

RIVERGATE

CHARLOTTE, NORTH CAROLINA



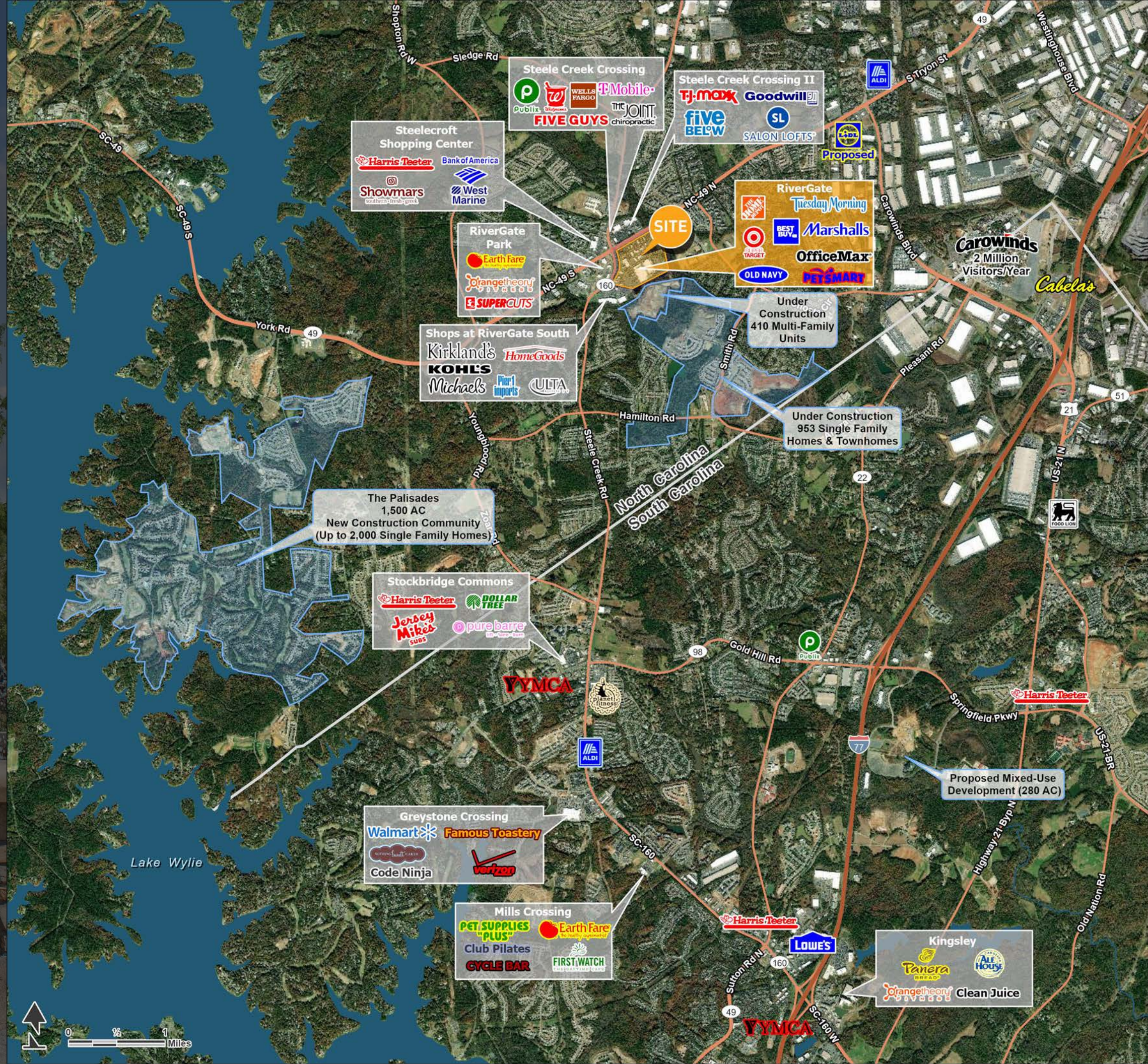
EXCLUSIVE LEASING PACKAGE

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PROPERTY OVERVIEW

- 232,803 SF power center, located in the fast growing and highly desirable submarket of South Charlotte locally known as "Steele Creek".
- This property is strategically located on the southeastern corner of the signalized intersection of Highway 49 (South Tryon St) & Highway 160 (Steele Creek Rd). This intersection is one of the most highly trafficked in southwestern Charlotte (49,500 AADT).
- Signalized access to both Highway 49 and Highway 160.
