



Cuthbertson Crossing

PROVIDENCE ROAD AND CUTHBERTSON ROAD

Waxhaw, North Carolina

Cuthbertson Crossing

THE VISION



The asset is prominently situated along Providence Road South, which accumulates a VPD of $\pm 34,000$. It has excellent visibility and access, with Providence Road South providing swift access to downtown Waxhaw and downtown Charlotte.

Situated within a dense retail corridor, the property is surrounded by numerous national retailers, including Walmart, Lowe's, Harris Teeter, ALDI, McDonald's, Starbucks, Bojangles, Taco Bell, and more.

Within a 5-mile radius of the asset, the population is $\pm 80,000$, with a high average household income of $\pm \$203,000$ and an annual population growth rate of $\pm 4\%$. These dense and high net-worth demographics help ensure long-term property demand.

In Waxhaw, 29 development projects are underway in 2024 and within immediate proximity, including over $\pm 1,500$ single-family/mixed-use units, a 122,000 SF self-storage facility, 41,000 SF of multi-tenant retail, and a Chase Bank.

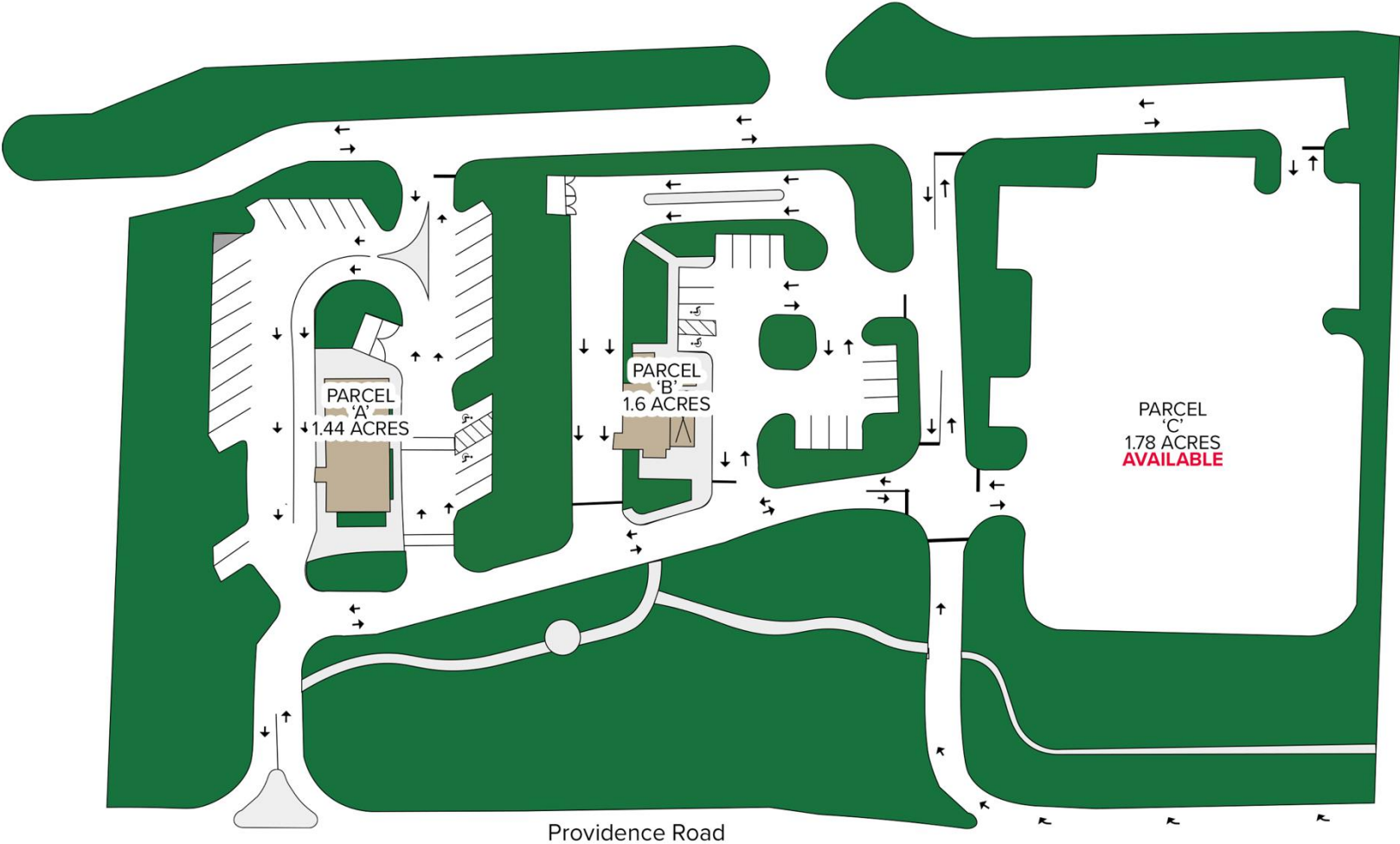
Help us serve the community and join Cuthbertson Crossings, another quality development by Konover South.

HIGHLIGHTS

- Excellent accessibility | $\pm 34,000$ VPD
- Dense retail corridor | National tenants
- High density and growth demographics | $\pm \$203,000$ AHHI
- Waxhaw development | 29 developments in 2024



PROPOSED RETAIL SITE PLAN



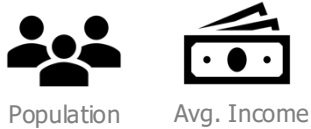
**Adjacent available spaces may be combined for additional square footage.
Elevations and site plans are for conceptual purposes and are subject to change.*



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DEMOGRAPHICS

Demographics



Population Avg. Income

1 mile	4,637	\$183,337
3 mile	37,294	\$182,402
5 mile	80,484	\$203,272

TRAFFIC COUNTS



21,500

South Providence Road

13,130

Kensington Drive
(Cuthbertson Road)

IDEALLY SUITED FOR:



- Casual dining
- Fast food with drive-thru
- National coffee with drive-thru
- Dental, medical, urgent care, etc.

*Estimated 2024. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

PROPERTY HIGHLIGHTS

- 5 minutes from Downtown Waxhaw and .5 miles from Atrium Health Waxhaw
- Easy ingress and egress with access to the signalized intersection of Highway 16 and Cuthbertson Road
- Excellent opportunity in a high-growth market with 16.3% population growth projected in a one-mile radius (2020-2025)
- The population is ±80,000, with a high average household income of ± \$203,000 and an annual population growth rate of ±4%.
- Situated within a dense retail corridor, the property is surrounded by numerous national retailers, including Walmart, Lowe's, Harris Teeter, ALDI, McDonald's, Starbucks, Bojangles, Taco Bell, and more.
- Great visibility and well located in the heart of Waxhaw's retail corridor



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TRADE AREA



BANKS & CASUAL/FAST FOOD WITHIN 5 MILES





Cuthbertson Crossing



Development. Leasing. Management.
Since 1957

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

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