

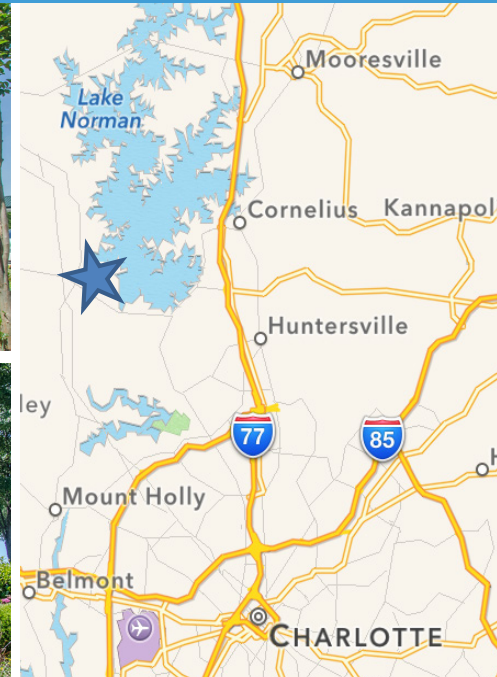
# WATERSIDE CROSSING

121-179 CROSS CENTER DRIVE, DENVER, NC 28037

FOR LEASE

**NS** New South Properties  
NEWSOUTHPROP.COM

± 1,684 SF RETAIL SPACE AVAILABLE



## PROPERTY HIGHLIGHTS

- ± 1,684 SF retail space available
- The well established ± 79,437 SF neighborhood center anchored by Harris Teeter offers prime location at the intersection of Hwy 73 and Hwy 16 (Business) serving the surrounding Lake Norman communities
- Co-tenants include Bank of America, Chillfire Bar & Grill, Edward Jones, Fresh Chef Kitchen, T-Mobile, Pizza Hut, Subway, Great Clips, Anytime Fitness, Benchmark Physical Therapy and East Coast Wings
- COMING SOON: Waterbean Coffee

## DEMOGRAPHICS (2024)

	5 MILES	7 MILES	TRADE AREA
POPULATION	30,634	73,931	93,400
AVERAGE HH INCOME	\$142,395	\$158,092	\$143,368
MEDIAN HH INCOME	\$112,906	\$117,788	\$106,775
FAMILY POPULATION	26,444	62,368	78,520
AVERAGE FAMILY INCOME	\$166,771	\$193,466	\$172,923
SOME COLLEGE OR HIGHER	70.7%	74.5%	74.6%
DAYTIME POPULATION	15,778	35,873	47,073

