



The Shops at Dixie River Rd

8736 Outlets Blvd | Charlotte, NC 28278

CHARLOTTE PREMIUM OUTLETS
A SIMON CENTER



Building 2
+/- 1,485 - 3,000 SF
Available

*Conceptual Rendering

COURTYARD
Marriott



Building 1

Logos for tenants: **SMOOTHIE KING**, **EAST COAST WINGS + GRILL**, and a house icon logo.

AVIS
BEREWICK

Available for Lease

+/- 1,485 - 3,000 SF Retail

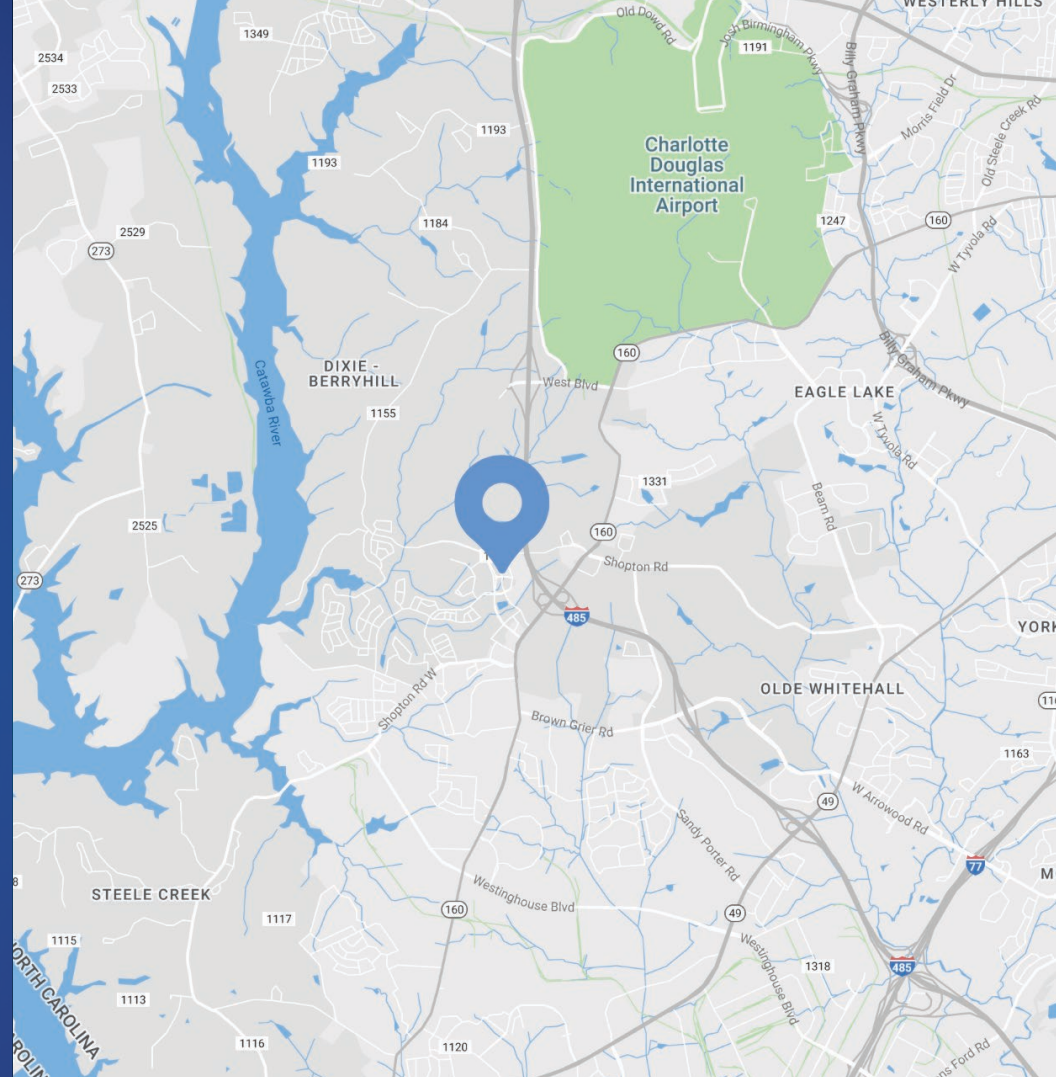
KELTONWOOD
AT BEREWICK

The Shops at Dixie River Rd Available for Lease

Retail space available for lease, conveniently located at Charlotte Premium Outlets. The site is easily accessible 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 \$85,000.

