

**Josh Beaver**

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600 Queens Rd, Charlotte, NC 28207

**Available**  
Retail for Lease



**Southeast Corner of Dixie  
River Road & New Fashion Way**

Charlotte, NC 28278



## LOCATION



## ABOUT

+/- 11,200 SF retail space for lease, conveniently located at Charlotte Premium Outlets. The site is easily accessed from Interstate 485 and is in close proximity to Berewick, a mixed-use community with projections of more than 20,000 residents by the year 2020 with a median income of greater than \$70,000.

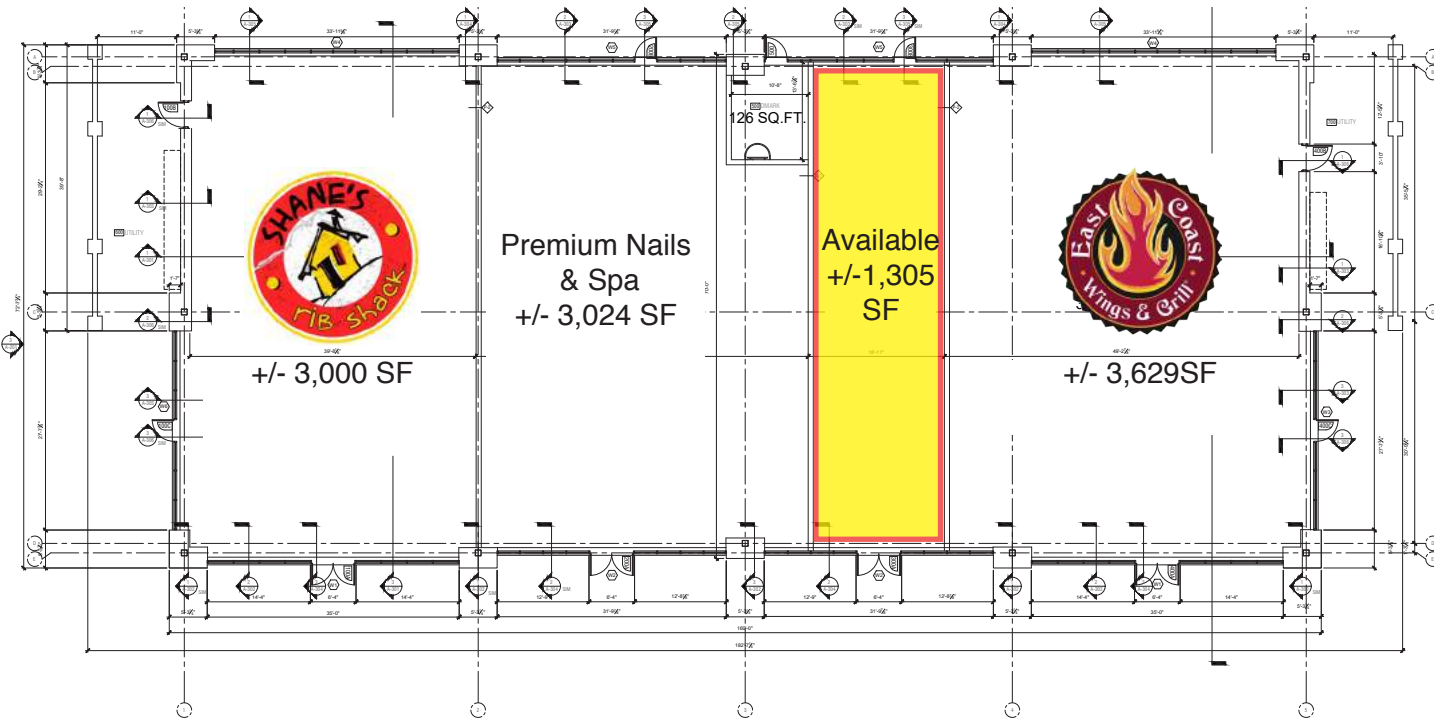
<u>Demographics:</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	3,888	29,742	76,322
Total Households	1,354	11,292	28,702
Daytime Employees	1,232	24,175	74,724
Avg. Household Income	\$83,646	\$70,017	\$65,283

## SITE ATTRIBUTES

- 1.8 Acres | +/- 11,200 SF
- Available SF: +/- 1,305
- Parcel ID: 19924160
- Zoned: MUDD-O
- Delivery: Spring 2018
- Call for Lease Rates