- Future direct access to 410 multifamily units and 953 single family homes and townhouses. These new roadways will also provide direct shopping center access to around 15,400 existing residences.
- Direct access to the Hoover Creek & Walker Branch Greenways.



SC/NC
State Line
1.83 miles SW

Shops at RiverGate South



RiverGate Park



Steelecroft Shopping Center



Steele Creek Crossing



Steele Creek Crossing II




FUTURE WALKER BRANCH GREENWAY

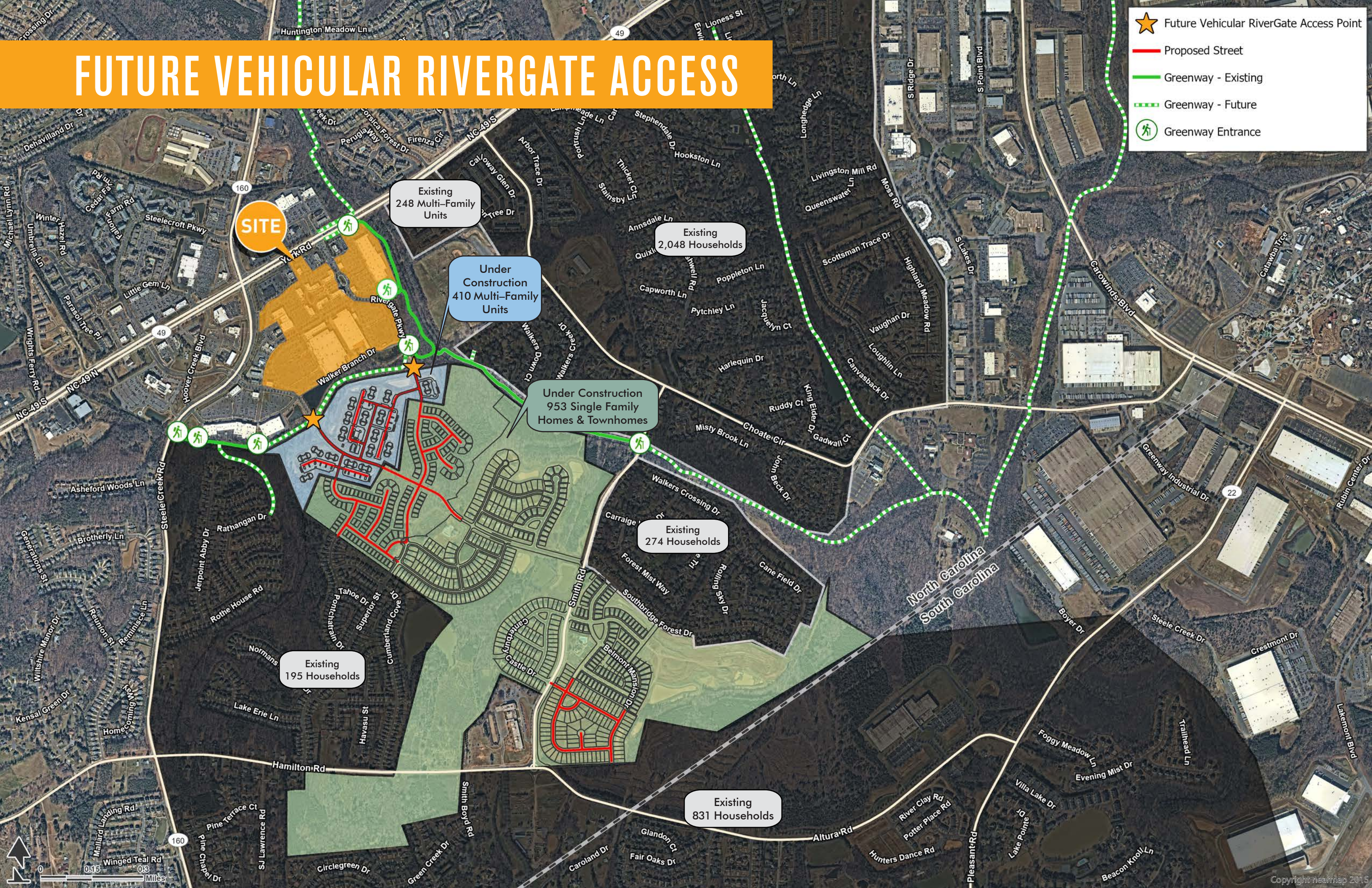
There will be future vehicular access to RiverGate via these two roads (Walker Branch Road & Rivergate Parkway) to 953 single family residences, 410 multi-family units, and upwards of 3,300 existing residences.

