

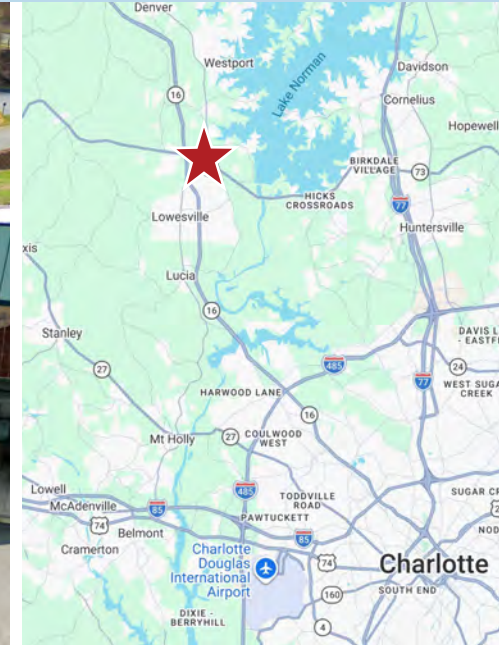
WATERSIDE CROSSING

121-179 CROSS CENTER DRIVE, DENVER, NC 28037

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 SF RETAIL SPACE AVAILABLE



PROPERTY INFORMATION:

- ± 1,400 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, Pizza Hut, Great Clips, Anytime Fitness, Benchmark Physical Therapy and East Coast Wings
- Coming Soon: Harvest Artisan Cafe

DEMOGRAPHICS (2025):

	5 MILES	7 MILES	TRADE AREA
POPULATION	34,379	89,458	95,818
AVERAGE HH INCOME	\$171,754	\$178,672	\$157,805
MEDIAN HH INCOME	\$122,206	\$127,470	\$114,008
FAMILY POPULATION	28,780	73,786	78,866
AVERAGE FAMILY INCOME	\$194,188	\$209,168	\$185,447
SOME COLLEGE OR HIGHER	75.4%	79.2%	76.5%
DAYTIME POPULATION	17,388	49,218	50,217

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

± 1,400 SF RETAIL SPACE AVAILABLE



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	AVAILABLE
141	Great Clips
143	Harvest Artisan Cafe
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

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 SF RETAIL SPACE AVAILABLE



"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 | psaunders@newsouthprop.com

WATERSIDE CROSSING

121 -179 CROSS CENTER DRIVE, DENVER, NC 28037

DRONE AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 SF RETAIL SPACE AVAILABLE



"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 | psaunders@newsouthprop.com

WATERSIDE CROSSING

121 -179 CROSS CENTER DRIVE, DENVER, NC 28037

PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 SF RETAIL SPACE AVAILABLE



"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 | psaunders@newsouthprop.com

WATERSIDE CROSSING

121 -179 CROSS CENTER DRIVE, DENVER, NC 28037

PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 SF RETAIL SPACE AVAILABLE



"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 | psaunders@newsouthprop.com

