



Available For Ground Lease

Waxhaw Indian Trail Road | Wesley Chapel, NC



1111 Metropolitan Avenue, Suite 700
Charlotte, NC 28204
704.206.8300

Contact: Stanford Garnett
704.206.8345
sgarnett@collettre.com

Property Overview

PROPERTY FEATURES

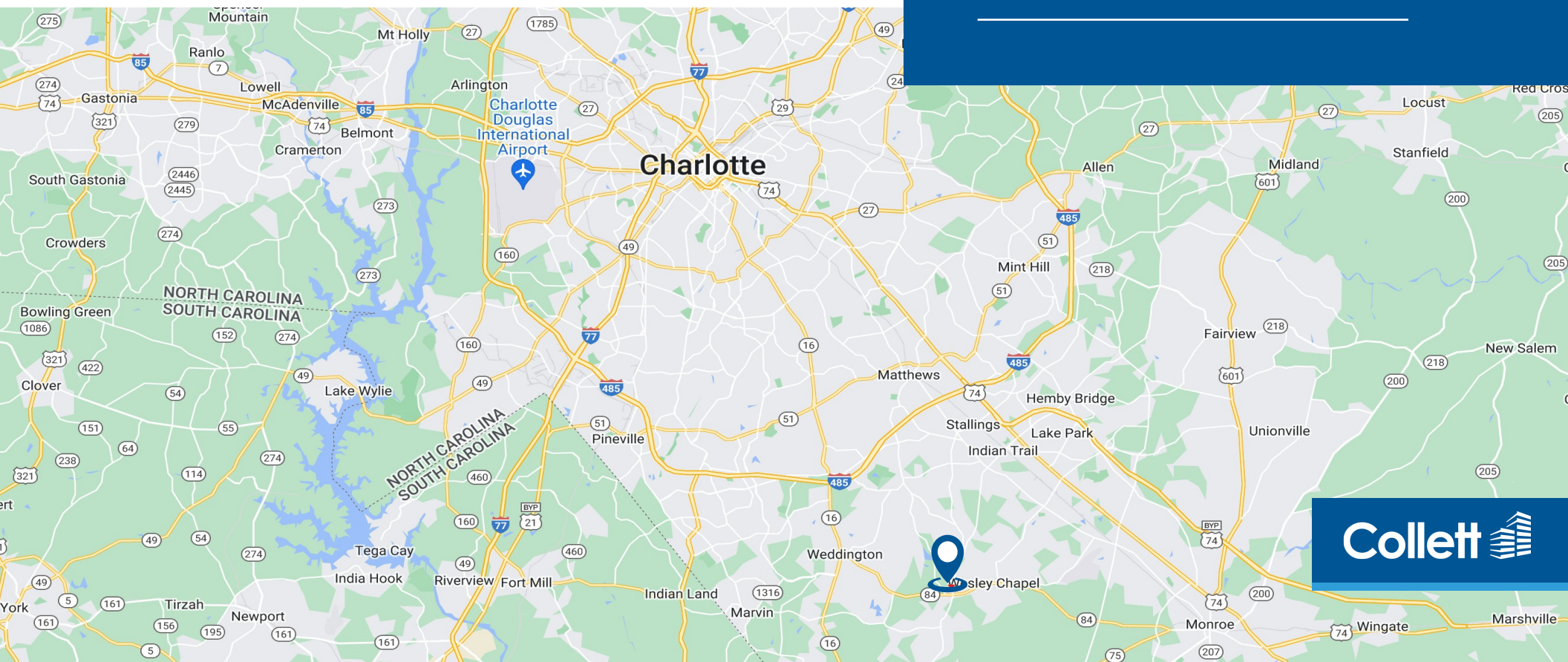
- Approximately 0.5 acres (net of shared detention pond) available for Ground Lease.
- Site is located along Waxhaw Indian Trail Road.
- Rare B-1 zoning opportunity
- Ideal uses include medical, office, bank & retail
- Water/sewer capacity currently available (June 2022)

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	3,085	26,692	79,672
Project Pop.	3,386	30,831	90,381
Avg. HH Income	\$168,192	\$154,102	\$140,936

