

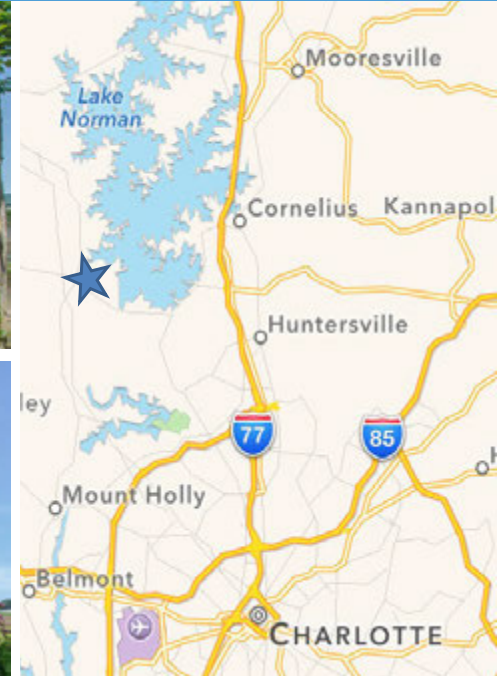
WATERSIDE CROSSING

121-179 CROSS CENTER DRIVE, DENVER, NC 28037

2ND GENERATION
RESTAURANT SPACE

NS New South
Properties
NEWSOUTHPROP.COM

+/-862 - +/-1,400 SF RETAIL/RESTAURANT AVAILABLE



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
- +/-1,400 SF 2nd generation restaurant space available; +/-862 - 1,400 SF retail space available
- Co-tenants include Bank of America, Chillfire Bar & Grill, Edward Jones, Fresh Chef Kitchen, T-Mobile, Pizza Hut, Subway, Great Clips, Ultra Tan, Sports Page, Anytime Fitness and East Coast Wings
- COMING SOON: Mattiello's Italian Restaurant

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION			
Est. Population (2019)	10,589	25,282	75,592
Proj. Population (2024)	11,285	27,106	81,568
AVERAGE HH INCOME			
Est. Avg HH Income (2019)	\$90,068	\$110,851	\$120,419
Proj. Avg. HH Income (2024)	\$103,834	\$127,915	\$136,497
DAYTIME POPULATION	4,766	7,765	20,098

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	State Farm
137	Edward Jones
139	T Mobile
141	Great Clips
143	Subway
145	Available +/-862 SF
149	Harris Teeter
165	Anytime Fitness
167	Available +/-1,400 SF
169	Available +/-1,400 SF
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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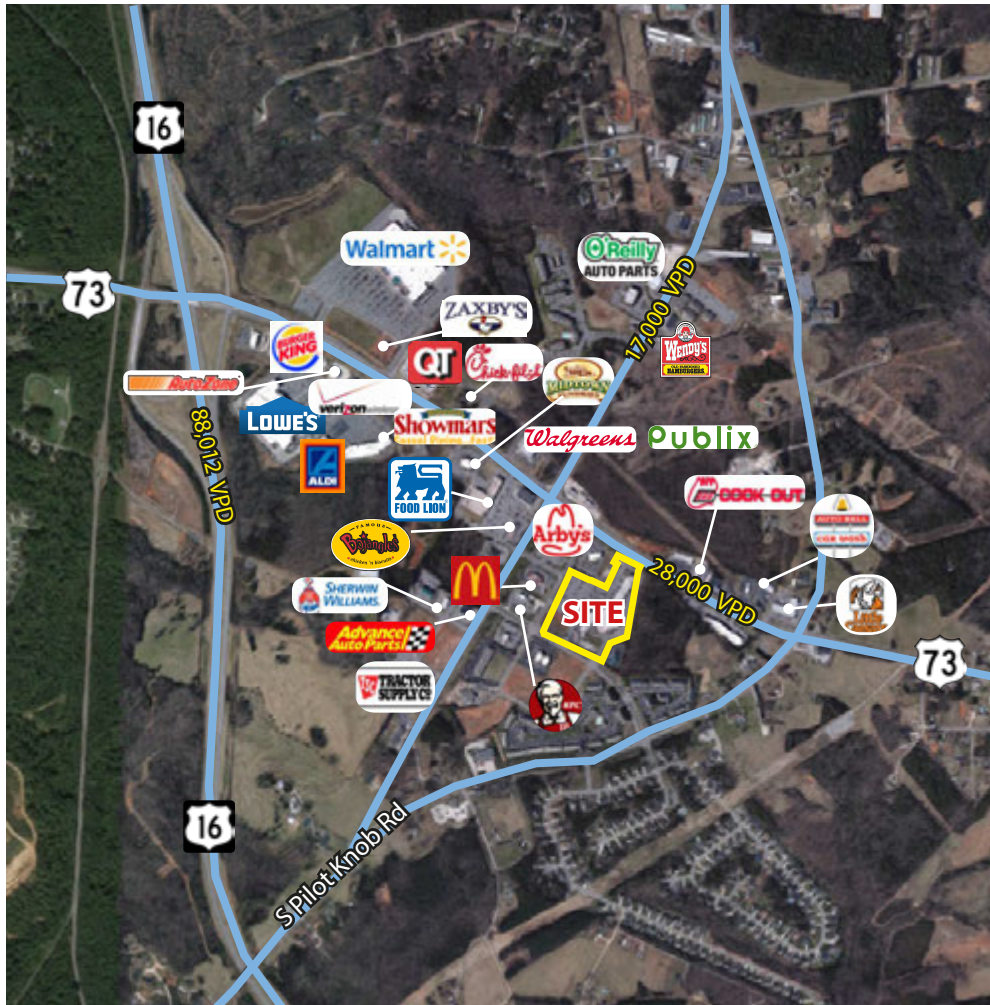
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AERIAL VIEW

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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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