## BROKER CONTACT

**PAULA SAUNDERS**  
704.927.2892  
psaunders@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

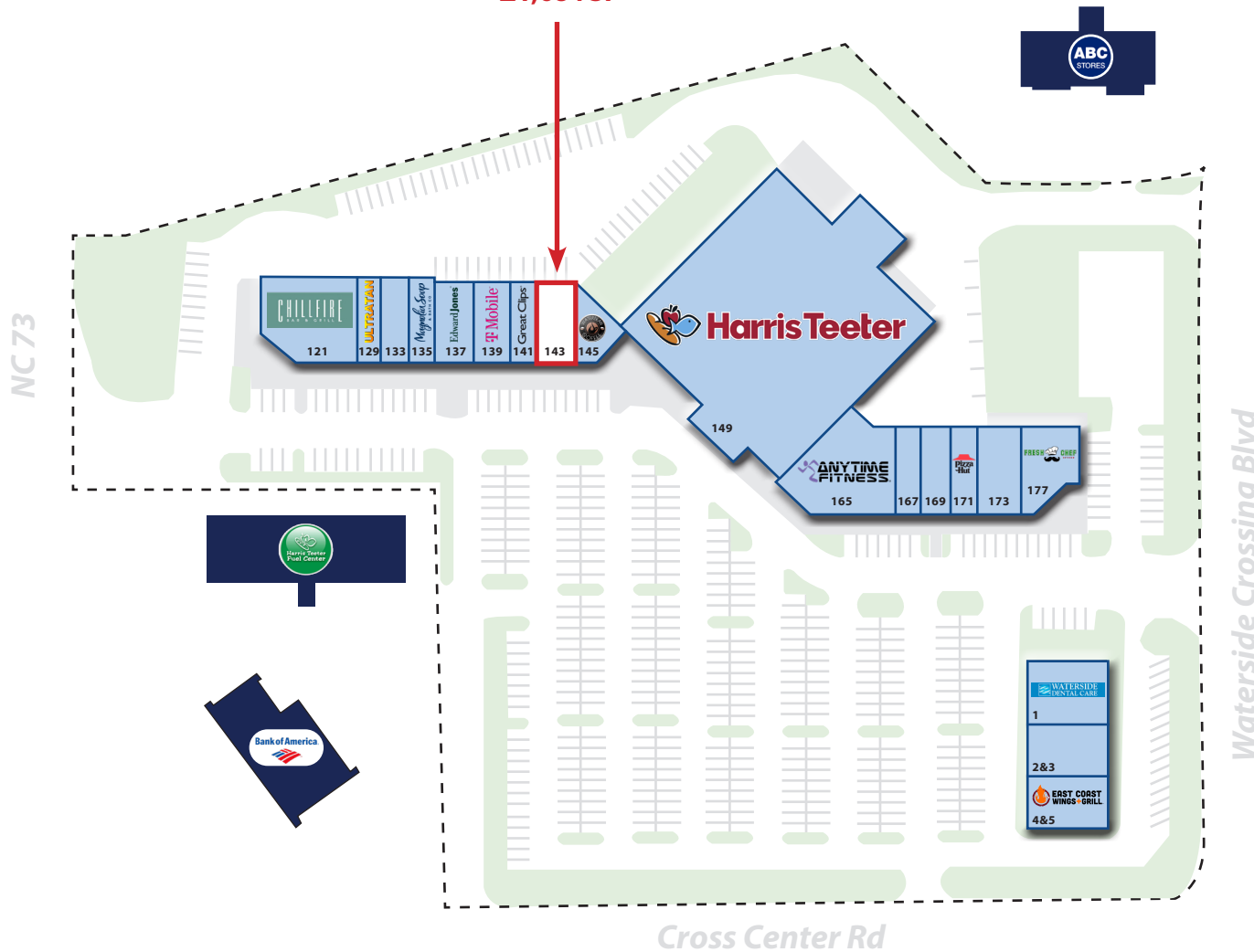
# WATERSIDE CROSSING

121 -179 CROSS CENTER DRIVE, DENVER, NC 28037

SITE PLAN

± 1,684 SF RETAIL SPACE AVAILABLE

**AVAILABLE  
±1,684 SF**



## WATERSIDE CROSSING

Suite	Tenant
121	Chillfire Bar & Grill
129	Ultra Tan
133	Mattiello's Italian Restaurant
135	Magnolia Soap & Bath Co.
137	Edward Jones
139	T Mobile
141	Great Clips
<b>143</b>	<b>AVAILABLE</b>
145	Waterbean Coffee
149	Harris Teeter
165	Anytime Fitness
167	Benchmark Physical Therapy
169	Sunrise Cafe
171	Pizza Hut
173	Birkdale Cleaners
177	Fresh Chef
1	Waterside Dental Care
2 & 3	Charm Nail Salon
4 & 5	East Coast Wings