Property Details

Address	8736 Outlets Blvd. Charlotte, NC 28278
Availability	+/- 1,485 - 3,000 SF Available
Use	Retail
Center Type	Multi-Tenant or Single Tenant
Acreage	+/- 1.81 AC
Zoning	MUDD-0
Parking	+/- 65 Spaces
Delivery	Early Q1 2025
Current Tenants	Anytime Fitness, Shane's Rib Shack, Smoothie King, East Coast Wings & Grill, SynergyVet, Premium Nails & Spa
Neighboring Tenants	37 Sol, Charlotte Performing Arts Academy
Traffic Counts	Steele Creek Rd 38,500 VPD I-485 129,000 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,271	34,684	103,224
Avg. Household Income	\$147,336	\$122,779	\$112,472
Median Household Income	\$117,184	\$97,347	\$84,053
Households	2,932	13,526	41,510
Daytime Employees	6,267	29,898	92,719



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
- Adidas Outlet
- Aerie
- American Eagle
- Aldo Outlet
- LOFT Outlet
- Gap Factory
- Ann Taylor Factory Store
- Banana Republic Factory
- Under Armour
- Michael Kors Outlet
- Coach Outlet
- Bath & Body Works
- Brooks Brothers
- Carter's
- Columbia Factory Store
- Converse
- Eddie Bauer Outlet
- Fossil
- Guess Factory Store
- Levi's Outlet Store
- Nike Factory Store



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.



