



2,500 SF OFFICE FOR LEASE

Waxhaw Professional Park | Suite A
105 Waxhaw Professional Parkway Drive | Waxhaw, NC 28173

FOR LEASE FORMER CHIROPRACTIC OFFICE

Presented By:

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MOODY COMMERCIAL REAL ESTATE

6201 Fairview Road | Charlotte, NC 28210

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EXECUTIVE SUMMARY

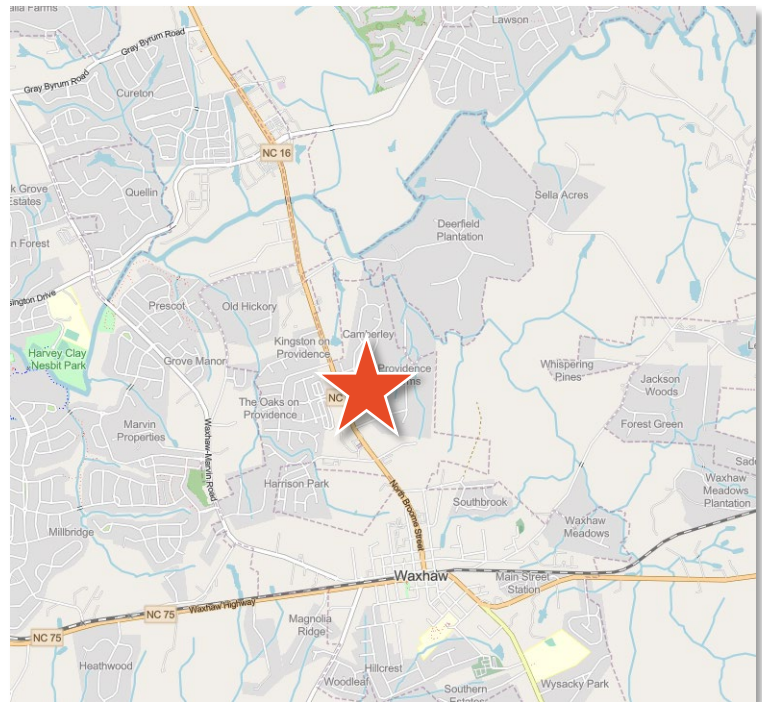


OFFERING SUMMARY

Lease Price	\$22.00 PSF
TICAM	\$3.00 PSF
Size	2,500 SF
Availability	December 1, 2022
Type	Office
Year Built	2016
Parking Ratio	2.25 / 1,000 SF

PROPERTY HIGHLIGHTS

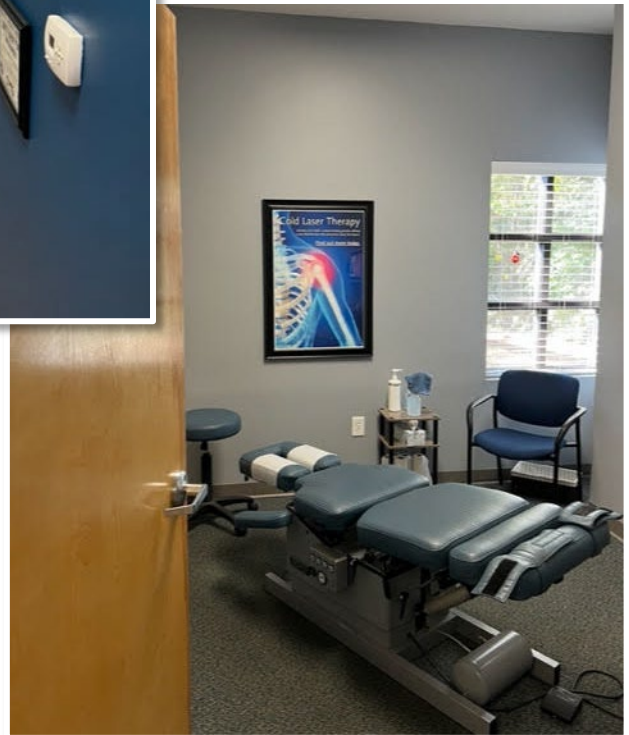
- Heart of Waxhaw
- Within walking distance to downtown Waxhaw
- Close proximity to post office, restaurants, & shopping



