Big Rock Denver

Intersection of St. James Church Rd & NC-16 | Denver, NC 28037

Available for Lease, Ground Lease, or Build-to-Suit

Retail, Restaurant, Office, Service, Medical, MultiFamily, Warehouse, Self-Storage, Hospitality



Property Overview

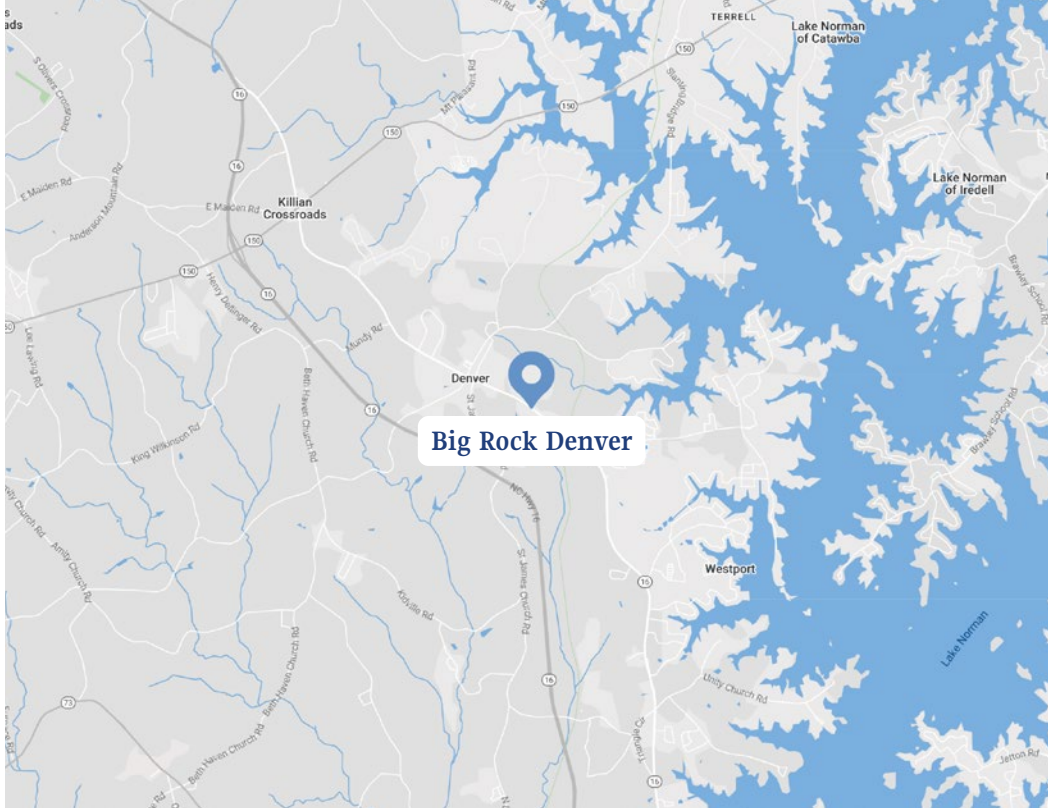
Big Rock Denver

Available for Lease, Ground Lease, or BTS

Offering ± 68,100 SF of prime retail space at the highly visible corner of NC-16 Business and Saint James Church Road in Denver, NC, this site also supports medical office or light industrial uses. With prominent building and monument signage available, direct access from major thoroughfares, and drive-thru/ outparcel opportunities, tenants can capitalize on consistent traffic and easy ingress/egress. Positioned in the heart of a rapidly growing community, this location is poised to meet the area's expanding commercial demands.

Property Details

Address	Intersection of St. James Church Rd & NC-16 Denver, NC 28037	
Availability	**OP 1**	+/- 1.36 AC
	OP 2	+/- 0.65 AC
	OP 3	+/- 0.818 AC
	Small Shop Space	+/- 7,100 SF
	Grocery Anchor	+/- 61,000 SF
	Warehouse / Self Storage	+/- 55,000 SF
Use	Retail, Restaurant, Office, Service, Medical, MultiFamily, Self-Storage, Warehouse, Hospitality	
Parking	308 parking spaces	
Delivery	To Be Determined	
Lease Rate	Call for Leasing Details	



