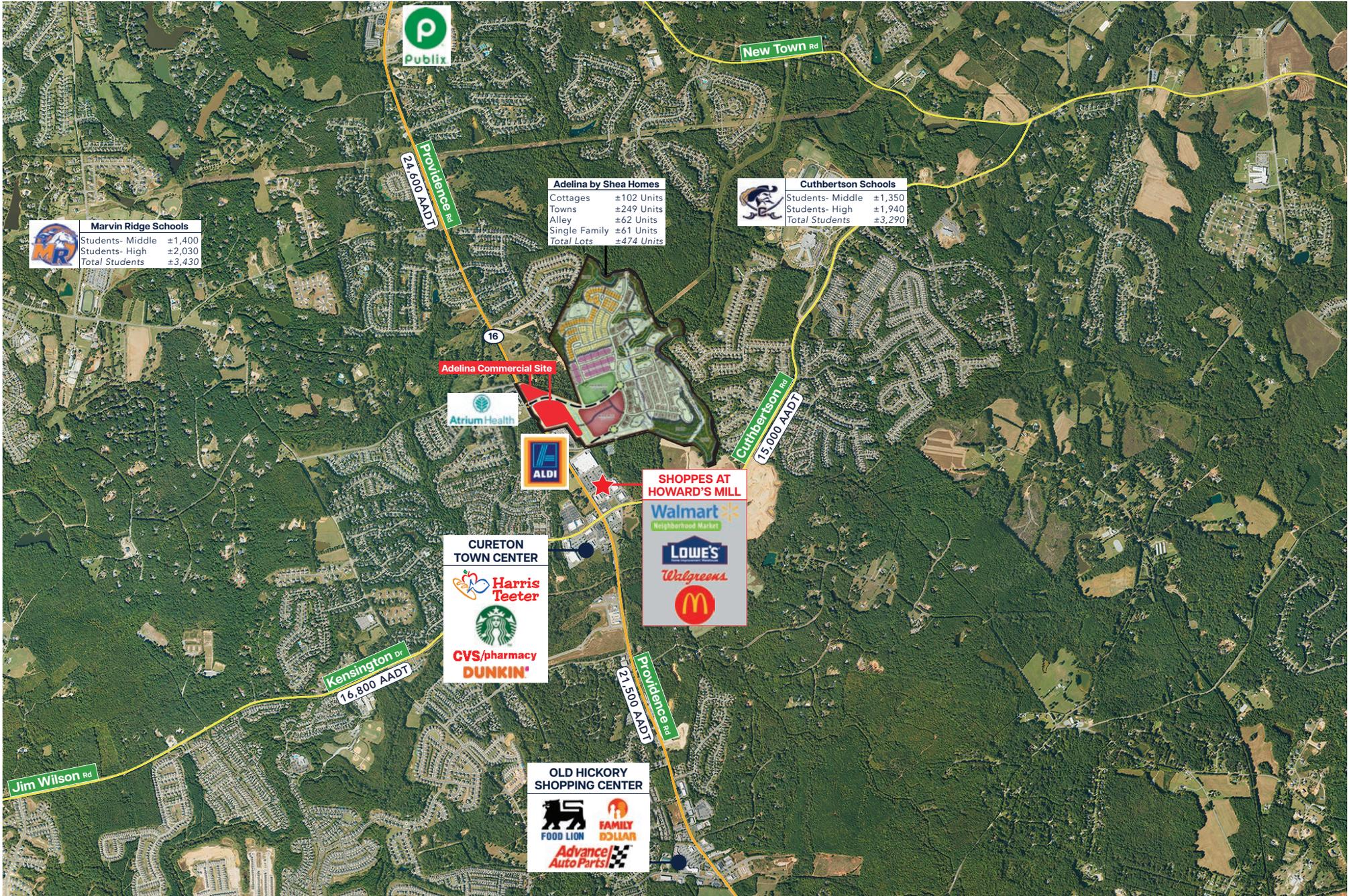
VILLAGE COMMONS AT WESLEY CHAPEL (PHASE II)

TARGET PETSMART N: NOVA HEALTH
TRACK ROOM SHOES HICKORY CVS pharmacy

SHOPPES AT HOWARD'S MILL

LOWE'S McDonald's
Walgreens Walmart Neighborhood Market

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