



RETAIL PROPERTY FOR SALE

128 Waxhaw Pkwy
Waxhaw, NC 28173

- 8,000 SF free-standing building
- Corporate-backed tenant structure
- Triple Net (NNN) lease in place
- Adjacent to planned mixed-use development
- Built in 2003



Presented By:

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RETAIL PROPERTY FOR SALE

128 Waxhaw Pkwy, Waxhaw, NC 28173

DOLLAR GENERAL | WAXHAW, NC



Investment Opportunity

Positioned along Waxhaw Parkway in one of Union County's fastest-growing submarkets, this single-tenant retail investment presents the opportunity to acquire a stabilized, corporate-backed asset with long-term upside tied to surrounding residential and commercial expansion. The property benefits from established operations, a Triple Net (NNN) lease structure, and immediate proximity to significant planned mixed-use development activity.

Beyond the in-place income stream, the property is positioned to benefit from continued appreciation tied to significant nearby development activity. Directly adjacent to the site is the incoming Emerson Park mixed-use development, a large-scale project anticipated to include approximately 132,000 square feet of retail and office space alongside roughly 850 residential units consisting of apartments, townhomes, and single-family homes.

Investment Highlights

- Corporate-backed tenant structure
- Triple Net (NNN) lease in place
- Current lease term extends through May 2027
- One remaining renewal option extending through May 2030
- Landlord obligations primarily limited to structural and major exterior components
- Scheduled rental increase during remaining option period
- Exclusive use protections restrict competing discount/grocery uses nearby

Offering Summary

Sale Price:	\$1,500,000
Lot Size:	1.004 Acres
Building Size:	8,000 SF



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SURROUNDING DEVELOPMENT - EMERSON PARK



Emerson Park
Waxhaw, NC



Emerson Park

Emerson Park is a large-scale mixed-use development planned adjacent to the subject property in Waxhaw, NC. The project is expected to include approximately 132,000 square feet of retail and office space along with roughly 850 residential units consisting of apartments, townhomes, and single-family homes.

The development is planned in multiple phases and is anticipated to significantly increase residential density, consumer traffic, and overall commercial activity within the Waxhaw Parkway corridor. Town approvals were received in 2024, with infrastructure planning and phased development expected to continue over the coming years.

The scale and proximity of Emerson Park are expected to further strengthen long-term retail demand and property appreciation potential in the immediate area.

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RETAILER MAP



Google



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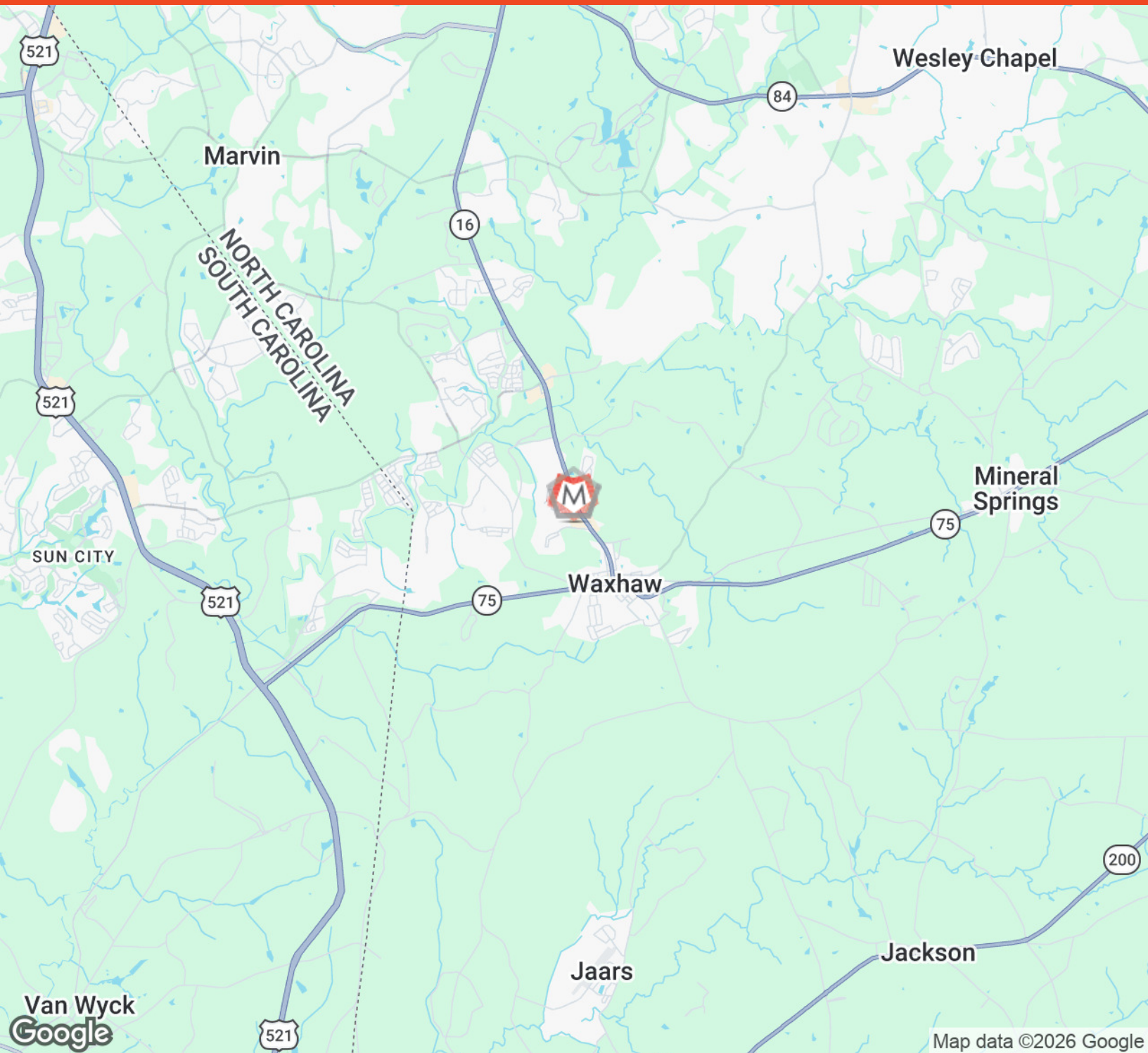
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LOCATION MAP

