
3905 Providence Road, Waxhaw, NC

Prepared By:
W. E. Damon & Associates LLC



Four Oaks Shopping Center - 3905 Providence Rd S

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Waxhaw, NC 28173 | Union County | Union County Market

9,514 SF Retail - Conv/Strip Ctr Bldg with 1,318 SF Available at \$16.00 NNN



High profile location on Providence Road in Waxhaw, NC. National Anchors include Sherwin-Williams, Subway & Domino's.

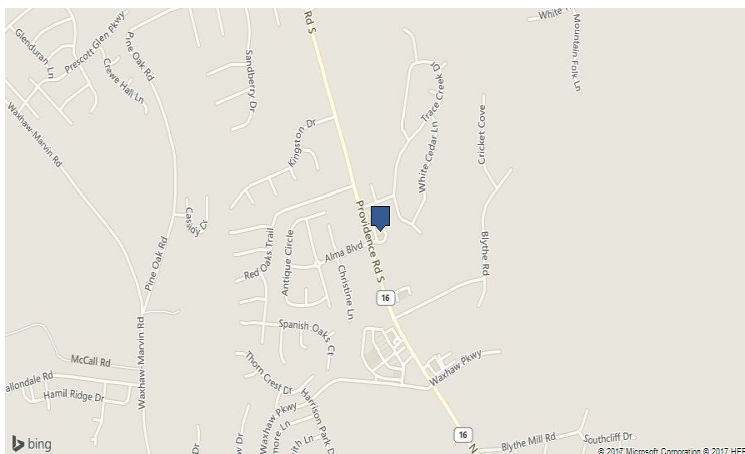
Property Type: **Ret**
Building Size: **9,514**
Year Built: **2004**
Land Area: **3.56 Ac.**
Parking Ratio: **5.04 /1000 SF**

Total Available: **1,318 SF**
Asking Rate: **\$16.00**
Sale Price: **Not for Sale**

Parking Spaces: **48**
of Anchors: **2**

Traffic Count (Pri):
Traffic Count (Sec):
Major Tenants: **Subway, The Color Bar Salon**
% Occupied: **86.15%**

Zoning Class: **Commercial**
Zoning Code: **AB0**
Land SF: **155,074 SF**
Parking Spaces: **48**
Tenancy: **Multi-Tenant**
Cross Streets: **SE/Rustic Oak Blvd/Providence Rd S**
Parcel Number: **06141008**
Leasing Rep: **W. E. Damon & Associates LLC / John B. Ashcraft Jr. (704) 906-9116**



Recorded Owner: **Arnold Mills & Son LLC**
Rec Owner Contact: **Parker Mills**
True Owner: **Mill Cleaners**
True Owner Contact: **Parker Mills (704) 289-1755**

Spaces

Unit	SF Avail	Max Contig	Min Div	Asking Rate	Vacant	Occupancy	Space Type	Term
3905-C	1,318	1,318	1,318	\$16.00 NNN	Yes	Now		
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Image Catalog



Building Comments

High Profile location on Providence Road in Waxhaw, NC. National Anchor Tenants include Sherwin-Williams, Subway & Domino's Pizza.

Four Oaks Shopping Center

Address: **3905 Providence Rd S**
Waxhaw, NC 28173

Market: **Union County / - -**
County: **Union**
Bldg Size: **9,514 SF**
Status: **Existing**
Available SF: **1,318**
Asking Rent/SF: **\$16.00 NNN**
Sale Price: **- -**
Price/SF: **- -**

**Details**

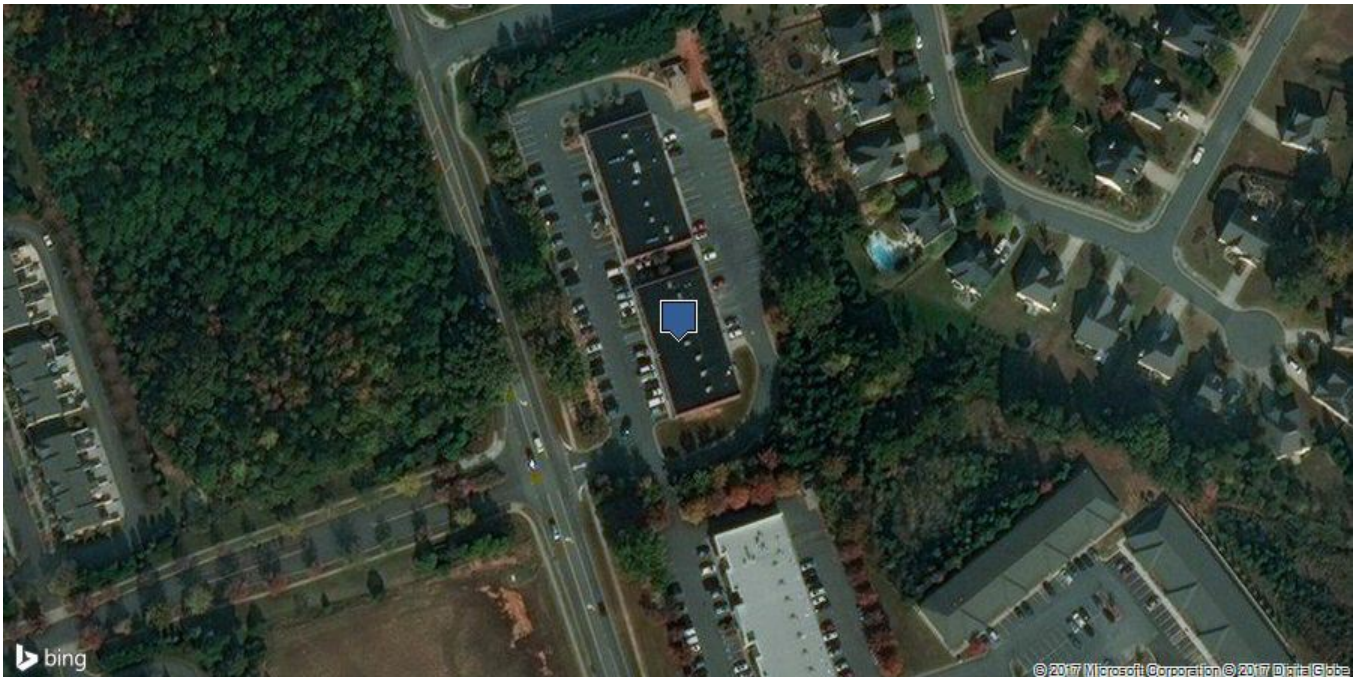
Property Type: **Ret / Conv/Strip Ctr**
Year Built: **2004**
of Anchors: **2**
Traffic Count (Pri.):
Traffic Count (Sec.):
Land Area: **3.56 Acres**
Land SF: **155,074 SF**

