


Harris Teeter
Neighborhood Food & Pharmacy

Pharm

4821

BEREWICK TOWN CENTER

STEELE CREEK ROAD, CHARLOTTE, NC 28273



TRADE AREA MAP



DESCRIPTION

- Located in Southwest Charlotte at the intersection of Steele Creek Rd and Dixie River Road
- Anchored by a 53,000 SF Harris Teeter
- Berewick is a master planned development and included 1,600 single family homes, the Berewick Pointe Apartments, Hampton Inn & Suites, Walgreens, medical offices and additional service and retail
- Strategically located 5 minutes from Charlotte Douglas International Airport and adjacent to Charlotte Premium Outlets and I-485

BUILDING FEATURES	
PROPERTY SIZE	110,000 SF
TRAFFIC	
SHOPTON RD WEST	17,000 VPD
STEELE CREEK RD	29,700 VPD

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED POPULATION 2022	9,693	42,966	97,495
AVERAGE AGE	33.4	33.7	33.7
TOTAL EMPLOYEES	1,636	28,978	81,852
MEDIAN HOME VALUE 2022	\$317,979	\$303,493	\$311,105
AVG HOUSEHOLD INCOME	\$84,701	\$85,908	\$83,773

FOR MORE INFORMATION, PLEASE CONTACT:

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 Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



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THE NEIGHBORHOOD

Close to the master planned community of Berewick with over 3,000 homes and 773 apartments, Charlotte Premium Outlets and the Shoppes of Madison Place, Steele Creek has become a bustling suburb reflecting the quick pace at which Charlotte has grown in the last few years.

Across from Berewick Town Center will be the recently approved 185 acre mixed-use development, set to include a future 150-bed hospital, up to 1.2 million SF of office and medical space, multi-family, senior living, and single-family uses.