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	1,466	17,785	34,950
Avg. Household Income	$114,161	$151,731	$150,253
Median Household Income	$88,764	$111,073	$107,613
Households	621	7,021	13,750
Daytime Employees	1,017	4,568	7,840





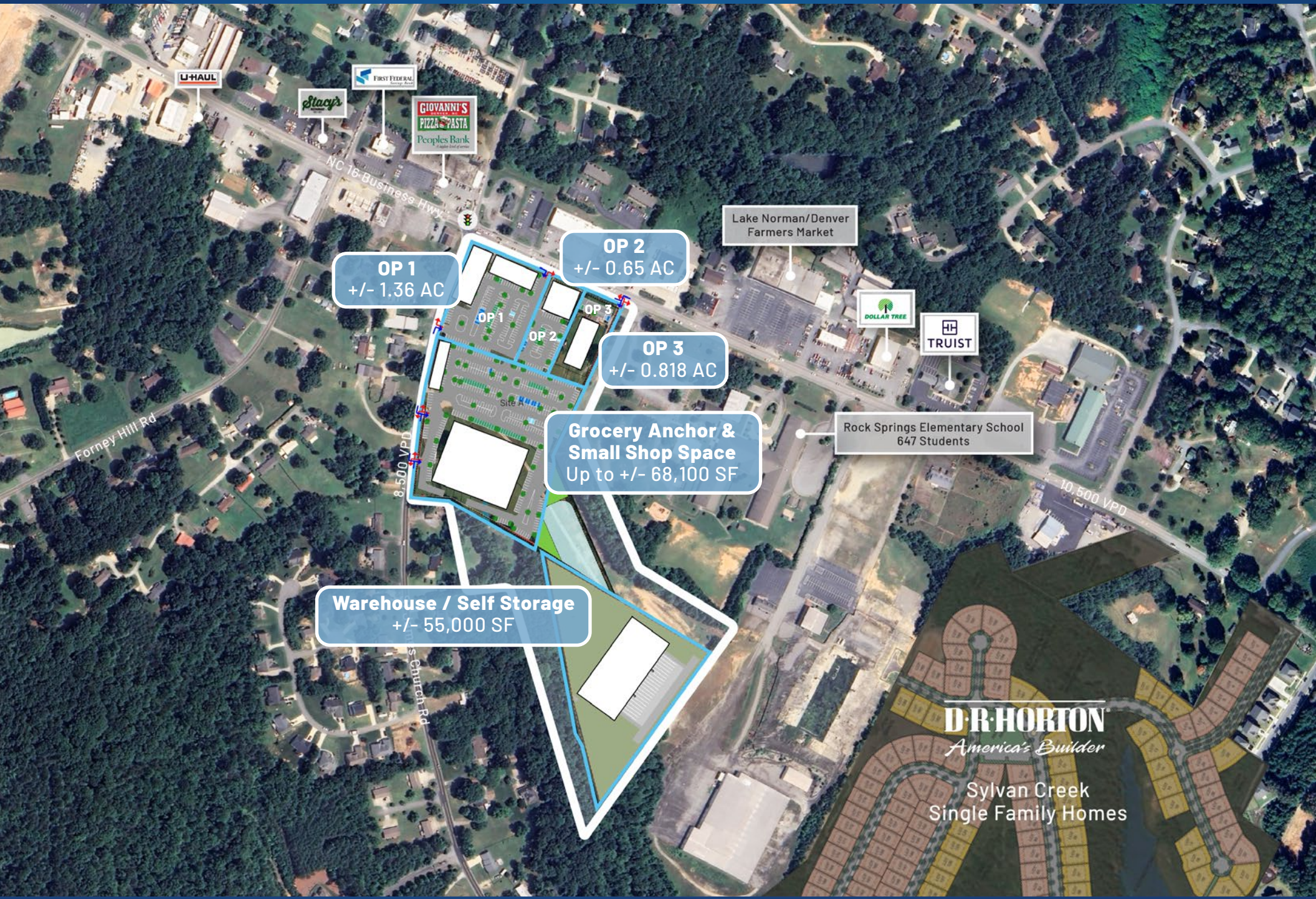




South View of Site



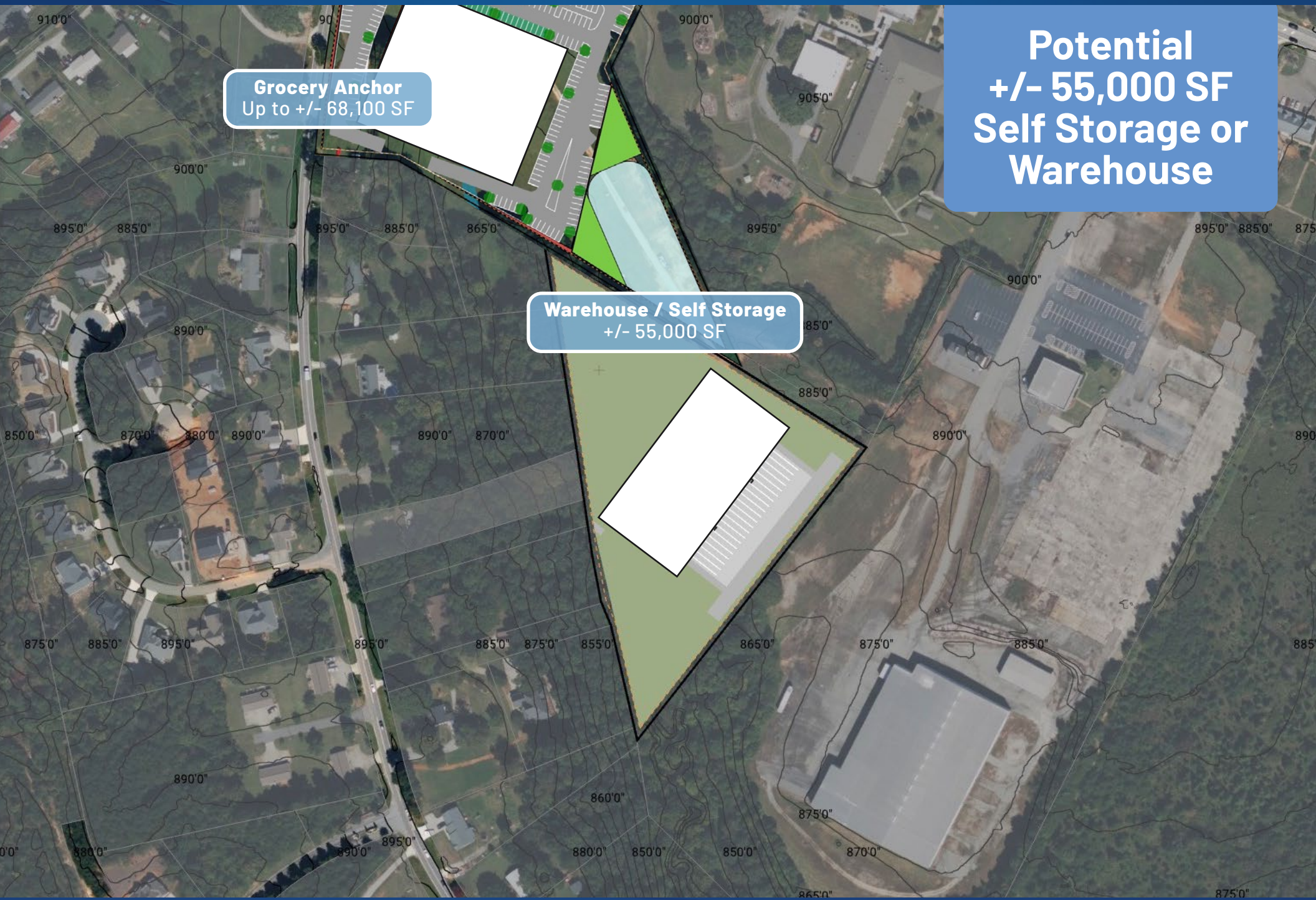
Site Overview



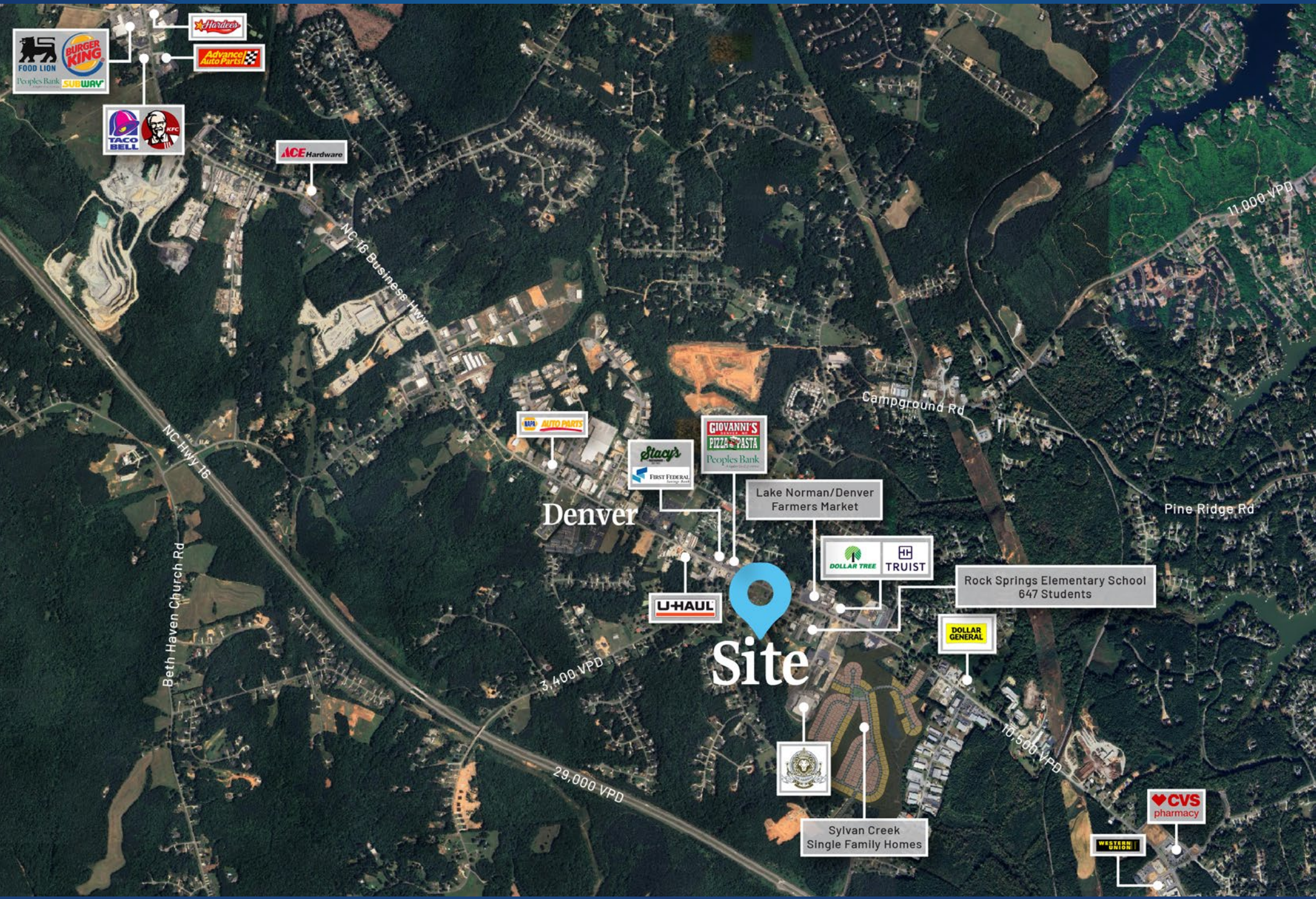
Site Plan



Available for Lease, Ground Lease, or BTS


Grocery Anchor
Up to +/- 68,100 SF
Warehouse / Self Storage
+/- 55,000 SF
Potential
+/- 55,000 SF
Self Storage or
Warehouse

Market Overview



Lake Norman

North Carolina

Lake Norman, the largest man-made lake in the Carolinas, is the place for fun in the sun! Created in 1963 by Duke Energy, Lake Norman is 34 miles long with 520 miles of shoreline. The area is separated by four different counties, Iredell County, Catawba County, Mecklenburg County and Lincoln County. Nestled on the banks of beautiful Lake Norman are the towns of Cornelius, Davidson, Huntersville, Denver, Mooresville, Sherrills Ford and Troutman. These unique towns present a wide array of leisure amenities for visitors and guests including upscale shopping, restaurants, NASCAR, fishing and other water activities. From Lake Norman, you may enjoy the ease of traveling anywhere in the state, being just 30 minutes north of Charlotte, while the mountains and coast are a short drive away.













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