Construction Type: **Concrete Block**
Zoning Class: **Commercial**
Zoning Code: **AB0**
Percent Leased: **86.15%**
Operating Exp/SF: **- -**
Min Divisible: **1,318 SF**

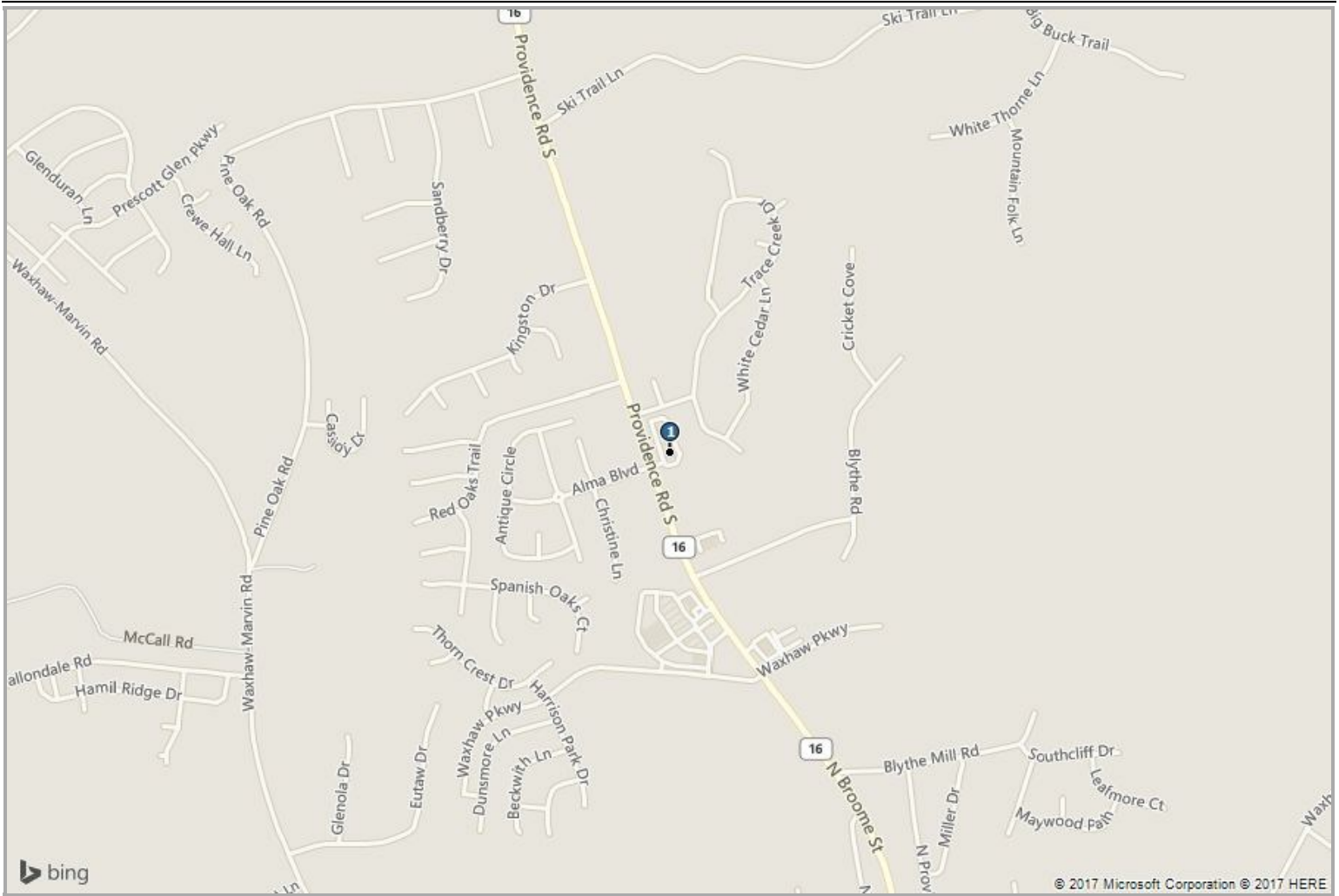
Recorded Owner: **Arnold Mills & Son LLC**
Listing Company: **W. E. Damon & Associates LLC**
Listing Agent: **John B. Ashcraft Jr. / (704) 906-9116**

Major Tenant 1: **Subway**
Major Tenant 2: **The Color Bar Salon**

Parcel Number: **06141008**
Parking: **48 Spaces available; 5.04/1,000 Ratio**

Aerial Map

Road Map



Address	City, State Zip	Number on report
1 3905 Providence Rd S	Waxhaw, NC 28173	1