

CURETON TOWN CENTER

WAXHAW, NC



SIZE

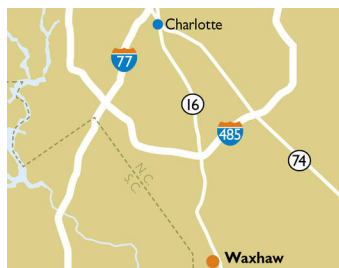
95,577 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,227	32,153	72,751
Households		
1,680	10,376	23,960
Median HH Income (\$)		
143,029	126,025	126,981

MAJOR TENANT(S)

Harris Teeter
Massage Envy



LOCATION

8157 Kensington Drive | Waxhaw, NC 28173

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter with Moe's Southwest Grill, Massage Envy, Papa John's, and Great Clips
- Located in Waxhaw, a rapidly growing, high-income suburb of Charlotte, NC
- Near the suburban business centers of Ballantyne, I-485 and Highway 521
- Average household income exceeds \$166,800 within a one-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
OUT1	Fifth Third Bank	4,800 SF
OUT2	SunTrust Bank	5,000 SF
SHAD1	CVS	
SHAD2	Tartt Holdings	
8121A	Dunkin'	2,000 SF
8121B	Jersey Mike's Subs	1,600 SF
8121C	Tropical Smoothie Cafe	1,300 SF
8121D	Elegant Brow & Spa	1,300 SF
8121E	Benchmark Physical Therapy	1,520 SF
8121F	East Coast Wings & Grill	3,500 SF
8133A	Nutrishop	1,061 SF
8133B	TCBY	1,040 SF
8133C	Moe's Southwest Grill	2,498 SF
8139A	Mingfu	2,431 SF
8139C	Massage Envy	2,812 SF
8139E	Papa John's Pizza	1,339 SF
8145A	Smile Cleaners	1,300 SF
8145B	Great Clips	1,200 SF
8145C	Waxhaw Jewelers	1,280 SF
8145D	Cureton Nail Spa	2,420 SF
8157	Harris Teeter	48,756 SF
8163A	Club Pilates	2,400 SF
8163C	PostalAnnex	1,200 SF
8175A	Schimpfhauser & Haller	4,820 SF
TOTAL SQ. FT.		95,577

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Cureton Town Center Waxhaw, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	5,227	32,153	72,751
	2027 Projected Population	6,170	38,011	84,067
	2010 Census Population	3,010	18,385	44,305
	2000 Census Population	597	5,818	14,845
	1990 Census Population	333	3,691	8,533
	Historical Annual Growth 1990 to 2000	6.02%	4.65%	5.69%
	Historical Annual Growth 2000 to 2010	17.56%	12.19%	11.55%
	Estimated Annual Growth 2010 to 2022	4.42%	4.48%	3.97%
	Projected Annual Growth 2022 to 2027	3.37%	3.40%	2.93%
	Median Age	36.9	37.8	40.8
Households	Q2 2022 Estimated Households	1,680	10,376	23,960
	2027 Projected Households	1,985	12,262	27,720
	2010 Census Households	966	5,927	14,369
	2000 Census Households	220	2,051	5,027
	1990 Census Households	113	1,226	2,836
	Historical Annual Growth 1990 to 2000	6.85%	5.28%	5.89%
	Historical Annual Growth 2000 to 2010	15.95%	11.20%	11.07%
	Estimated Annual Growth 2010 to 2022	4.44%	4.49%	4.09%
	Projected Annual Growth 2022 to 2027	3.39%	3.40%	2.96%
	Population per Household	3.11	3.10	3.03
Population by Race	White	72.8%	75.9%	78.4%
	Black or African American	8.2%	9.1%	7.9%
	Asian & Pacific Islander	7.6%	4.7%	4.9%
	Other Races	3.1%	3.7%	3.1%
	Hispanic Population	8.2%	6.7%	5.7%
Income	Average Household Income	\$166,838	\$154,437	\$163,848
	Median Household Income	\$143,029	\$126,025	\$126,981
	Per Capita Income	\$53,632	\$49,845	\$53,974
Education (Age 25+)	Elementary	2.6%	1.2%	1.3%
	Some High School	1.5%	1.7%	2.0%
	High School Graduate	11.4%	14.5%	13.5%
	Some College	10.2%	13.8%	14.4%
	Associates Degree Only	10.5%	10.6%	9.7%
	Bachelors Degree Only	40.5%	38.6%	38.2%
	Graduate Degree	23.4%	19.6%	21.0%
Business	Number of Businesses	112	646	999
	Total Number of Employees	579	3,886	6,966
	Employees per Business	5.18	6.01	6.97
	Residential Population per Business	46.82	49.76	72.82

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.