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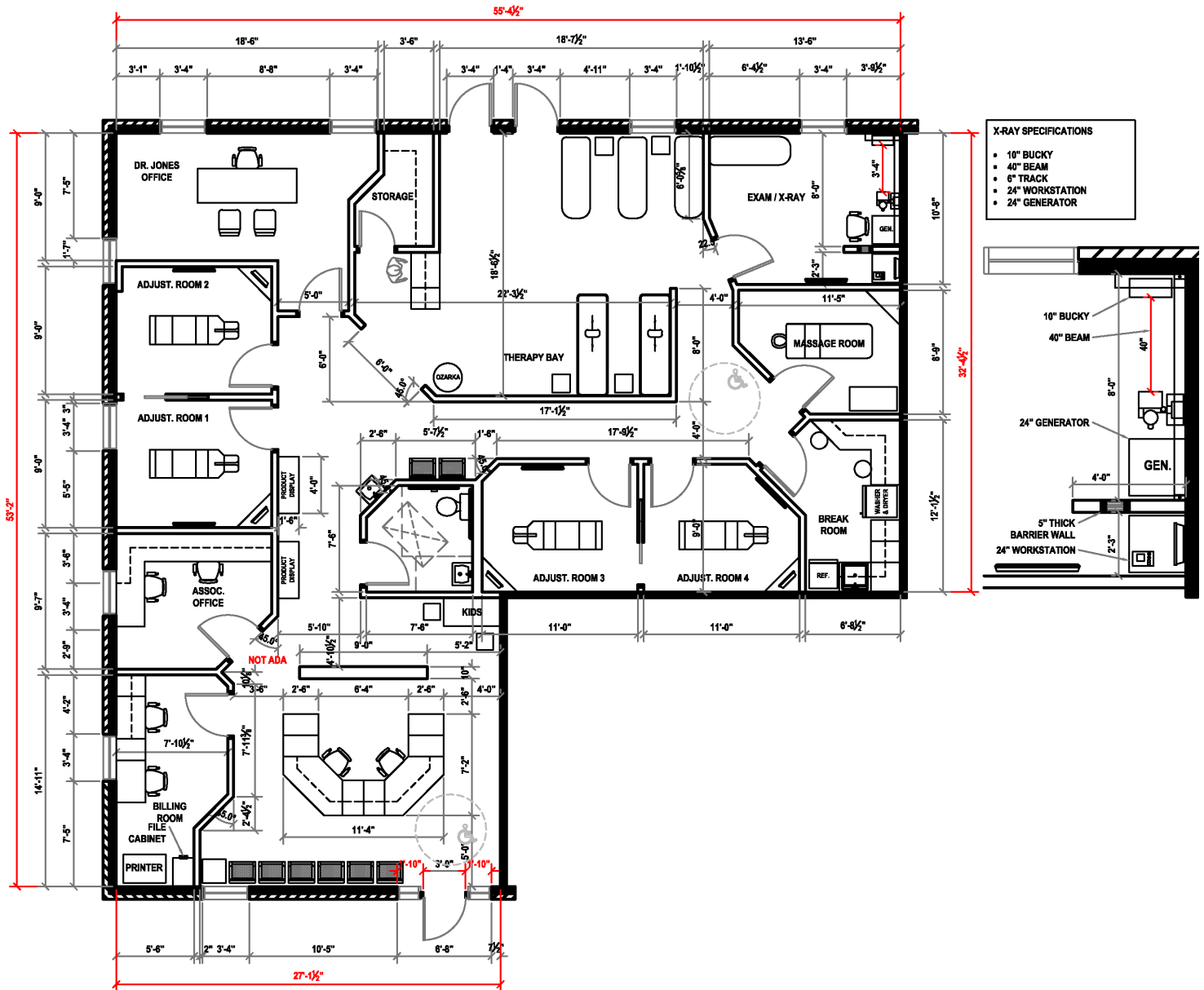
PROPERTY PHOTOS



