

WATERSIDE CROSSING

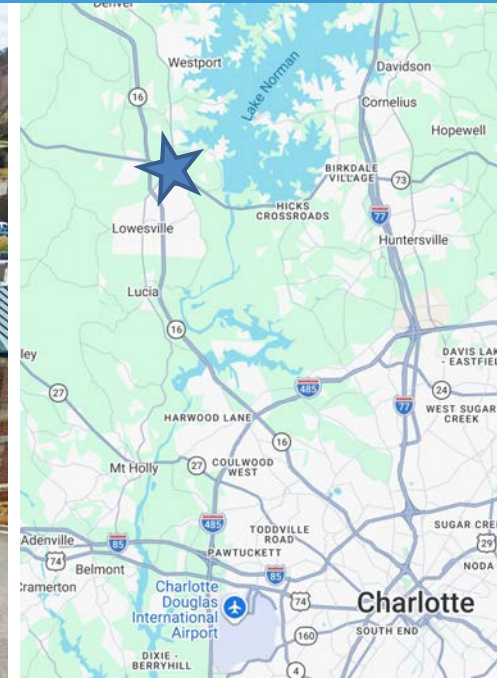
121-179 CROSS CENTER DRIVE, DENVER, NC 28037

FOR LEASE

NS New South
Properties

NEWSOUTHPROP.COM

± 1,684 SF RETAIL SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 1,684 SF retail space available
- The well established 79,437 SF neighborhood center anchored by Harris Teeter offers prime location at the intersection of Hwy 73 and Hwy 16 (Business) serving the surrounding Lake Norman communities
- Co-tenants include Bank of America, Chillfire Bar & Grill, Edward Jones, Fresh Chef Kitchen, T-Mobile, Pizza Hut, Great Clips, Anytime Fitness, Benchmark Physical Therapy and East Coast Wings
- NOW OPEN: Waterbean Coffee

DEMOGRAPHICS (2026)

	5 MILES	7 MILES	TRADE AREA
 POPULATION	34,379	89,458	95,818
 AVERAGE HH INCOME	\$171,754	\$178,672	\$157,805
 MEDIAN HH INCOME	\$122,206	\$127,470	\$114,008
 FAMILY POPULATION	28,780	73,786	78,866
 AVERAGE FAMILY INCOME	\$194,188	\$209,168	\$185,447
 SOME COLLEGE OR HIGHER	75.4%	79.2%	76.5%
 DAYTIME POPULATION	17,388	49,218	50,217