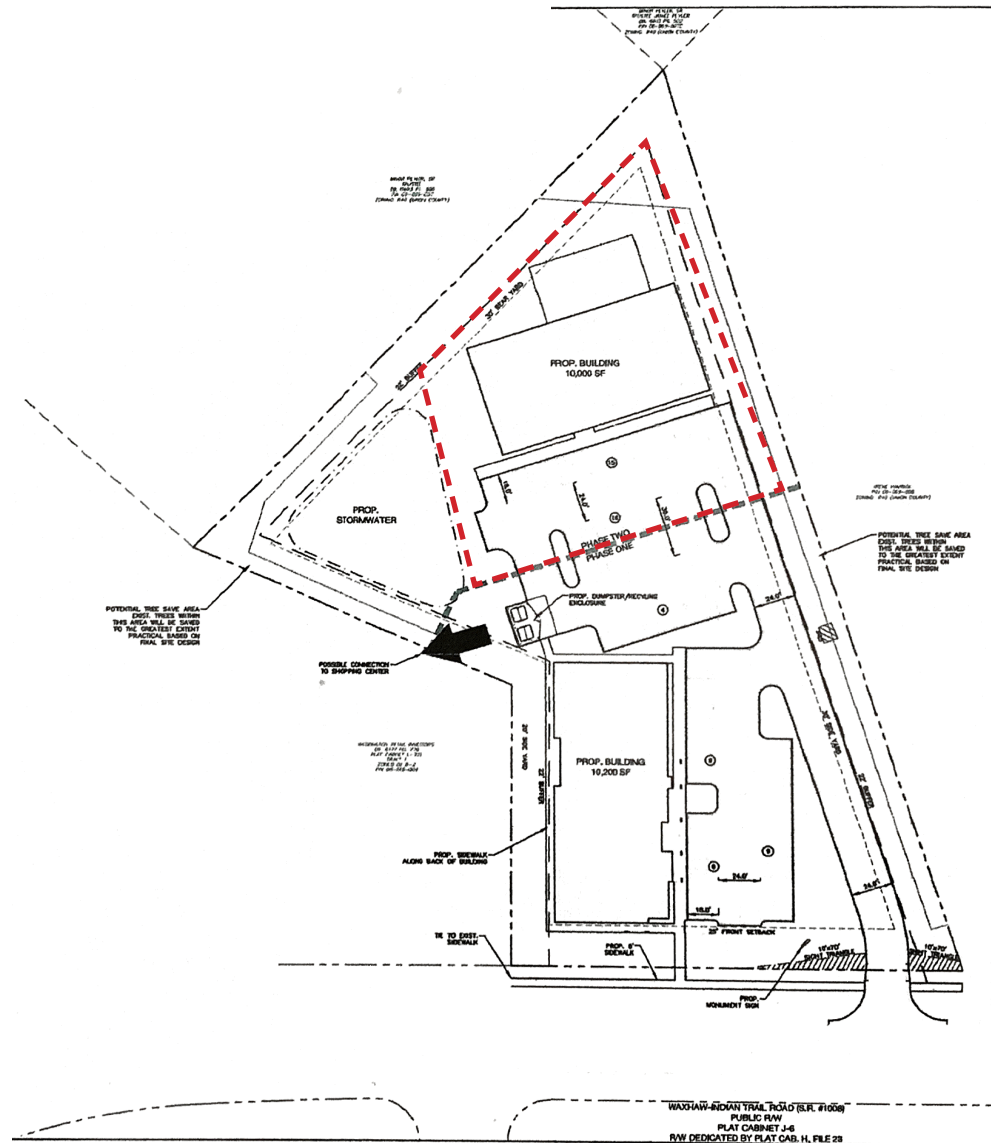
TRAFFIC COUNTS

Waxhaw Indian Trail Rd	21,569 VPD
Weddington Rd	19,980 VPD
Potters Rd	12,490 VPD



Wesley Chapel, NC

Site Plan



Wesley Chapel, NC

Site Plan

CONTACT INFORMATION

OWNER:
CAROLINA PETS ANIMAL HOSPITAL
CONTACT: HEATHER MEYERS
ADDRESS: 5922 WEDDINGTON RD.
WESLEY CHAPEL, NC 28104
PHONE: 704-220-0226

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS
CONTACT: BRIAN D. SMITH, P.E.
ADDRESS: 1213 W MOREHEAD ST STE 450
CHARLOTTE, NC 28208
PHONE: 704-334-3303

ARCHITECT:
BDA ARCHITECTURE, P.C.
CONTACT: DAVID MADDEN
ADDRESS: 901 LAMBERTON PLACE, NE
ALBUQUERQUE, NM 87017
PHONE: 505-858-0180 FAX: 505-858-0111

WAXHAW PL. 2008
ZONING: PW (WAXHAW COUNTY)
USE: RESIDENTIAL

WEDDINGTON RD. 2008
ZONING: RD (WAXHAW COUNTY)
USE: RESIDENTIAL

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 06045009E
TOTAL SITE AREA: 2.63 AC
EXISTING ZONING: B-2
PROPOSED USE: VETERINARY OFFICE

VICINITY MAP

1213 W MOREHEAD ST STE 450
CHARLOTTE, NC 28208
P: 704-334-3303
urban@designpartners.com



**URBAN
DESIGN
PARTNERS**

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PE Firm No. P-0418 NC CDR No. C-05044



06/29/2022

Carolina Pets
Animal Hospital

5922 Weddington Road
Wesley Chapel, NC 28104

**Carolina Pets
Animal Hospital**
Utility Sketch Plan
Waxhaw-Indian Trail Road, Wesley Chapel, NC 28104

DATE: BY: REVISIONS:

Collett

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

SK-1.0



BEFORE YOU DIG
CALL 811 OR 1-800-832-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

