

STEELE CREEK

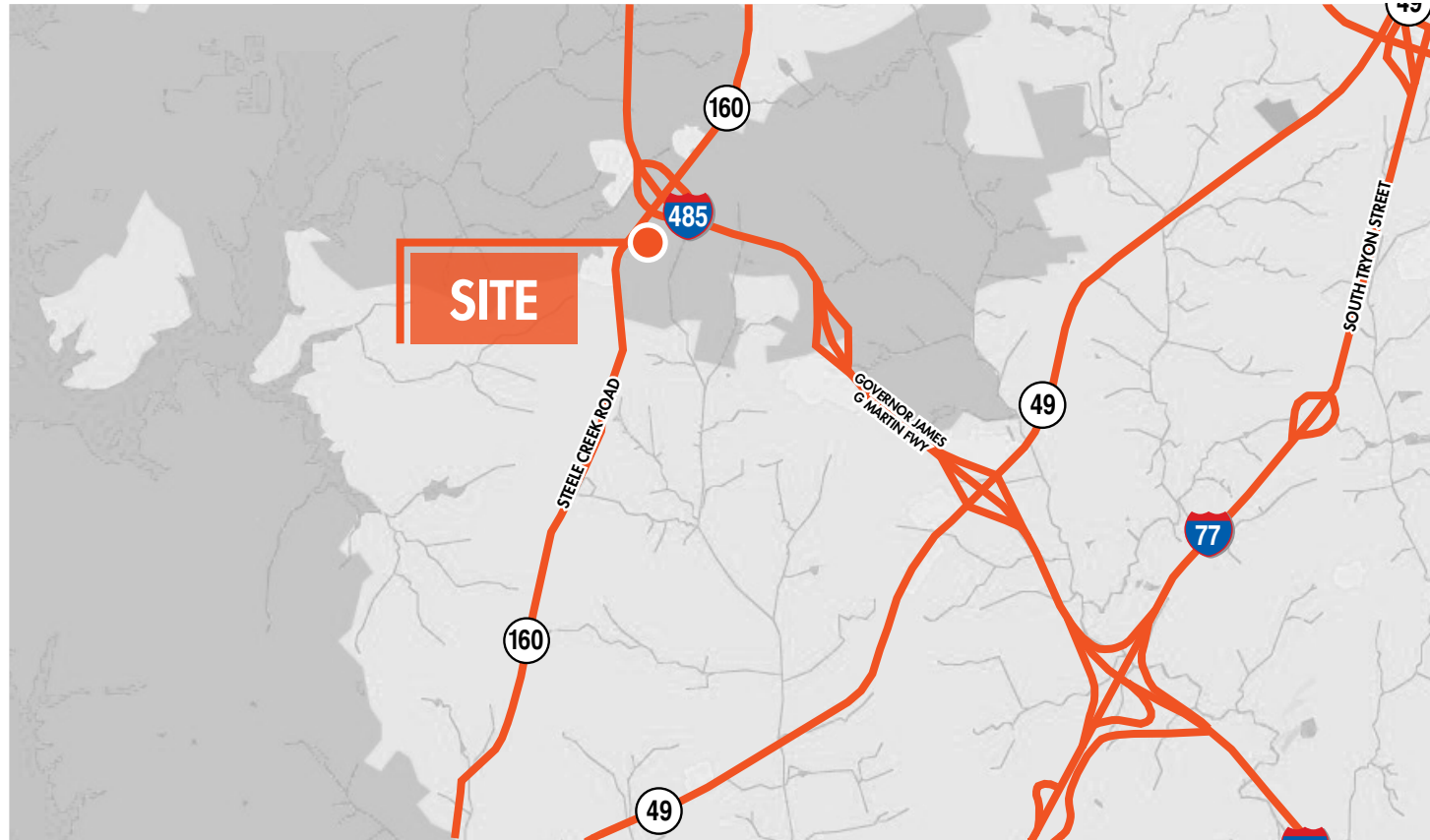
RETAIL SPACE & OUTPARCELS AVAILABLE FOR LEASE

STEELE CREEK ROAD, CHARLOTTE, NC 28273



PROPERTY DESCRIPTION

THE NEIGHBORHOOD



- Outparcel and retail space available for lease
- Multi-use development to include up to 57,000 retail SF and up to 368 residential units
- Located in Southwest Charlotte on Steele Creek Road at I-485
- Strategically located off I-485 five minutes from Charlotte Douglas International Airport
- Adjacent to the recently approved 185 acre mixed-use development 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.

