



Available Retail for Lease | Building 2

The Shops at Dixie River Road

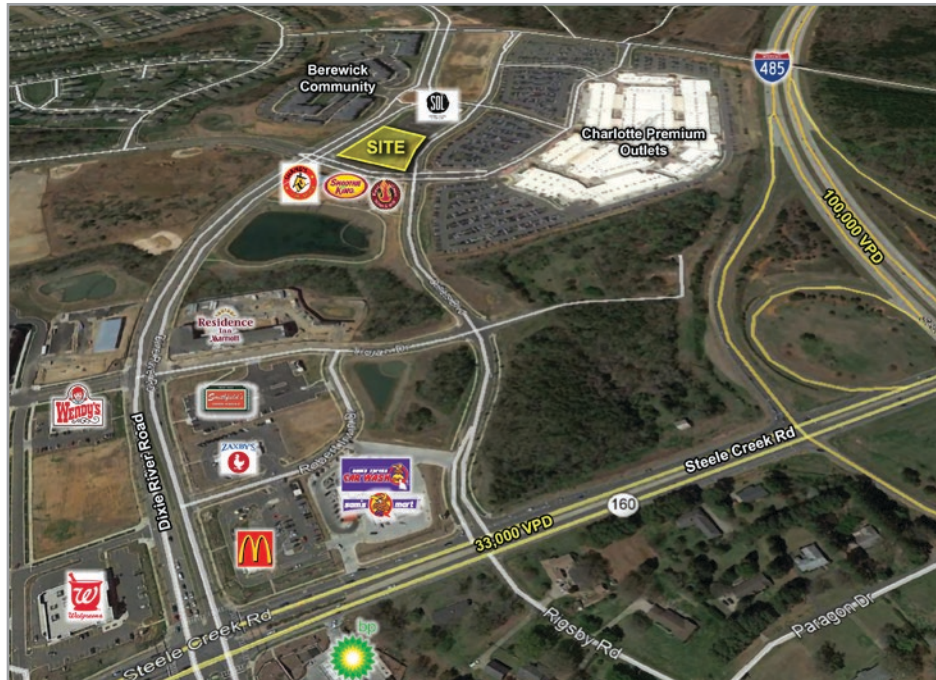
NEC of Dixie River Road and New Fashion Way | Charlotte, NC 28278

ABOUT

+/- 10,000 SF retail space for lease, conveniently located at Charlotte Premium Outlets. The site is easily accessible from Interstate 485 and is in the Berewick community, a mixed-use community with projections of more than 20,000 residents by the year 2020 with a median income of greater than \$85,000.

PROPERTY DETAILS

- +/- 10,000 SF Available Retail for Lease
- Multi-tenant or single-tenant building
- Can be sub-divided
- Parcel ID: 19924163
- Zoned: MUDD-0
- +/- 65 Parking Spaces
- Delivery: Spring 2020
- Call for Leasing Details



DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,265	32,104	88,300
Average HH Income	\$106,995	\$82,889	\$75,942
Daytime Population	1,778	28,466	93,502
Traffic Counts: Steele Creek Rd. 33,000 VPD; I-485 100,000 VPD			

[Click Here to Watch Drone Video](#)

FRONT ELEVATION



SIDE ELEVATION



CHARLOTTE PREMIUM OUTLETS®
A SIMON CENTER



**PROPOSED
Building 2
+/- 10,000 SF**

Building 1

- Lava Lava & Spa
- Smoothie King
- Premium Nails & Spa
- The Home Depot

DIXIE RIVER ROAD

OUTLET BLVD

NEW FASHION WAY

RES BERENACK FUND XI, LLC
DB 2041 PG 452
PID # 1902482

CHRITTY SOLIS BERENACK OWNER, LLC
DB 2709 PG 759
PID # 1902487

PARTNERSHIP-CREEK CREEK (1997) LIMITED
DB 2693 PG 477
PID # 19024163

CHARLOTTE OUTLETS, LLC
DB 3802 PG 814
PID # 1902413

EVERETT METAL INVESTORS, LLC
DB 2702 PG 449
PID # 19024162



CHARLOTTE
PREMIUM OUTLETS

Charlotte Premium Outlets is a 400,000 SF shopping center comprised of more than 100 retailers, including:

- J. Crew Factory
- Kate Spade New York
- Old Navy Outlet
- Brooks Brothers
- Talbots
- Saks Off 5th
- LOFT Outlet
- Gap Factory
- Under Armour
- Michael Kors Outlet
- Coach Factory Store
- And Many More

BEREWICK COMMUNITY

Berewick is a master planned community adjacent to Charlotte Premium Outlets that will include retail, hotel, office and residential. Anchored by Harris Teeter, it will feature 30,000 SF of restaurant, retail and service space.



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