WALKER BRANCH GREENWAY

Uptown Charlotte
11.71 miles NE

FUTURE VEHICULAR RIVERGATE ACCESS

-  Future Vehicular RiverGate Access Point
-  Proposed Street
-  Greenway - Existing
-  Greenway - Future
-  Greenway Entrance



SUITE	TENANT	SF	SUITE	TENANT	SF
G-100	Verizon	2,400 SF	C-2-125	Available	4,500 SF
G-200	ATA Martial Arts	2,465 SF	C-2-150	PUR an Aveda Salon	1,499 SF
J-100	Old Navy	15,249 SF	C-2-200	Cookie Cutters	1,227 SF
H-100	Coming Available 1/1/2020	7,584 SF	C-2-300	American Burger Co.	2,550 SF
K-200	Tuesday Morning	15,500 SF	D-2-100	Sola Salon Studios	6,496 SF
F-0100	Rack Room Shoes	6,739 SF	D-2-200	Just Fresh	3,582 SF
F-0200	Great Clips	1,250 SF	C-1-100	Cold Stone Creamery	1,488 SF
F-0300	Massage Envy	2,800 SF	C-1-200	Art Studio	1,700 SF
F-0400	Beverly Nail	1,925 SF	C-1-250	Available	835 SF
F-0500	European Wax	1,256 SF	C-1-350	Sprint	1,005 SF
F-0700	GNC	1,256 SF	C-1-400	Fuji Steakhouse	3,762 SF
F-0900	Sally Beauty Supply	1,390 SF	C-1-500	The Casual Pint	2,042 SF
F-1000	Amazing Lash Studio	2,454 SF	D-1-100	Available	5,168 SF
N-100	Rockbox Fitness	2,999 SF	D-1-200	The Wine Shop	2,895 SF
N-200	Friendly Dental	1,738 SF	D-1-300	City Chiropractic	1,271 SF
N-300	Bath & Body Works	3,039 SF	D-1-400	One Price Cleaners	790 SF
P-100	Kay Jewelers	1,980 SF	B-100	Mattress Firm	4,208 SF
P-200	Penn Station Subs	1,707 SF	B-2-100	Sport Clips	1,200 SF
P-300	Available	1,462 SF	B-2-200	Zoe's Kitchen	3,000 SF
P-400	America's Best	3,631 SF	A-1	Best Buy	30,000 SF
E-100	Salsarita's	2,600 SF	A-2	OfficeMax	17,979 SF
E-200	Thai Express	1,656 SF	A-3	Marshalls	35,000 SF
C-2-100	Smoothie King	1,070 SF	A-4	PetSmart	20,087 SF