WATERSIDE CROSSING

121 -179 CROSS CENTER DRIVE, DENVER, NC 28037

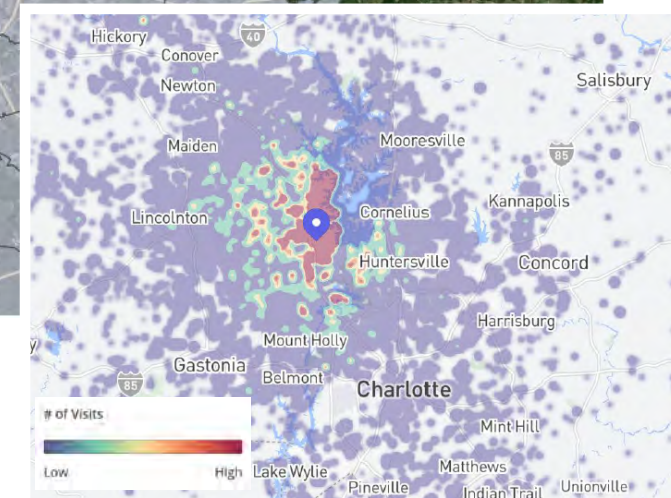
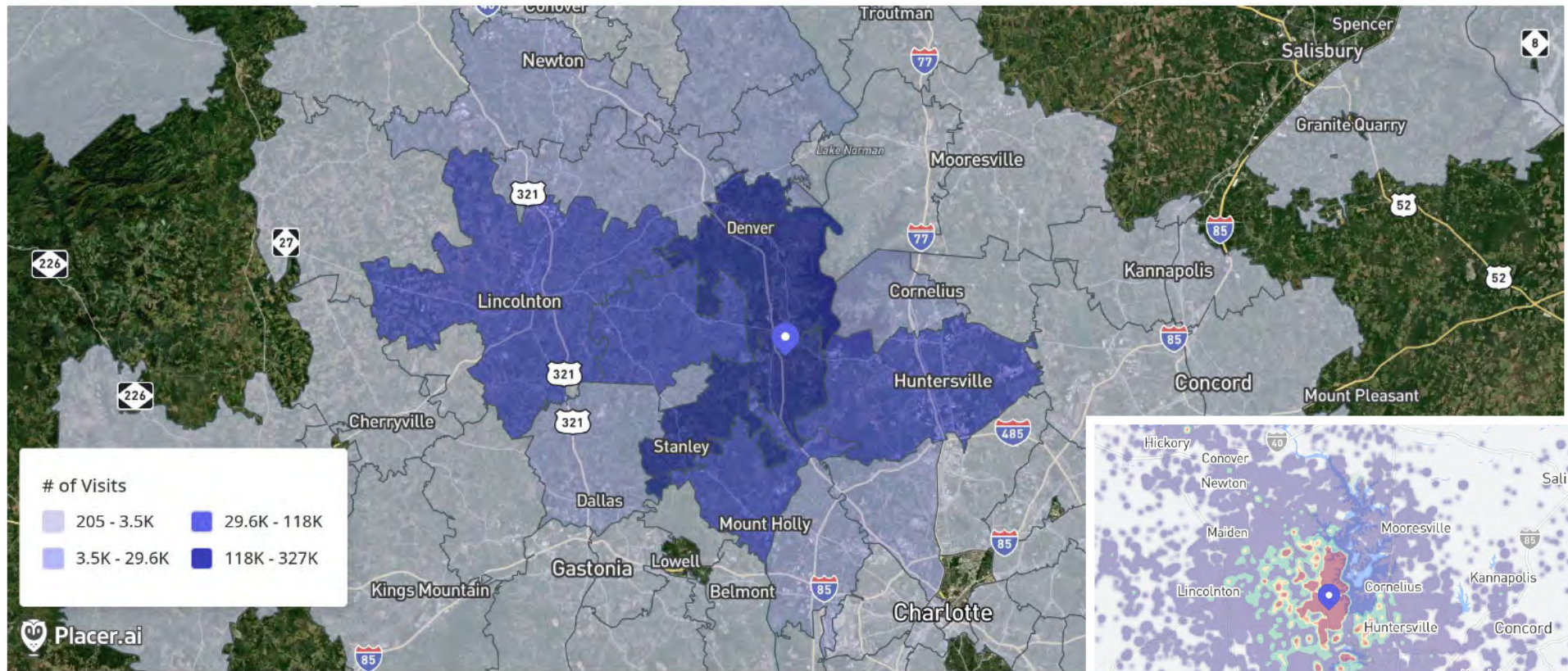
VISITORS

NS New South
Properties
NEWSOUTHPROP.COM

± 1,400 SF RETAIL SPACE AVAILABLE

Visitors By Origin

Mar 1, 2025 - Feb 28, 2026



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

"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 | psaunders@newsouthprop.com