

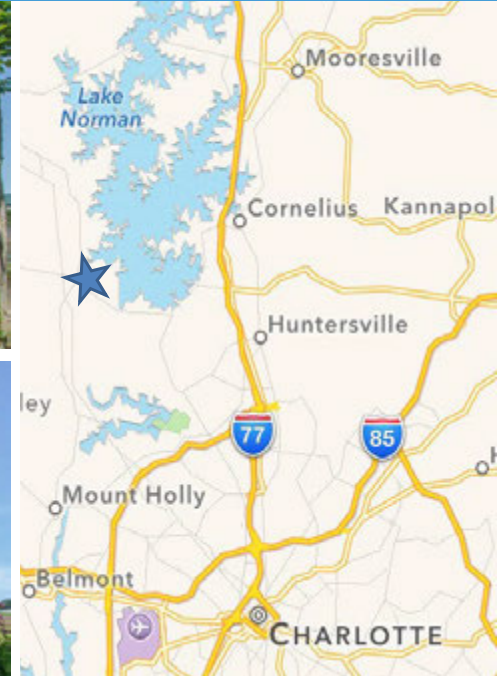
WATERSIDE CROSSING

121-179 CROSS CENTER DRIVE, DENVER, NC 28037

RETAIL SPACE
AVAILABLE

NS New South
Properties
NEWSOUTHPROP.COM




FULLY LEASED



PROPERTY HIGHLIGHTS

- The well established +/- 69,424 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, Sports Page, Anytime Fitness, Benchmark Physical Therapy and East Coast Wings

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 POPULATION			
Est. Population (2021)	12,104	26,864	77,645
Proj. Population (2026)	14,416	30,977	88,662
 AVERAGE HH INCOME			
Est. Avg HH Income (2021)	\$102,198	\$121,599	\$128,727
Proj. Avg. HH Income (2026)	\$106,170	\$129,269	\$138,346
 DAYTIME POPULATION	8,320	16,543	48,325

BROKER CONTACT

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SITE PLAN

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THE SHOPPES AT WATERSIDE CROSSING

Suite	Tenant
121	Chillfire Bar & Grill
129	Ultra Tan
133	Mattiello's Italian Restaurant
135	Budget Blinds
137	Edward Jones
139	T Mobile
141	Great Clips
143	Subway
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

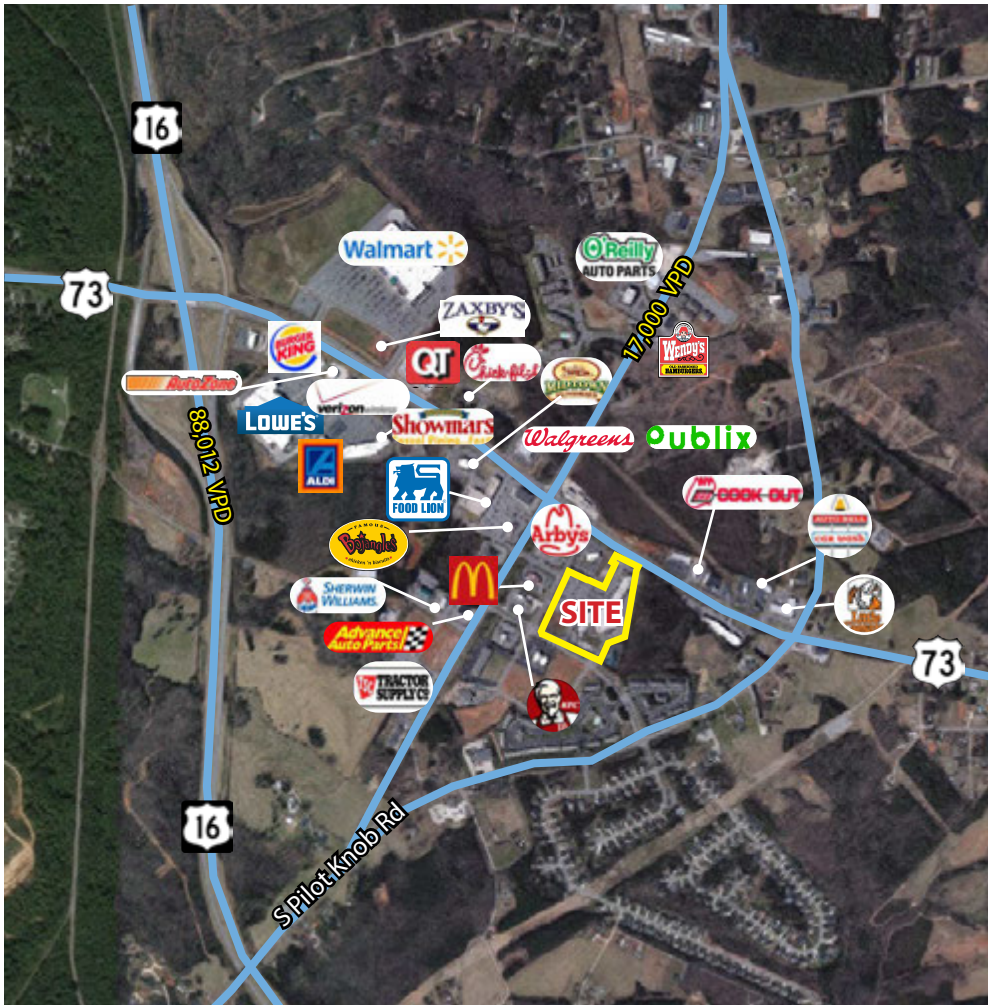


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AERIAL VIEW

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TRAFFIC COUNTS

Hwy 73 & Hwy 16 - 30,500 VPD

Hwy 16 Business & Hwy 73 - 18,500 VPD



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