STEELE CREEK ROAD 16,000 AADT

WALKER BRANCH ROAD

RIVERGATE PARKWAY

RIVERGATE PARKWAY



LEGEND

- Available
- Leased
- Not Included
- Tract Line

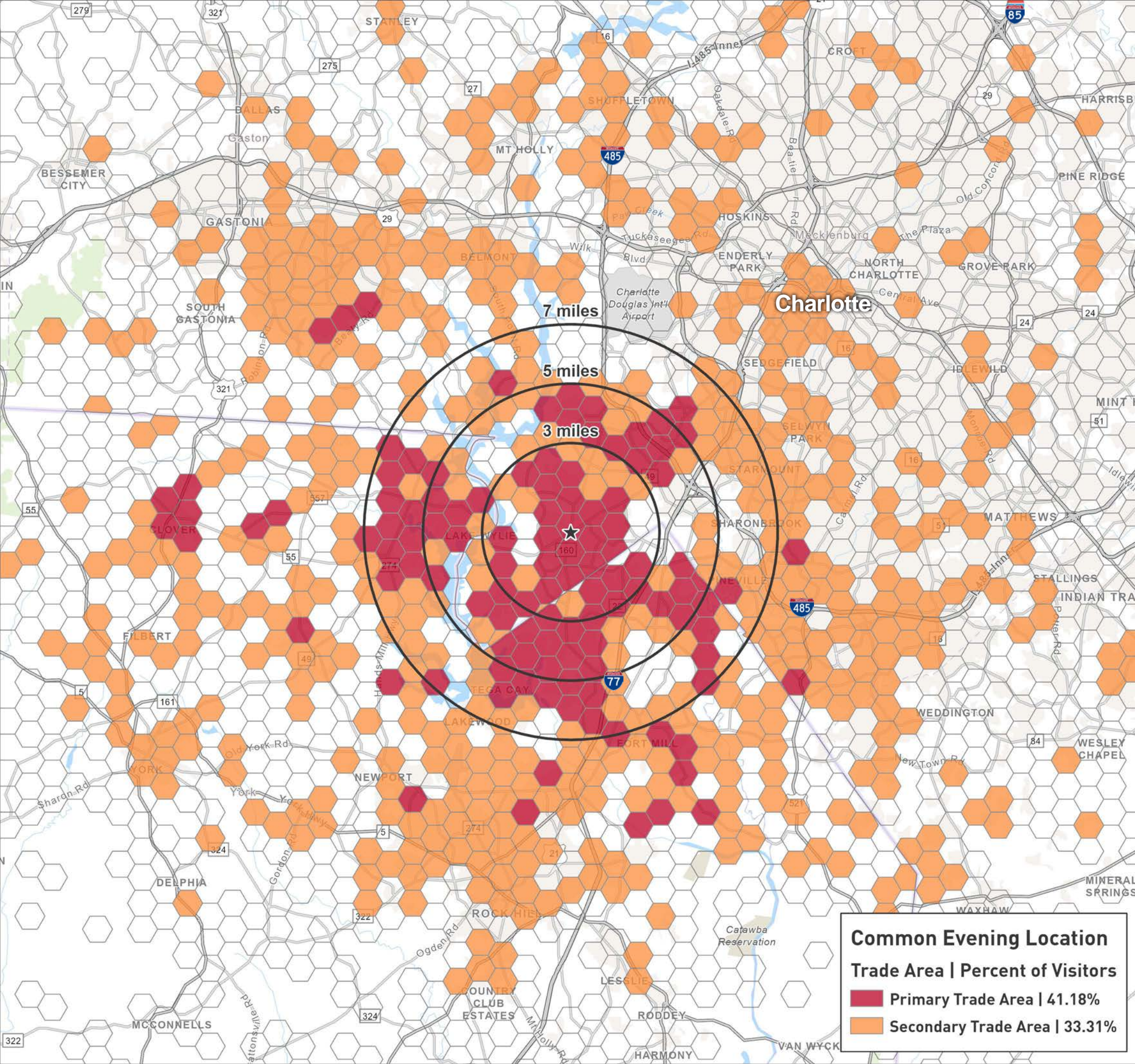
UPTOWN CHARLOTTE
11.8 MILES NE FROM RIVERGATE

CAROWINDS
2.5 MILES E FROM RIVERGATE
CHARLOTTE'S LARGEST TOURIST ATTRACTION
2 MILLION ANNUAL VISITORS (2017)
HOME TO THE TALLEST GIGA COASTER
IN THE WORLD (325 FT)



