

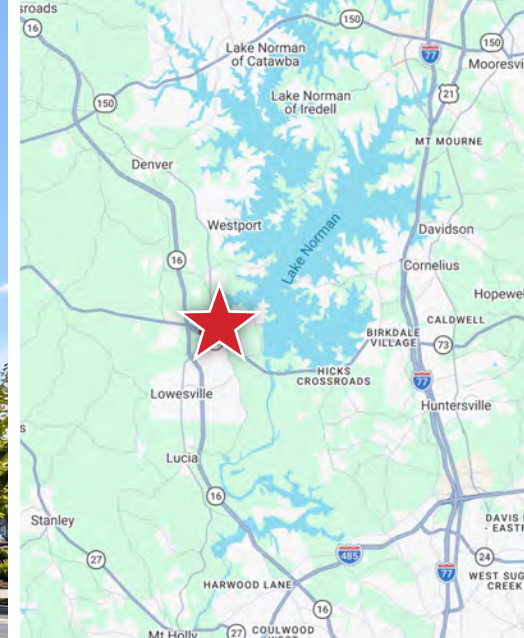
HIGHWAY 16 & HIGHWAY 73

DENVER, NC 28037

FOR LEASE

NS New South Properties
NEWSOUTHPROP.COM

RETAIL SHOP SPACE AND OUTPARCEL OPPORTUNITIES IN DYNAMIC DENVER SUBMARKET



PROPERTY INFORMATION:

- ±6,400 SF multi-tenant retail building fronting Highway 16, featuring a drive-thru-capable endcap
- High visibility and convenient access to Highway 16 and Highway 73
- Immediately adjacent to a strong mix of healthcare, top-tier grocery, and national retail anchors, including Walmart, Lowe's, and Publix
- Strong growth and traffic fundamentals, with population increasing 3.9% annually and ±45,000 VPD at NC 16 & NC 73
- **Contact Broker for Pricing**

DEMOGRAPHICS (2026):



POPULATION

1 Mile: 4,579
3 Miles: 20,436
5 Miles: 35,624



AVG. HH INCOME

1 Mile: \$144,030
3 Miles: \$158,986
5 Miles: \$172,300

BROKER CONTACT:

SCOTT MILEHAM

704.927.2886

smileham@newsouthprop.com



DENVER, NC 28037

RETAIL/MEDICAL CONCEPT PLAN



RETAIL SHOP SPACE AND OUTPARCEL OPPORTUNITIES IN DYNAMIC DENVER SUBMARKET



Building A
Retail/Medical
± 6,400 SF

Building B
Medical BTS
± 8,500 SF

Building C
Retail/Medical BTS
± 4,000 SF

± 1 Acre Pad
Retail - AT LOI



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SITE AERIAL

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"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."



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HIGHWAY 16 & HIGHWAY 73

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MARKET AERIAL

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LOCATION OVERVIEW

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RETAIL SHOP SPACE AND OUTPARCEL OPPORTUNITIES IN DYNAMIC DENVER SUBMARKET



DENVER, NC - LINCOLN COUNTY

Denver, NC has quickly become the western gateway to the Charlotte metro, where rapid residential growth converges with an affluent Lake Norman lifestyle. Located along the region's high-growth lakeshore, the area boasts a median household income exceeding \$109,000 and a population projected to surpass 30,000 by 2030. Situated at the intersection of the NC-16 expressway and the expanding NC-73 corridor—designed to accommodate 45,500 vehicles per day—Denver offers convenient 25-minute access to Uptown Charlotte and Charlotte Douglas International Airport. This strategic location creates a premier commercial investment environment with strong barriers to entry and a built-in, upscale consumer base.