# FLOOR PLAN



# ELEVATION

Front Elevation



Rear Elevation

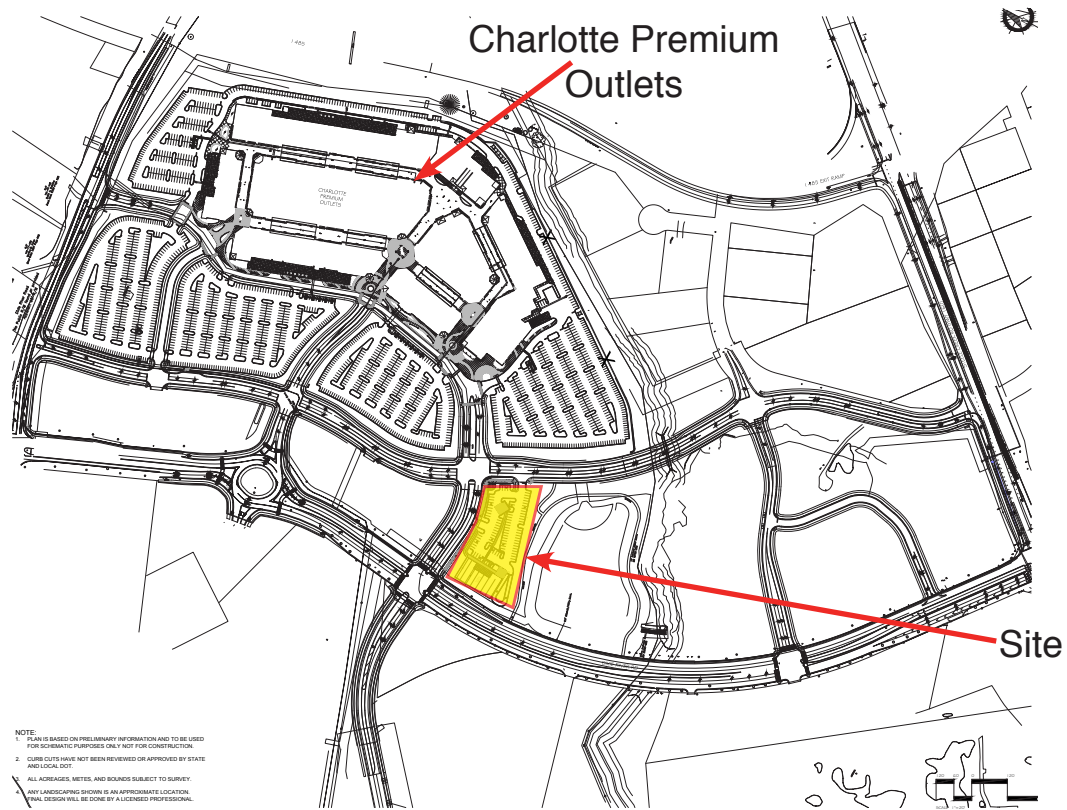
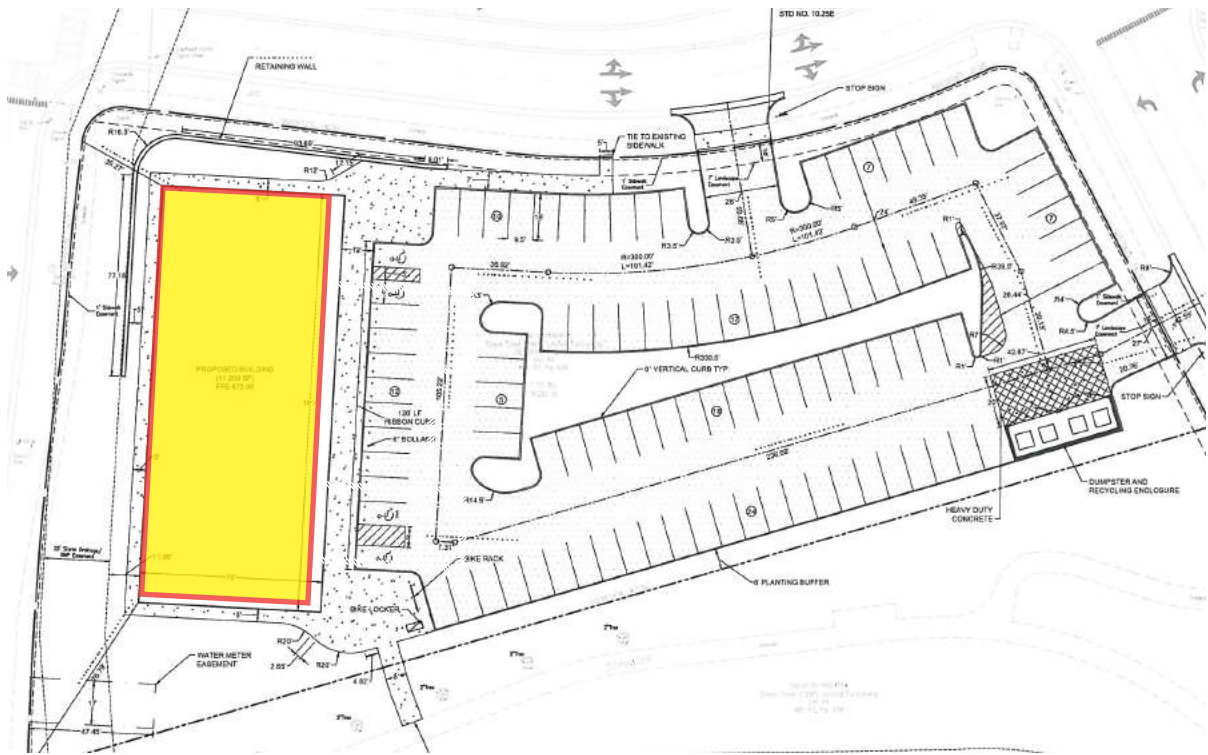


Side Elevation





# SITE PLAN



SITE





# 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.



For more information please contact:  
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