- Planned Steele Creek Road improvements for improved access, multi-modal shared use path to be built along site frontage, new roads constructed to connect adjacent redevelopment site
- Close to the master planned community of Berewick with over 3,000 homes, 773 apartments, Berewick Town Center and Charlotte Premium Outlets

TRAFFIC	
STEELE CREEK RD	38,500 VPD
I-485	97,000 VPD



1 MILE RADIUS

- 5,808 ESTIMATED POPULATION 2022
- 34.3 AVERAGE AGE
- 1,884 TOTAL EMPLOYEES
- \$295,949 MEDIAN HOME VALUE 2022
- \$84,878 AVG HOUSEHOLD INCOME

3 MILE RADIUS

- 41,053 ESTIMATED POPULATION 2022
- 33.4 AVERAGE AGE
- 30,716 TOTAL EMPLOYEES
- \$240,252 MEDIAN HOME VALUE 2022
- \$83,157 AVG HOUSEHOLD INCOME

5 MILE RADIUS

- 102,014 ESTIMATED POPULATION 2022
- 33.5 AVERAGE AGE
- 95,351 TOTAL EMPLOYEES
- \$249,343 MEDIAN HOME VALUE 2022
- \$80,938 AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

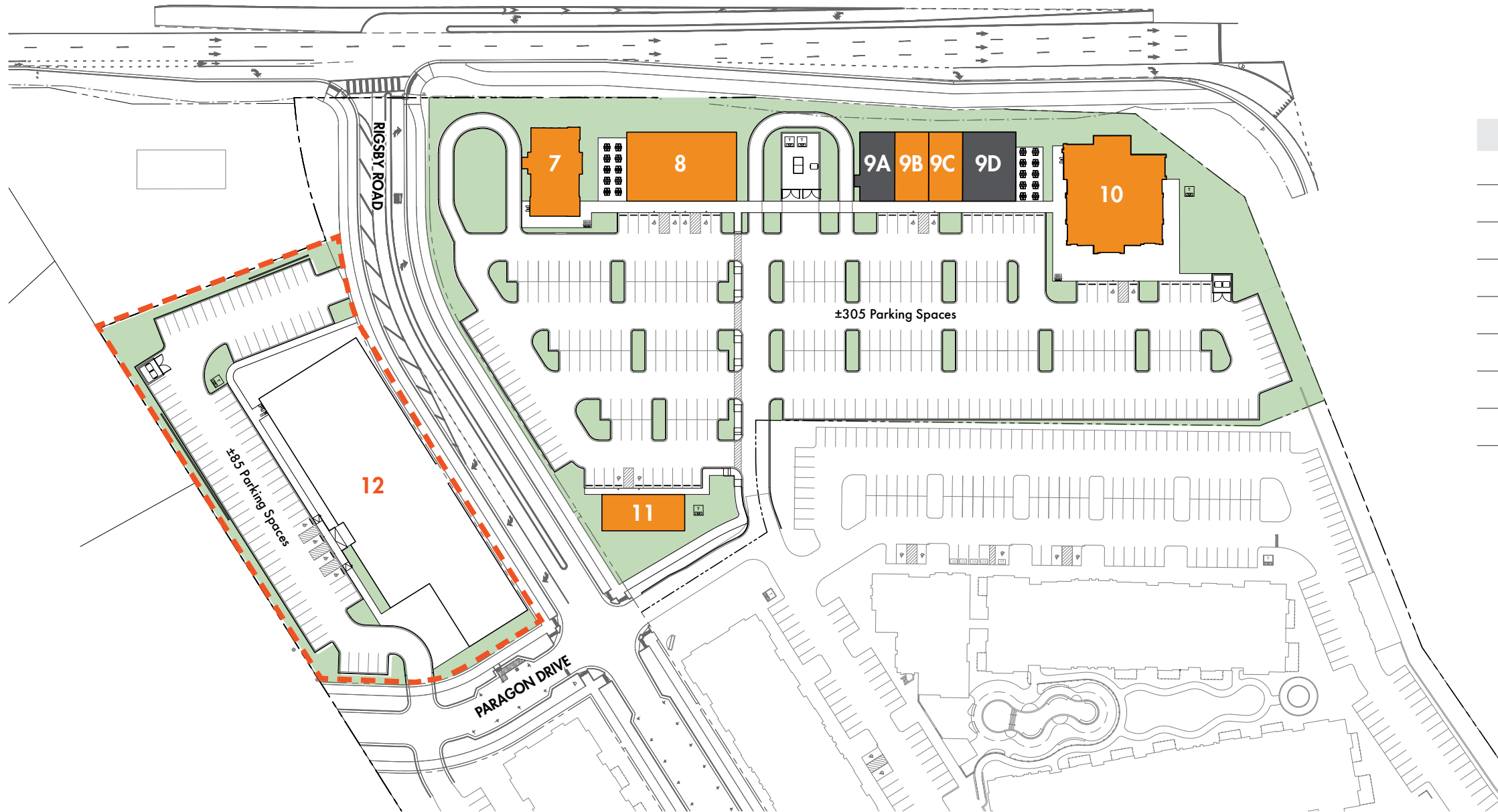
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SITE PLAN



BLDG	STATUS	SF
7	NEGOTIATING LOI	UP TO 3,370
8	NEGOTIATING LOI	UP TO 5,730
9A	AT LEASE	2,350
9B	NEGOTIATING LOI - FOR LEASE	1,800
9C	NEGOTIATING	1,800
9D	AT LEASE	2,500
10	NEGOTIATING LOI	TBD
11	NEGOTIATING LOI	2,250
12	FOR SALE OR LEASE	±2 AC

- AT LEASE
- AVAILABLE
- AVAILABLE OUTPARCEL ±2 ACRES
- NEGOTIATING

NOVEMBER 9, 2023

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TRADE AREA MAP



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