DENVER REGIONAL FORTUNE 500 PRESENCE

TRUIST 

Bank of America


 DUKE
ENERGY®



 Ingersoll Rand



NUCOR®

Honeywell

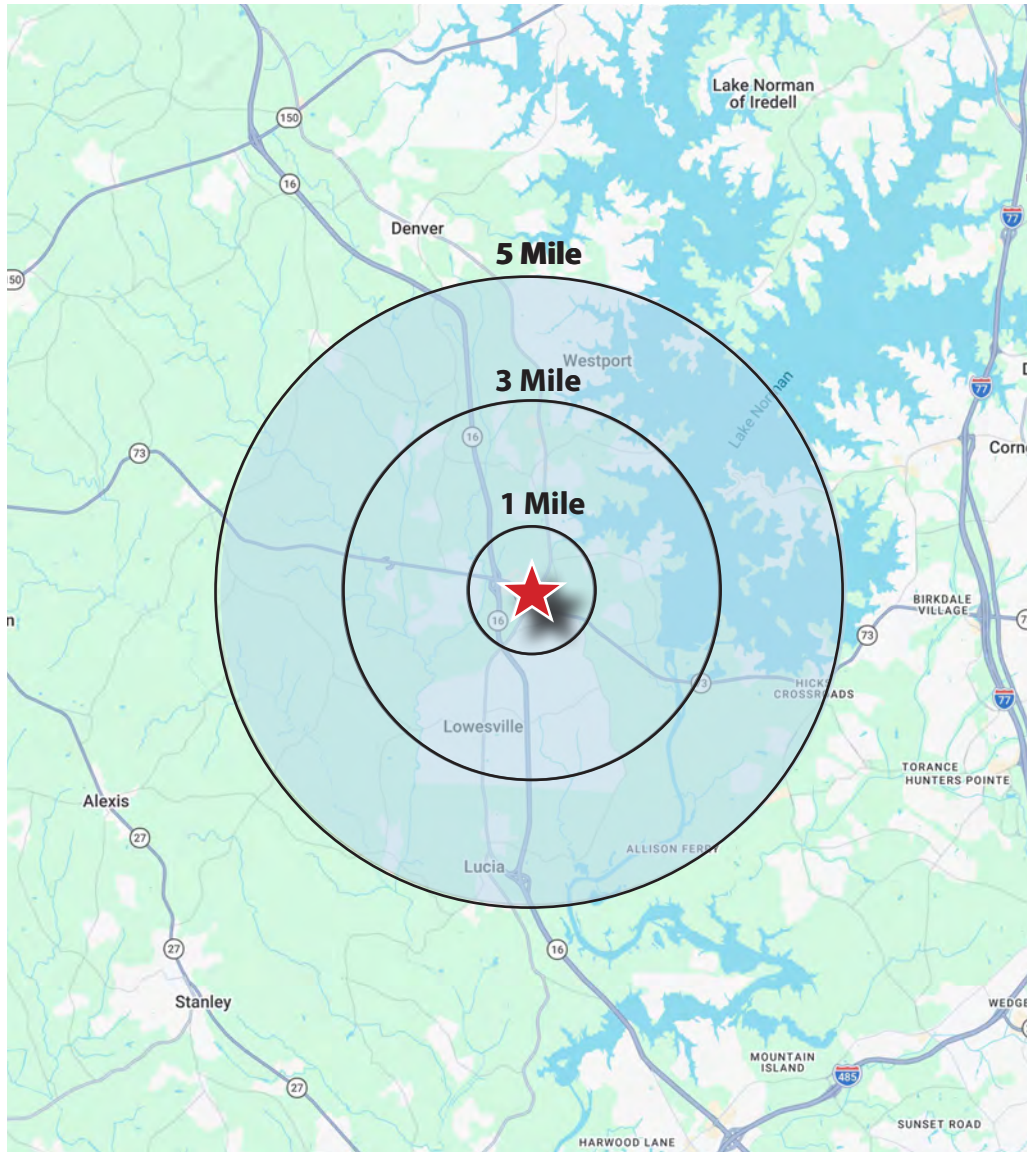


HIGHWAY 16 & HIGHWAY 73

DENVER, NC 28037

DEMOGRAPHICS

RETAIL SHOP SPACE AND OUTPARCEL OPPORTUNITIES IN DYNAMIC DENVER SUBMARKET



POPULATION

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	4,579	20,436	35,624
2031 Projected Population	5,466	23,736	39,999
Projected Annual Growth (2026-2031)	886 (+3.9%)	3,300 (+3.2%)	4,375 (+2.5%)

HOUSEHOLDS

2026 Estimated Households	1,894	8,557	14,504
2031 Projected Households	2,254	9,865	16,204

HOUSEHOLD INCOME

2026 Estimated Average Household Income	\$144,030	\$158,986	\$172,300
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BUSINESSES

2026 Estimated Total Businesses	248	616	1,033
2026 Estimated Total Employees	1,600	4,181	6,273