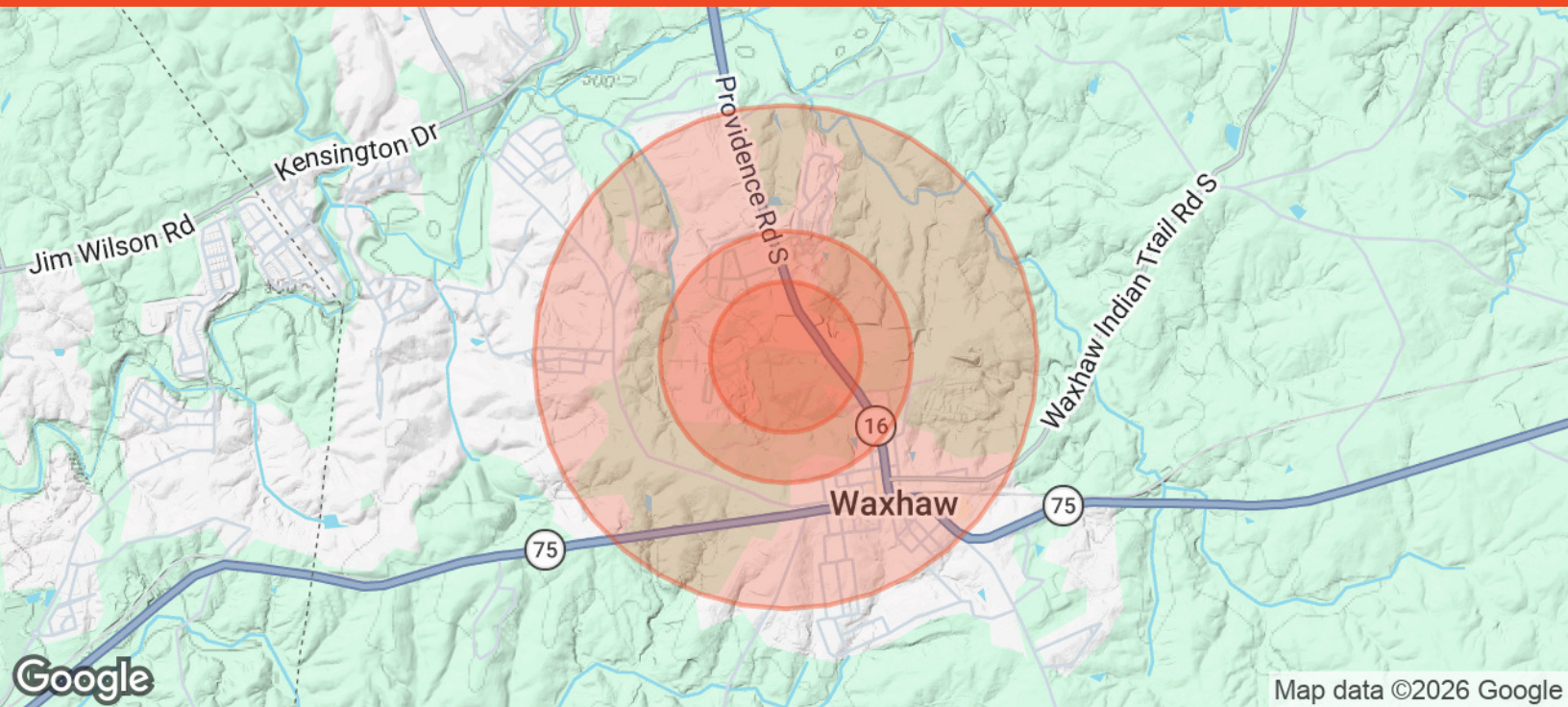


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DEMOGRAPHICS MAP & REPORT



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	676	1,669	6,232
Average Age	38	38	37
Average Age (Male)	36	37	36
Average Age (Female)	40	40	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	238	590	2,134
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$125,035	\$125,049	\$137,598
Average House Value	\$426,097	\$426,415	\$453,690

2020 American Community Survey (ACS)



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