

# 4607 Helms Road Waxhaw, NC 28173



# Helms Rd

## Available for Lease

Rare industrial outdoor storage opportunity in the heart of Waxhaw, NC. This ±2,300 SF building on ±0.90 acres of Light Industrial (LI) zoned land is currently operating as a tow yard with an established month-to-month tenant in place.

The property benefits from direct access to Waxhaw Hwy with 6,284 vehicles per day, excellent visibility, and a fully graveled/paved yard ideal for vehicle storage, contractor equipment, fleet parking, or outdoor industrial use.

With near-zero competing inventory of this asset class in the Waxhaw submarket and population growth of 136% since 2020, demand for industrial outdoor storage is accelerating. This is a turnkey opportunity for an investor or owner-user seeking stable NNN income in one of the fastest-growing markets in the Charlotte metro area.

### Property Details

Address	4607 Helms Rd, Waxhaw, NC 28173
Availability	0.9 AC/2,300 SF
Use	Outdoor Storage
Parcel	05141007D
Zoning	LI (Light Industrial)
Nearby Traffic Counts	Waxhaw Hwy & Helms Rd W   6,284 VPD
For Lease	Email for Details



### Demographics

RADIUS	2 MILE	5 MILE	10 MILE
2030 Population Projection	21,925	68,499	260,296
Household Income Median	\$101,599	\$115,883	\$126,338
Household Income Avg	\$132,062	\$147,424	\$154,649
Daytime Employees	2,462	9,474	51,209

# Why Waxhaw Works for You

**One of NC's Fastest-Growing Communities** Waxhaw ranks #9 fastest-growing municipality in North Carolina with a current population of 24,377 — growing at 2.52% annually. Your business gets ahead of the market, not behind it.

**High-Income Customer Base — \$131,894 Median HHI** Waxhaw residents represent one of the most affluent demographics in the Charlotte metro — a strong, recurring customer base for towing, auto services, and contractor operations.

**Booming Residential Construction = More Work for You** Union County grew over 10% from 2020–2024. Thousands of new homes going up means more vehicles on the road, more contractors needing storage, and more demand for exactly what you do.

**68,499 Residents Within 5 Miles by 2030** The population surrounding this site is projected to nearly triple over the next five years. Secure your location now — before competing sites emerge and rents rise further.



Contact for Details

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