

PROPERTY SUMMARY



Property Description

Introducing a prime investment opportunity in Waxhaw, NC! This exceptional 8,000 SF free-standing building, constructed in 2003, offers a multitude of possibilities for retail investors. Zoned CC, the property boasts a desirable 100% occupancy rate, indicating strong tenant interest and stability. Its strategic location in the thriving Waxhaw area provides excellent visibility and accessibility, ensuring maximum exposure for retail businesses. With such a remarkable track record and promising potential, this property stands as a compelling choice for investors seeking a high-performing retail asset in a dynamic market.

Property Highlights

- 8,000 SF free-standing building
- Constructed in 2003
- Zoned CC
- Located in the Waxhaw area
- 100% occupancy

Offering Summary

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

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	238	590	2,134
Total Population	676	1,669	6,232
Average HH Income	\$125,035	\$125,049	\$137,598



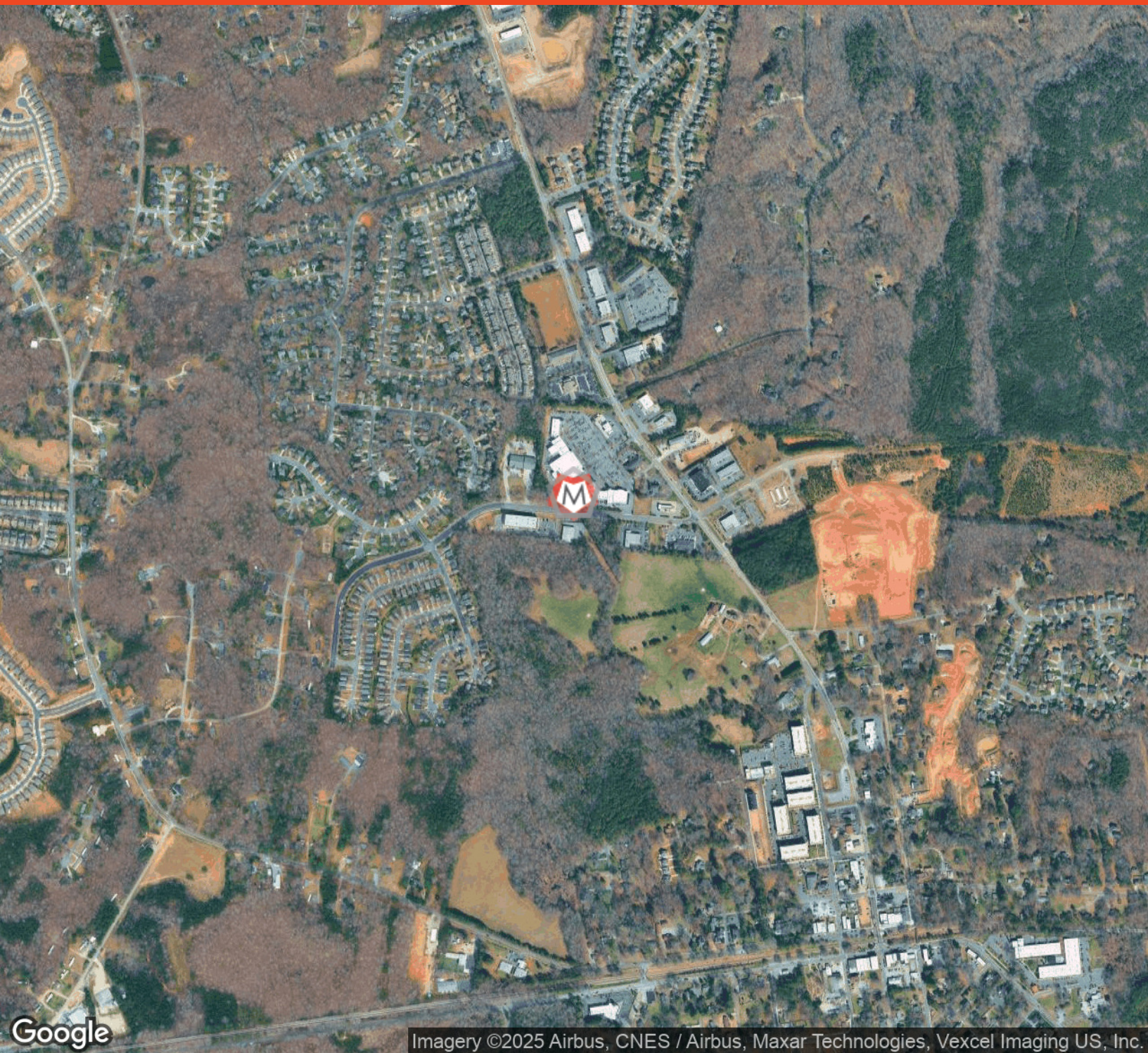
RETAILER MAP



RETAIL PROPERTY FOR SALE

128 Waxhaw Pkwy, Waxhaw, NC 28173

AERIAL MAP



Google

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COMMERCIAL REAL ESTATE

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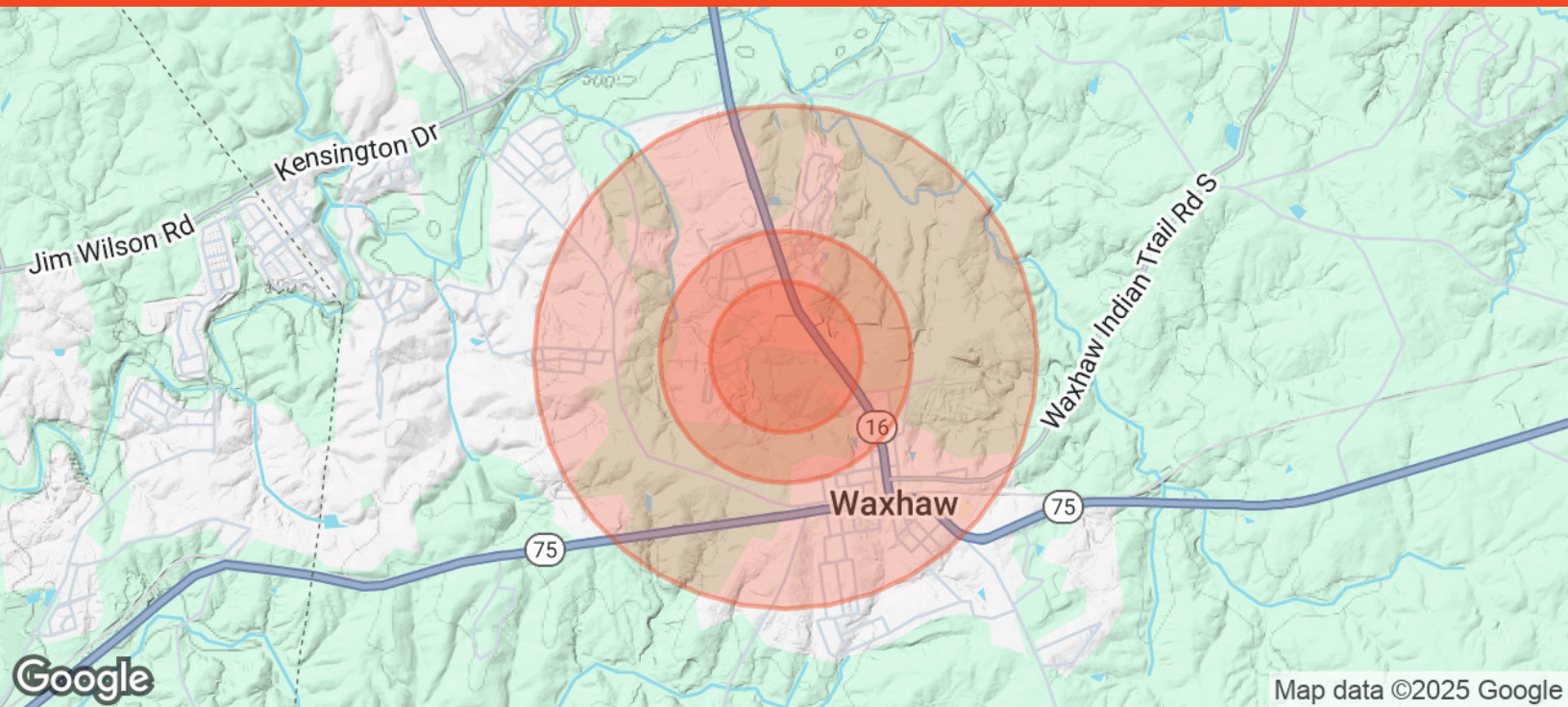
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RETAIL PROPERTY FOR SALE

128 Waxhaw Pkwy, Waxhaw, NC 28173

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

Demographics data derived from AlphaMap



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