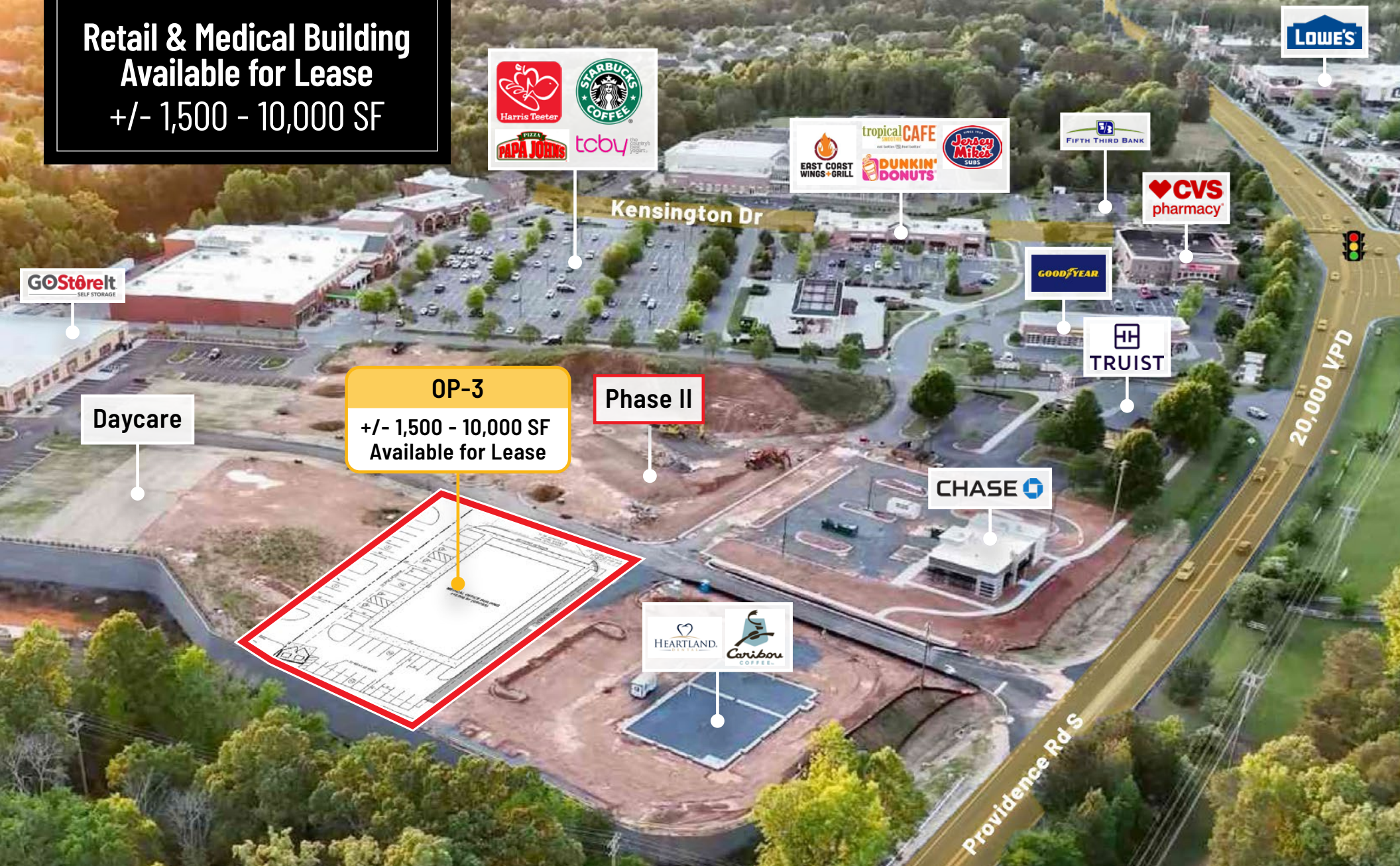


**Retail & Medical Building
Available for Lease**
+/- 1,500 - 10,000 SF



+/- 1,500 - 10,000 SF New Construction Building Available for Lease

Cureton Town Center

S Providence Rd & Kensington Dr, Waxhaw, NC 28173

FOR LEASE

CONTACT BROKER FOR PRICING

Burns Bissell
(704) 816-0182
BBissell@MetCapCRE.com

Will Choate
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COMMERCIAL

Property Overview

PROPERTY HIGHLIGHTS

- +/- 1,500 - 10,000 SF Building Available for Lease
- New Construction
- Delivery: Q1 2027
- Nearby retailers include Lowe's, Harris Teeter, Walgreens, CVS, Taco Bell, Chase Bank, Truist, Heartland Dental, and Caribou Coffee
- Located in Waxhaw along Providence Rd, convenient to some of the region's fastest-growing residential communities
- The property has shared access to the signalized intersection of Kensington Dr and Providence Rd S
- Adjacent to Cureton Town Center, a fully developed retail center anchored by Harris Teeter
- Traffic Counts:
 - Providence | 20,000 VPD
 - Waxhaw-Marvin Rd | 5,300 VPD
- Call for Pricing