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FLOORPLAN LAYOUT



Note: Slightly altered/modified in the reception and billing area

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RETAIL MAP

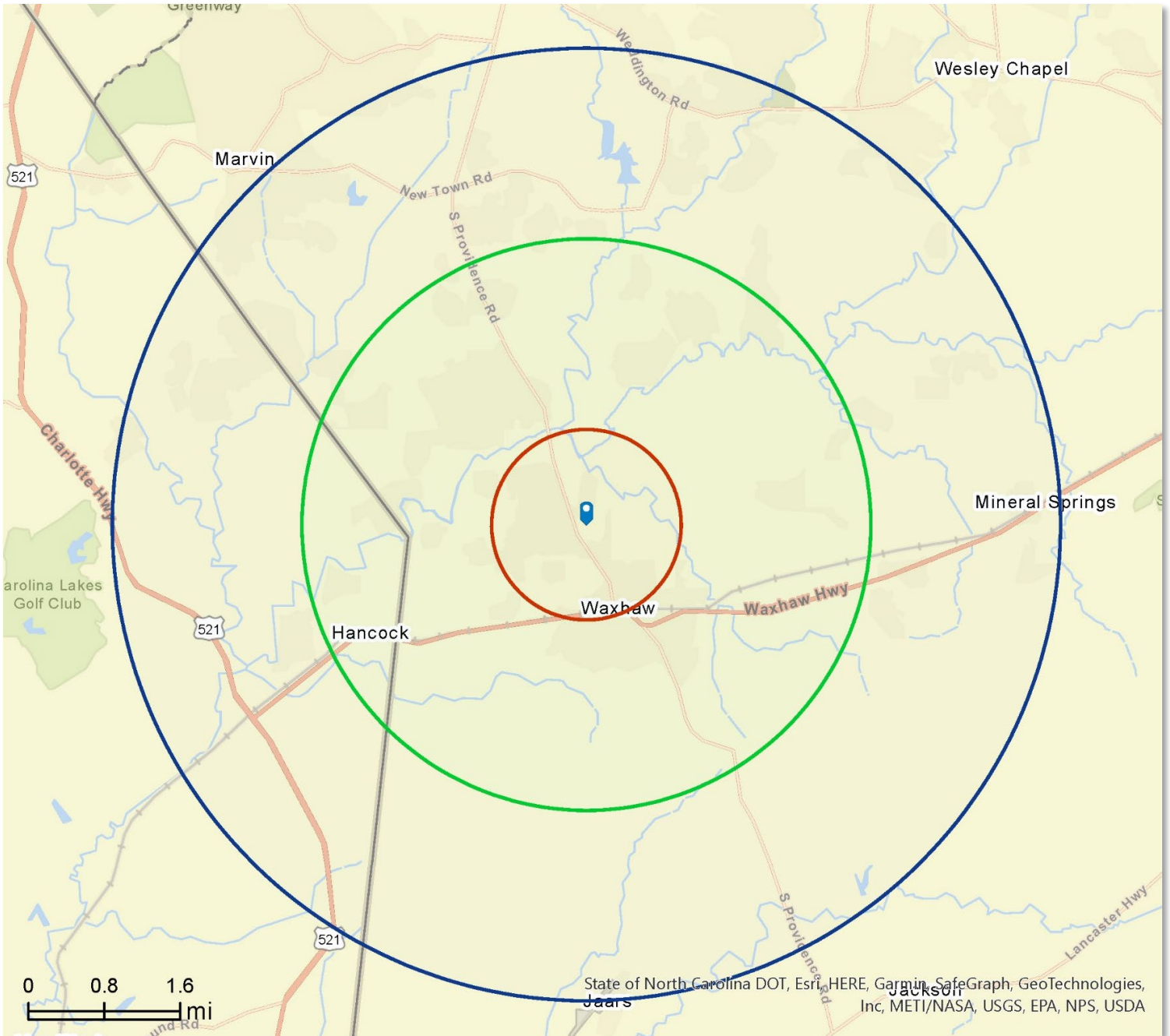


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DEMOGRAPHICS

RADIUS MAP 1, 3, 5 MILES



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DEMOGRAPHICS

1, 3, 5 MILES

	1 mile	3 miles	5 miles
Population			
2010 Population	3,062	14,172	35,326
2020 Population	3,849	27,481	59,085
2022 Population	4,519	31,222	64,725
2027 Population	4,819	33,939	70,379
2010-2020 Annual Rate	2.31%	6.85%	5.28%
2020-2022 Annual Rate	7.39%	5.84%	4.14%
2022-2027 Annual Rate	1.29%	1.68%	1.69%
2022 Male Population	47.8%	48.8%	49.1%
2022 Female Population	52.2%	51.2%	50.9%
2022 Median Age	35.6	37.5	39.4