# WATERSIDE CROSSING

121 -179 CROSS CENTER DRIVE, DENVER, NC 28037

AERIAL VIEW

± 1,684 SF RETAIL SPACE AVAILABLE



## TRAFFIC COUNTS

Hwy 73 & Hwy 16 - 30,500 VPD

Hwy 16 Business & Hwy 73 - 18,500 VPD



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



PAULA SAUNDERS | 704.927.2892 | psanders@newsouthprop.com

# WATERSIDE CROSSING

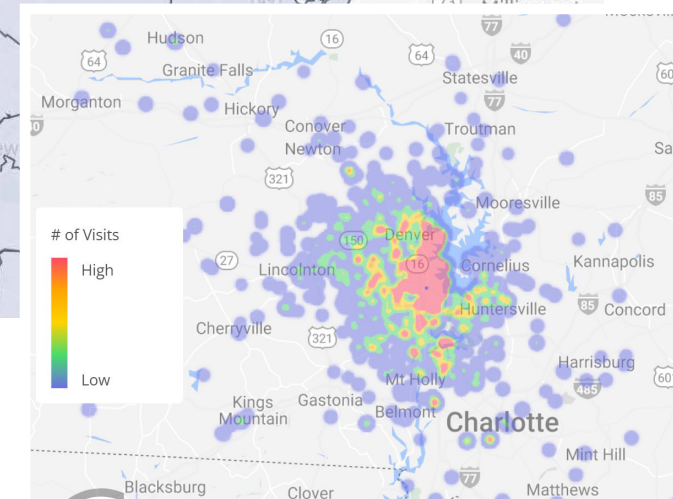
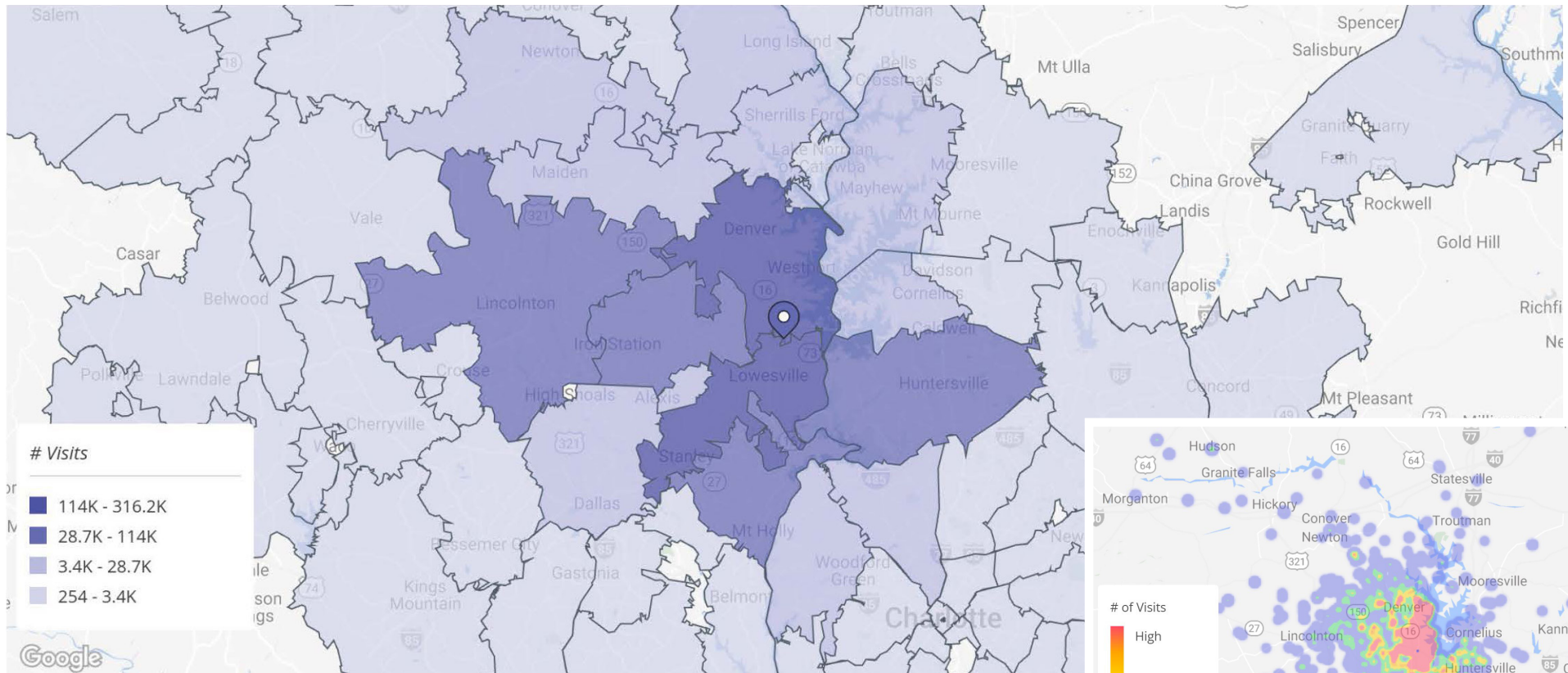
121 -179 CROSS CENTER DRIVE, DENVER, NC 28037

VISITORS

± 1,684 SF RETAIL SPACE AVAILABLE

## Visitors By Origin

Apr 1, 2023 - Mar 31, 2024



**The Shoppes at Waterside**  
149 Cross Center Drive, Denver, NC 28037

