
Four Oaks Shopping Center, Waxhaw, NC

Prepared By:
W. E. Damon & Associates LLC



Four Oaks Shopping Center - 3901 Providence Rd

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Waxhaw, NC 28173 | Union County | Union County Market

9,514 SF Retail - Conv/Strip Ctr Bldg with 2,815 SF Available at \$16.00 NNN



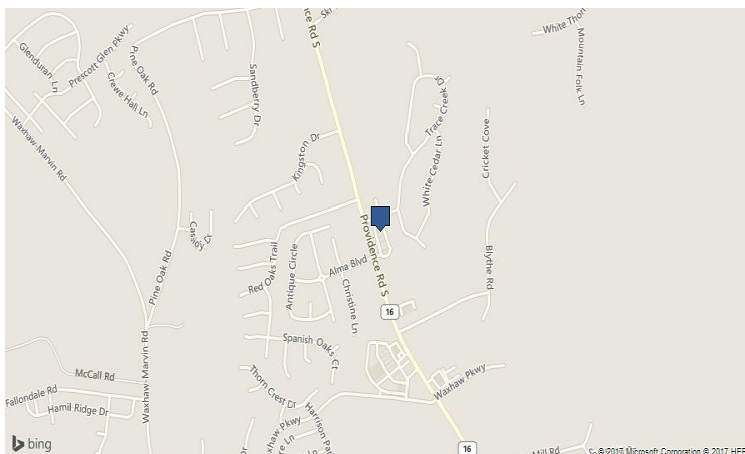
High profile location on Providence Road in Waxhaw, NC. National Anchors include Sherwin-Williams, Subway and Domino's.

Property Type: **Ret**
Building Size: **9,514**
Year Built: **2004**
Land Area: **3.56 Ac.**
Parking Ratio: **6.94 /1000 SF**

Total Available: **2,815 SF**
Asking Rate: **\$16.00**
Sale Price: **Not for Sale**

Parking Spaces: **66**
of Anchors: **0**
Traffic Count (Pri): **19,000**
Traffic Count (Sec):
Major Tenants:
% Occupied: **84.5%**

Zoning Class: **Commercial**
Zoning Code: **CUC3**
Land SF: **155,074 SF**
Parking Spaces: **66**
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
3901-C	1,340	1,340	1,340	\$16.00 NNN	No	12/1/2017	Shop (in-line)	Three Years
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3901-E	1,475	1,475	1,475	\$16.00 NNN	Yes	Now	Shop (in-line)	Three Year
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Image Catalog



Building Comments

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Four Oaks Shopping Center

Address: **3901 Providence Rd**
Waxhaw, NC 28173

Market: **Union County / - -**
County: **Union**
Bldg Size: **9,514 SF**
Status: **Existing**
Available SF: **2,815**
Asking Rent/SF: **\$16.00 NNN**
Sale Price: - -
Price/SF: - -

**Details**

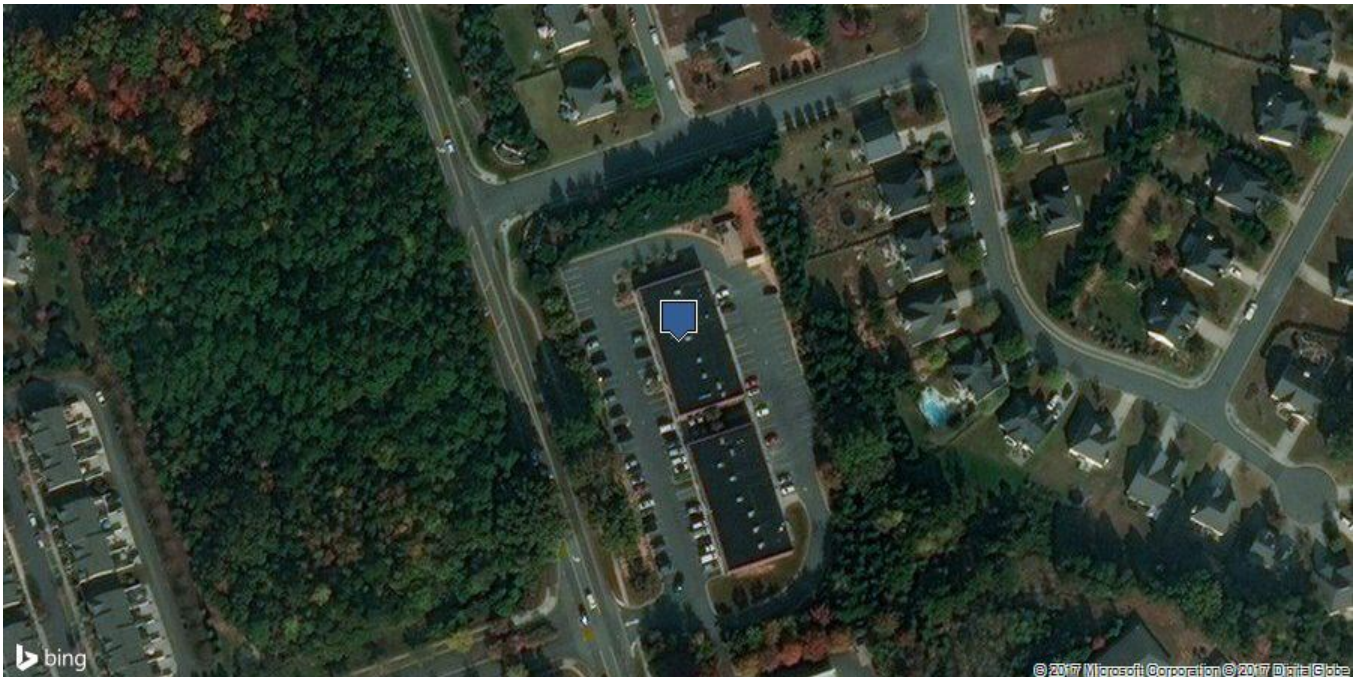
Property Type: **Ret / Conv/Strip Ctr**
Year Built: **2004**
of Anchors: **0**
Traffic Count (Pri.): **19,000**
Traffic Count (Sec.):
Land Area: **3.56 Acres**
Land SF: **155,074 SF**