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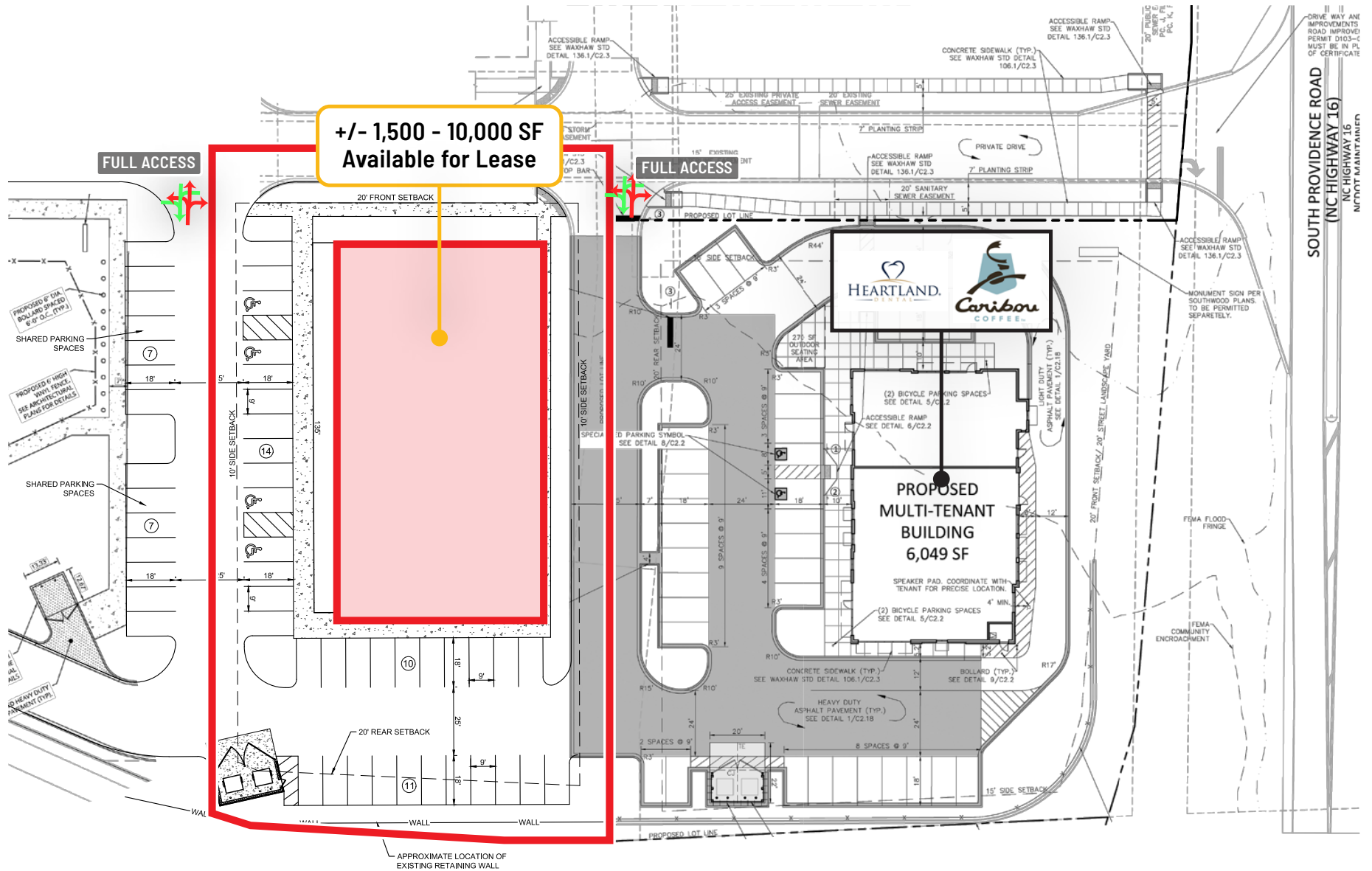
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Site Plan



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Market Aerial



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Demographic Profile

WAXHAW | NORTH CAROLINA



\$151,165
Average HH Income



9,976
Households



562
Businesses



4,059
Employees



30,151
Population



1.84%
Annual Population Rate of Change



Population	3 Mile	5 Mile	10 Mile
2025 Estimated Population	5,029	30,151	59,999
2030 Projected Population	6,233	33,996	66,015
Households			
2025 Estimated Households	1,887	9,976	19,814
2030 Projected Households	2,382	11,492	22,273
Household Income			
2025 Estimated Avg Household Income	\$126,191	\$151,165	\$164,332
Businesses			
2025 Estimated Total Businesses	233	562	1,017
2025 Estimated Total Employees	1,344	4,059	7,705

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