Publix #1603 - Cambridge Village

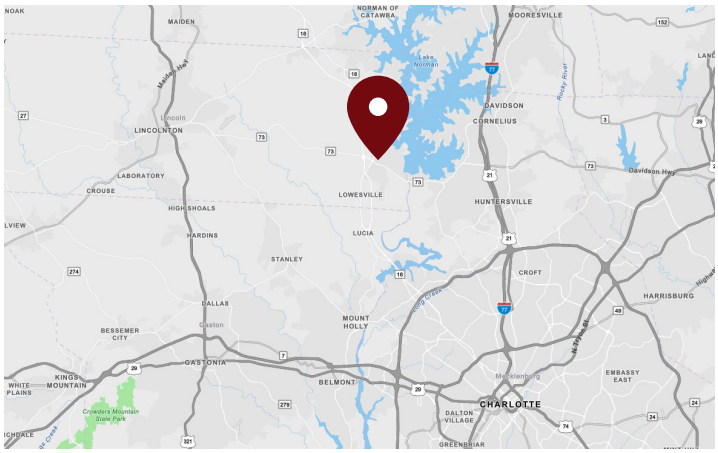
513 Brentwood Road
Denver, NC 28037
Lat 35.447, Long -80.993

FOR LEASE

1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix Anchored Center Located in Denver, NC Which Has Experienced Explosive Population Growth of Over 45% From 2010 Driven by Ongoing Development
- Excellent Frontage Along Highway 16 With Ample Parking and Nearby the Busy Intersection With Highway 73
- Surrounding Area Has an Abundance of Recently Built and Currently Under Construction Residential Developments
- In Close Proximity to Catawba Springs Elementary School (529 Students) and East Lincoln High School (1,047 Students)
- Combined Traffic Count: 36,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,369	19,629	36,413
Daytime Population	5,236	19,457	33,070
Total Households	1,355	8,127	14,837
Avg. HH Income	$159,287	$156,538	$170,485

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | **mholley@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
ANC	Publix	49,098
A-1&2	Daisy Nails & Spa	2,400
A-3	AVAILABLE	1,200
A-4&5	Dog Supplies	2,500
A-6	The UPS Store	1,400
A-7	Shampoodles Groomery	1,400
A-8	Denver Eye Care	2,100
A-9	Crafty Burger	2,100

TOTAL 62,198

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
197,000

EST. # OF VISITS ANNUALLY
1.7 Million

AVG. VISITS / CUSTOMER
8.66

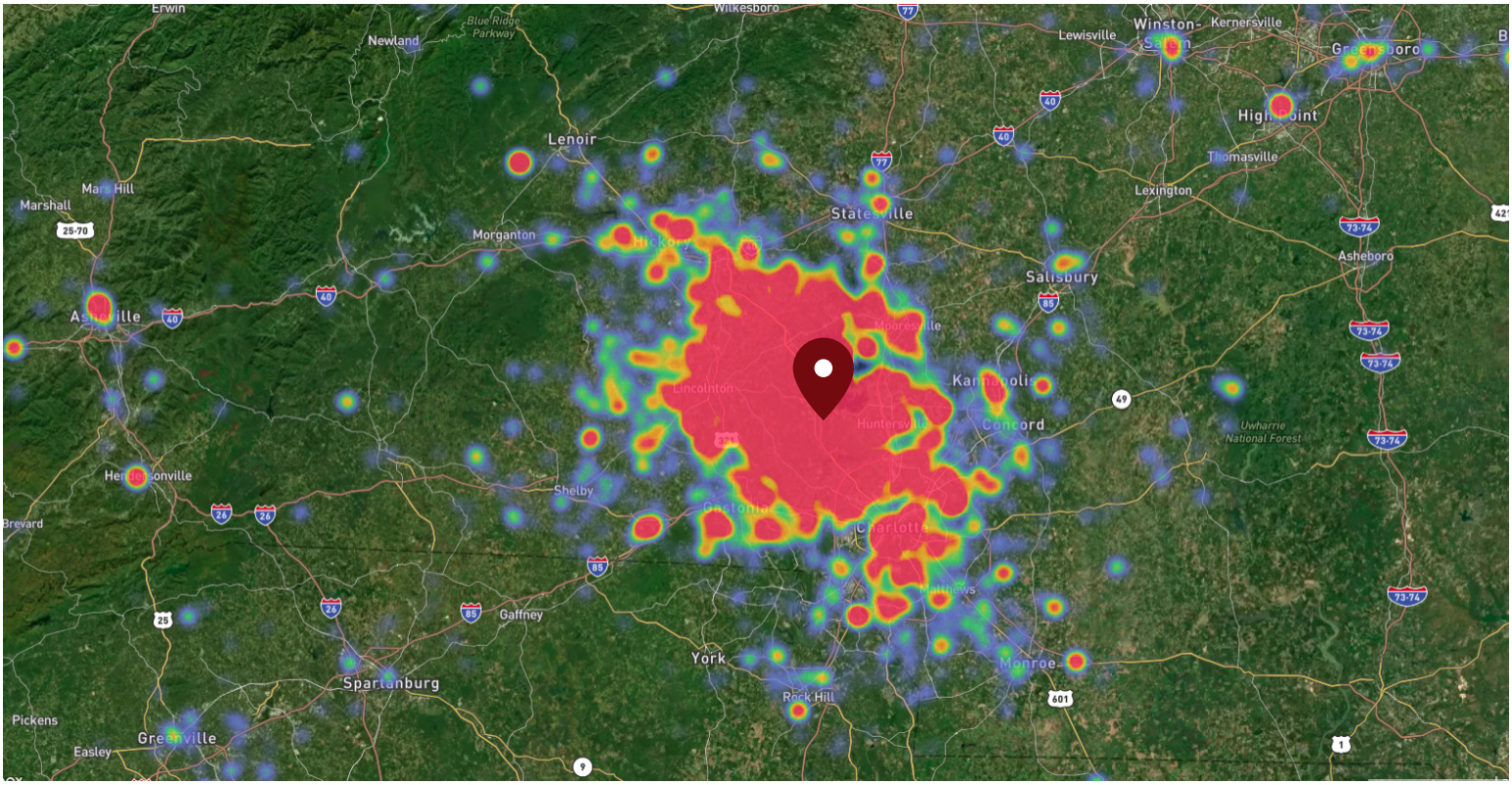
AVG. LENGTH-OF-STAY / VISIT
21 Min

TOP 3 DAYS	# OF VISITS
Friday	274,787
Saturday	272,546
Wednesday	243,464

TOP 3 HOURS	# OF VISITS
12-1 PM	226,779
1-2 PM	220,335
5-6 PM	215,777

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2025 - June 30, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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