BROKER CONTACT

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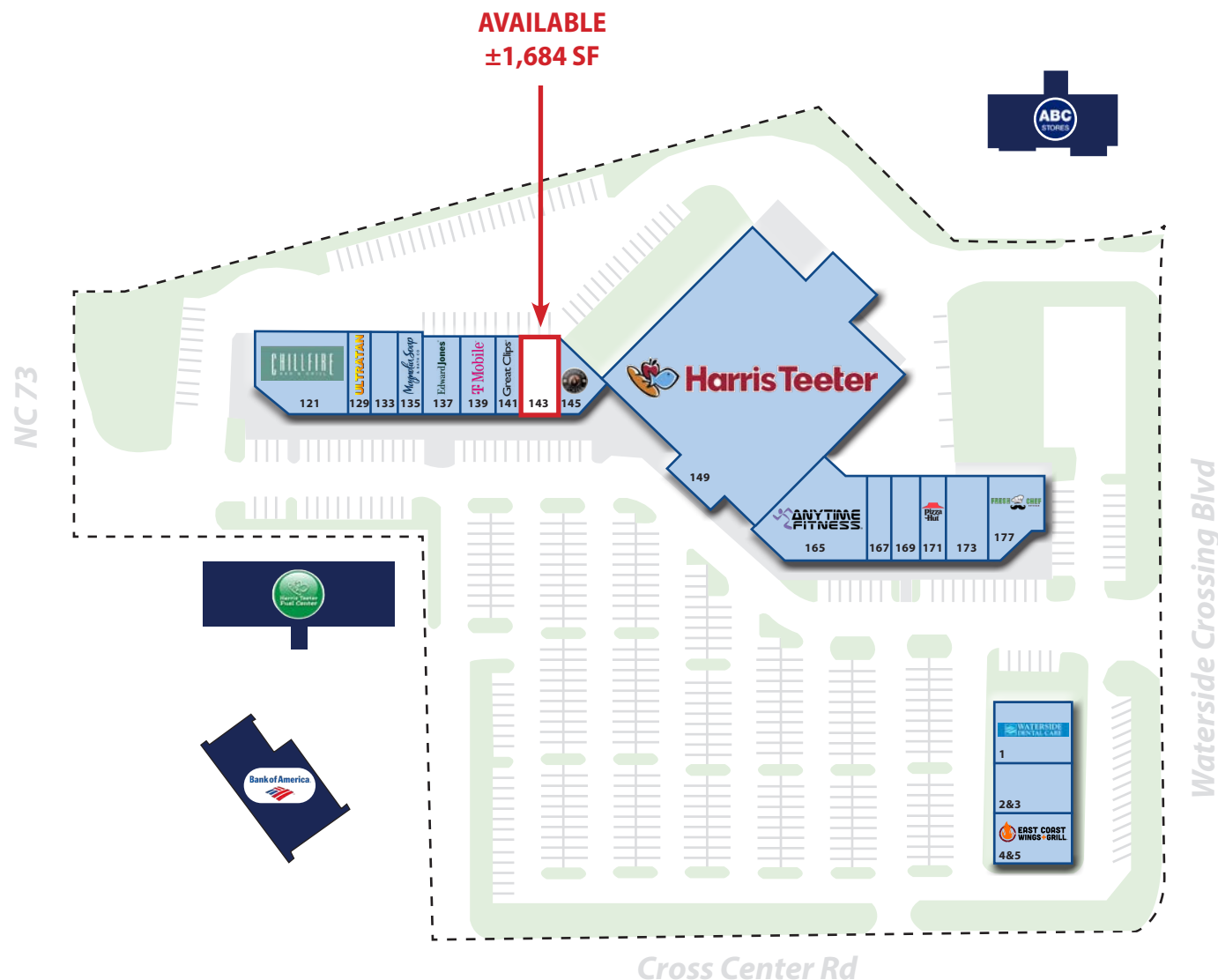
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SITE PLAN

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Suite	Tenant
121	Chillfire Bar & Grill
129	Ultra Tan
133	Mattiello's Italian Restaurant
135	Magnolia Soap & Bath Co.
137	Edward Jones
139	T Mobile
141	Great Clips
143	AVAILABLE
145	Waterbean Coffee
149	Harris Teeter
165	Anytime Fitness
167	Benchmark Physical Therapy
169	Sunrise Cafe
171	Pizza Hut
173	Birkdale Cleaners
177	Fresh Chef
1	Waterside Dental Care
2 & 3	Charm Nail Salon
4 & 5	East Coast Wings