HAMPTON INN & SUITES



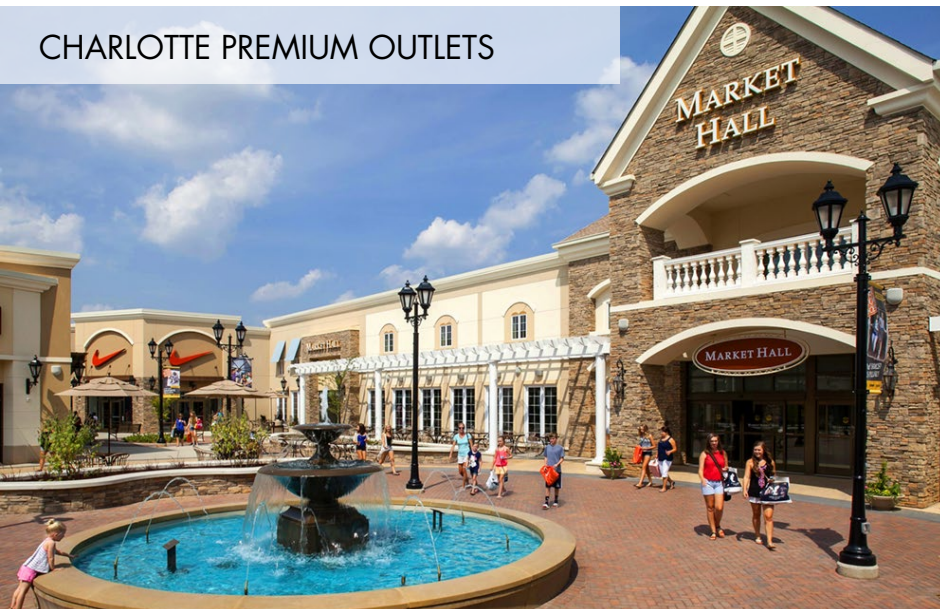
SHOPPES OF MADISON PLACE



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CHARLOTTE PREMIUM OUTLETS



BEREWICK POINTE APARTMENTS



MADISON PLACE APARTMENTS



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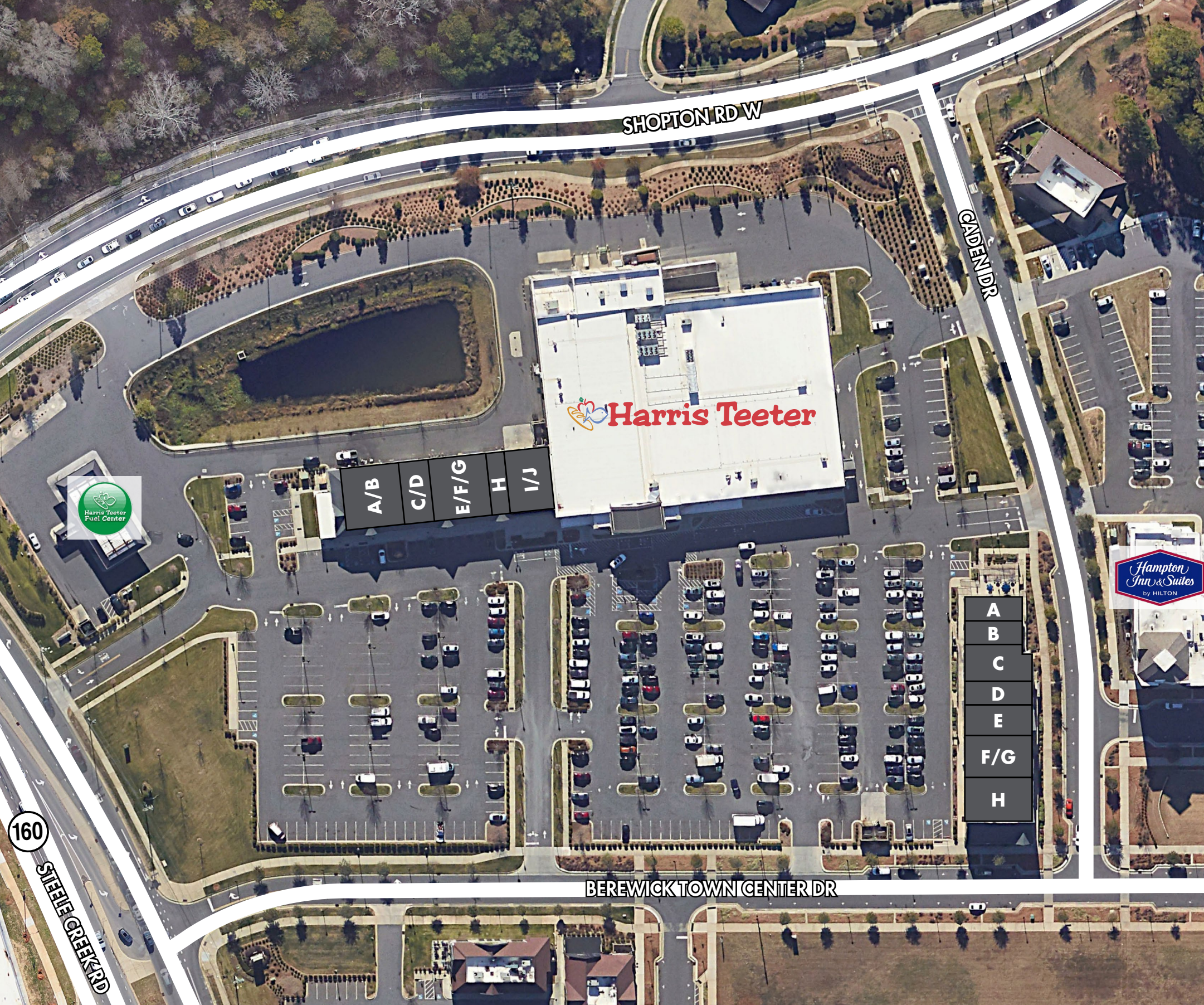
SITE PLAN

SUITE	TENANT	SF
A/B	ENRICO'S ITALIAN RESTAURANT	2,723
C/D	NOVANT GO HEALTH	2,206
E/F/G	HOLLYWOOD FEED	3,574
H	LAPELS DRY CLEANERS	1,200
I/J	IDEAL DENTAL	2,302

SUITE	TENANT	SF
A	ISLAND FIN POKE	1,317
B	CLEAN JUICE	1,243
C	JERSEY MIKE'S SUBS	1,686
D	GREAT CLIPS	1,055
E	THE UPS STORE	1,556
F/G	PASSION NAIL BAR	3,286
H	IVYREHAB	2,386

- AVAILABLE
- NEGOTIATING
- LEASED

APRIL 20, 2023



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