HWY 49 (S TRYON ST.) - 33,500 ADT

HWY 160 (STEEL CREEK RD.) - 16,000 ADT



RIVERGATE TRADE AREA

PRIMARY & SECONDARY TRADE AREA



2019 POPULATION
822,231



2019 DAYTIME POPULATION
829,408



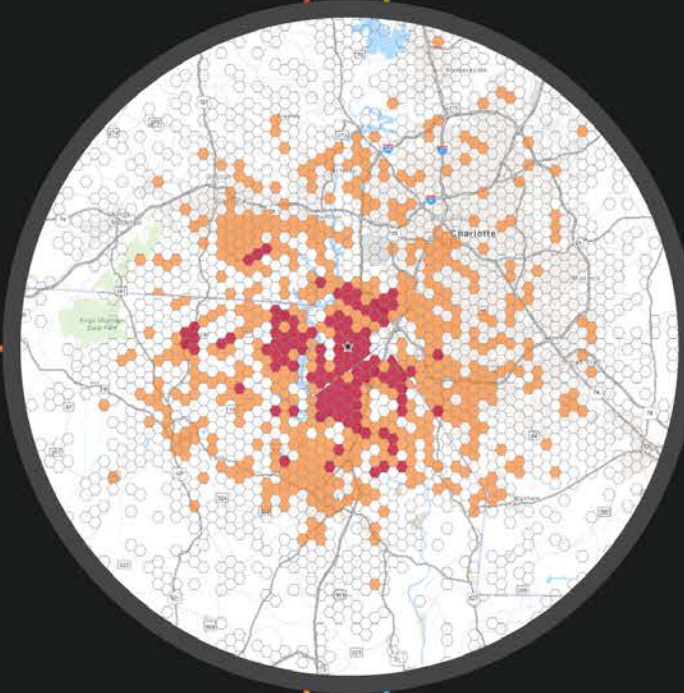
2019 MEDIAN HOUSEHOLD INCOME
\$69,480



2019 AVERAGE HOUSEHOLD INCOME
\$97,215

RiverGate Shopping Center - Primary & Secondary Trade Area

Charlotte, North Carolina



KEY FACTS

822,231

Population

36.4

Median Age

322,116

Households

\$55,444

Median Disposable Income

EMPLOYMENT



69%

White Collar



17%

Blue Collar



14%

Services

INCOME



\$69,480

Median Household Income



\$38,284

Per Capita Income



\$97,215

Average Household Income

UP AND COMING FAMILIES | 33,181 HOUSEHOLDS (10.3%)

Up and Coming Families



Household
Married Couples



Housing
Single Family

31.4

Median Age

\$72k

Median Income

Households: 2,901,200

Prof/Svcs
College Degree
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

MIDDLEBURG | 29,217 HOUSEHOLDS (9.1%)

Middleburg



Household
Married Couples



Housing
Single Family

36.1

Median Age

\$60k

Median Income

Households: 3,511,200

Prof/Svcs
College Degree
White

- Buy children's toys, clothes
- Carry some debt; invest for future
- Go hunting, bowling, fishing, play baseball
- Watch country, Christian TV channels
- Own trucks, SUVs

BOOMBURBS | 25,696 HOUSEHOLDS (8.0%)

Boomburbs



Household
Married Couples



Housing
Single Family

34.0

Median Age

\$113k

Median Income

Households: 2,004,400

Prof/Mgmt
College Degree
White

- Hold gym membership; own home equipment
- Have home mortgage
- Prioritize physical fitness
- Own, use latest devices
- Prefer SUVs, luxury cars, minivans

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