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AERIAL VIEW

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DRONE AERIAL

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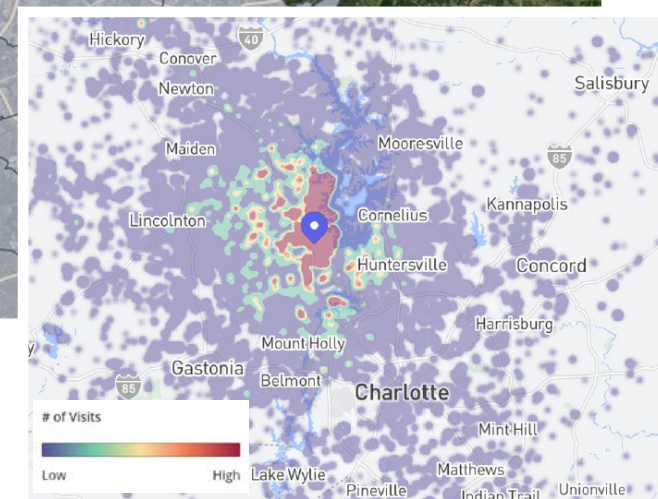
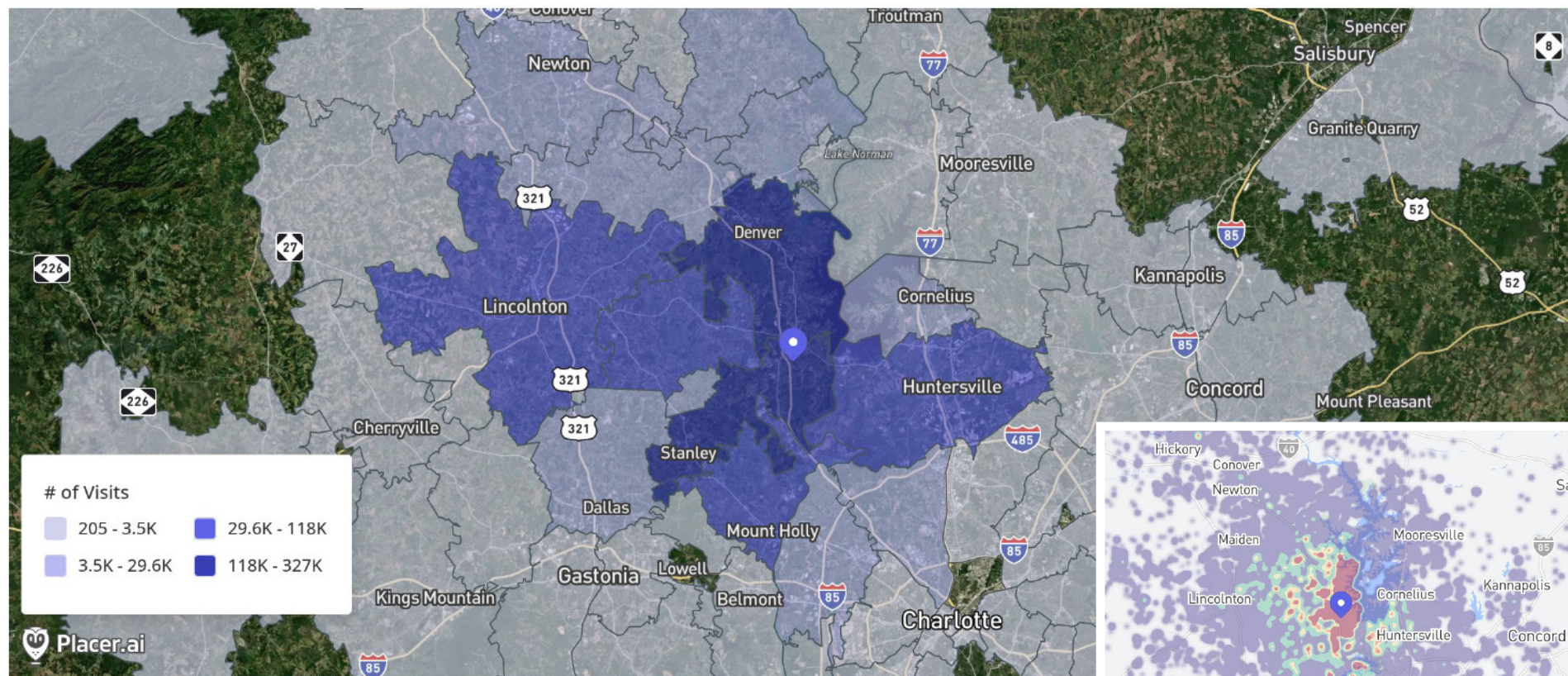
VISITORS

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Visitors By Origin

Mar 1, 2025 - Feb 28, 2026



The Shoppes at Waterside
149 Cross Center Drive, Denver, NC 28037

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