

CURETON TOWN CENTER

WAXHAW, NC



SIZE

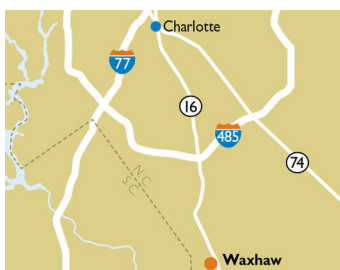
5,000 square feet

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

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

CURETON TOWN CENTER

8157 Kensington Drive | Waxhaw, NC 28173

| 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 | Cureton Cosmetic & Family Dentistry | 4,820 SF |
| TOTAL SQ. FT. | | 5,000 |

SITE LEGEND

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



CURETON TOWN CENTER

8157 Kensington Drive | Waxhaw, NC 28173



CURETON TOWN CENTER

8157 Kensington Drive | Waxhaw, NC 28173



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.