In the identified area, the current year population is 64,725. In 2020, the Census count in the area was 59,085. The rate of change since 2020 was 4.14% annually. The five-year projection for the population in the area is 70,379 representing a change of 1.69% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	71.6%	73.5%	74.1%
2022 Black Alone	12.2%	9.3%	9.0%
2022 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2022 Asian Alone	1.8%	5.4%	6.1%
2022 Pacific Islander Alone	0.1%	0.0%	0.1%
2022 Other Race	4.1%	2.4%	2.3%
2022 Two or More Races	10.0%	9.2%	8.3%
2022 Hispanic Origin (Any Race)	11.6%	8.8%	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 51.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	136	187	196
2010 Households	1,096	4,717	11,412
2020 Households	1,360	8,574	18,688
2022 Households	1,585	9,750	20,539
2027 Households	1,687	10,634	22,441
2010-2020 Annual Rate	2.18%	6.16%	5.06%
2020-2022 Annual Rate	7.04%	5.88%	4.29%
2022-2027 Annual Rate	1.26%	1.75%	1.79%
2022 Average Household Size	2.79	3.19	3.15

The household count in this area has changed from 18,688 in 2020 to 20,539 in the current year, a change of 4.29% annually. The five-year projection of households is 22,441, a change of 1.79% annually from the current year total. Average household size is currently 3.15, compared to 3.16 in the year 2020. The number of families in the current year is 16,611 in the specified area.



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DEMOGRAPHICS

1, 3, 5 MILES

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Mortgage Income			
2022 Percent of Income for Mortgage	14.8%	16.9%	16.8%
Median Household Income			
2022 Median Household Income	\$100,792	\$121,493	\$123,247
2027 Median Household Income	\$113,779	\$139,206	\$140,275
2022-2027 Annual Rate	2.45%	2.76%	2.62%
Average Household Income			
2022 Average Household Income	\$133,536	\$162,230	\$165,366
2027 Average Household Income	\$154,571	\$181,526	\$183,900
2022-2027 Annual Rate	2.97%	2.27%	2.15%
Per Capita Income			
2022 Per Capita Income	\$45,823	\$50,932	\$52,714
2027 Per Capita Income	\$53,028	\$57,185	\$58,912
2022-2027 Annual Rate	2.96%	2.34%	2.25%

Households by Income

Current median household income is \$123,247 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$140,275 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$165,366 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$183,900 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$52,714 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$58,912 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	164	145	147
2010 Total Housing Units	1,173	5,098	12,281
2010 Owner Occupied Housing Units	953	4,150	10,337
2010 Renter Occupied Housing Units	143	567	1,075
2010 Vacant Housing Units	77	381	869
2020 Total Housing Units	1,393	8,887	19,287
2020 Vacant Housing Units	33	313	599
2022 Total Housing Units	1,692	10,194	21,311
2022 Owner Occupied Housing Units	1,237	8,834	19,191
2022 Renter Occupied Housing Units	348	916	1,348
2022 Vacant Housing Units	107	444	772
2027 Total Housing Units	1,792	11,092	23,317
2027 Owner Occupied Housing Units	1,276	9,642	21,011
2027 Renter Occupied Housing Units	411	992	1,430
2027 Vacant Housing Units	105	458	876

Currently, 90.1% of the 21,311 housing units in the area are owner occupied; 6.3%, renter occupied; and 3.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 19,287 housing units in the area and 3.1% vacant housing units. The annual rate of change in housing units since 2020 is 4.54%. Median home value in the area is \$392,346, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.92% annually to \$410,714.