Construction Type: **Concrete Block**
Zoning Class: **Commercial**
Zoning Code: **CUC3**
Percent Leased: **84.5%**
Operating Exp/SF: **\$3.25**
Min Divisible: **1,340 SF**

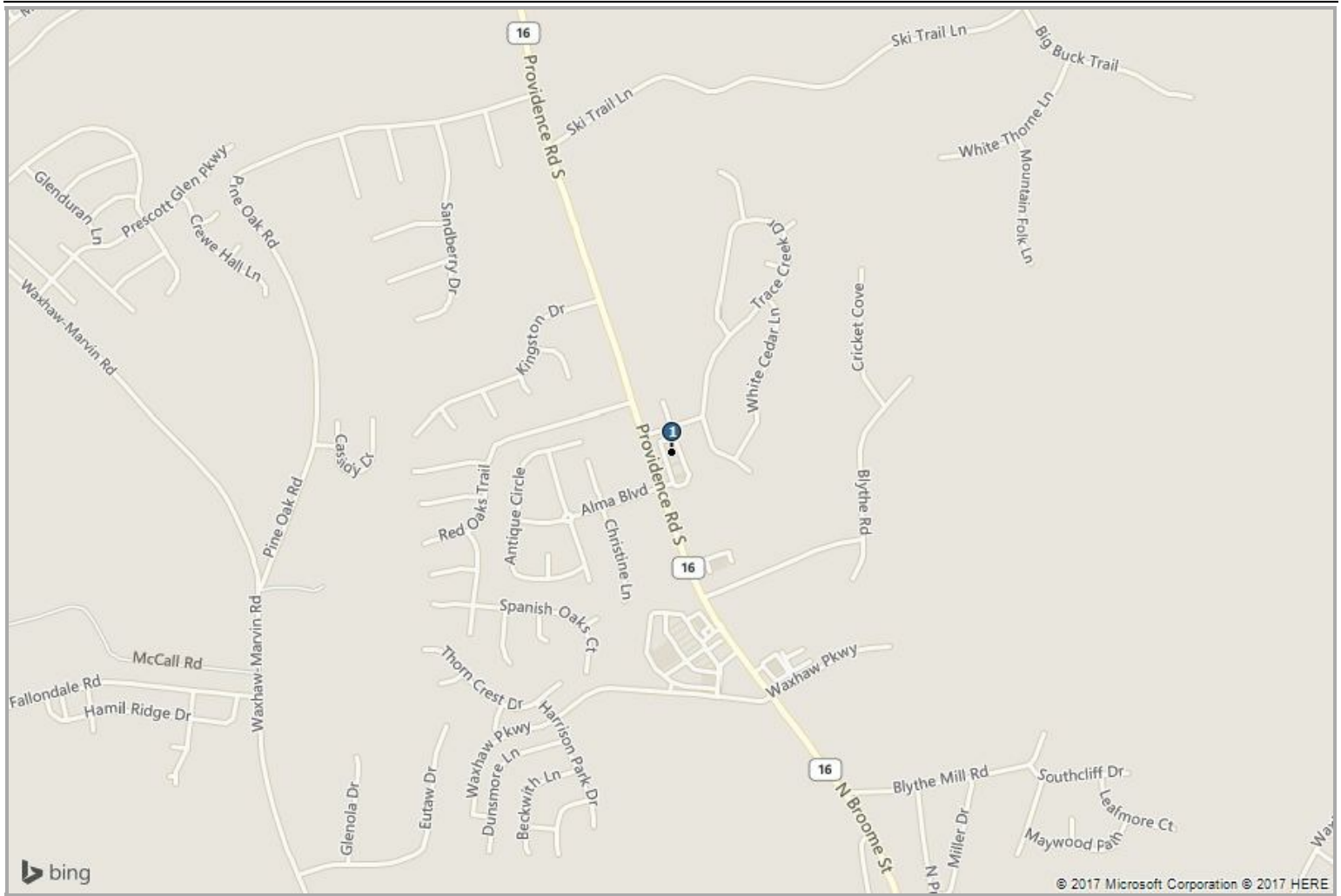
Recorded Owner: **Arnold Mills & Son LLC**
Listing Company: **W. E. Damon & Associates LLC**
Listing Agent: **John B. Ashcraft Jr. / (704) 906-9116**

Major Tenant 1:
Major Tenant 2:

Parcel Number: **06141008**
Parking: **66 Spaces available; 6.94/1,000 Ratio**

Aerial Map

Road Map



Address	City, State Zip	Number on report
1 3901 Providence Rd	Waxhaw, NC 28173	1