Market Overview



Conceptual Renderings



Availability

Suite 100

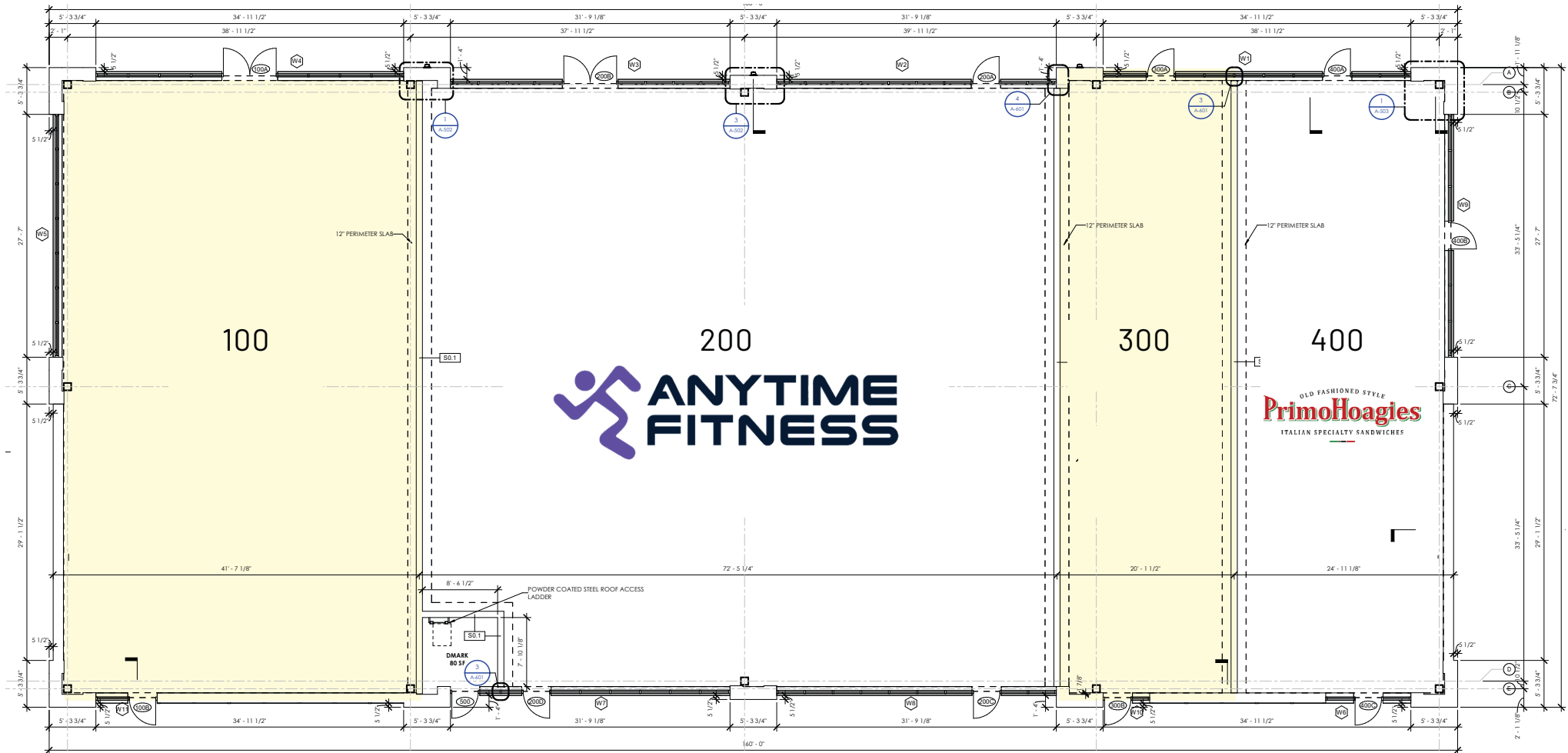
Available

+/- 3,000 SF

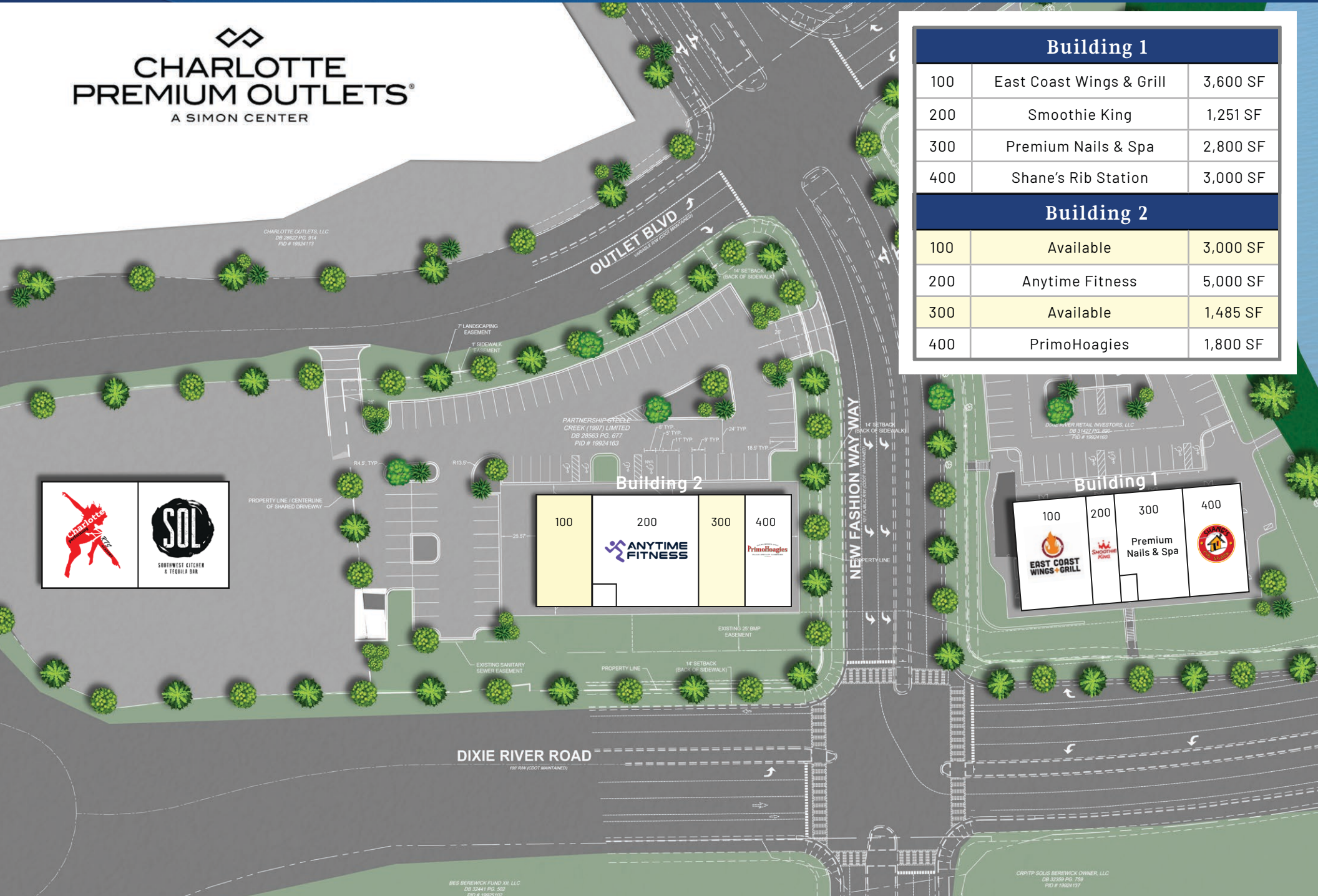
Suite 300

Available

+/- 1,485 SF



CHARLOTTE PREMIUM OUTLETS®
A SIMON CENTER



Building 1		
100	East Coast Wings & Grill	3,600 SF
200	Smoothie King	1,251 SF
300	Premium Nails & Spa	2,800 SF
400	Shane's Rib Station	3,000 SF
Building 2		
100	Available	3,000 SF
200	Anytime Fitness	5,000 SF
300	Available	1,485 SF
400	PrimoHoagies	1,800 SF



Conceptual Rendering

Contact for Details

Josh Beaver
(704) 373-9797
josh@thenicholscompany.com



Website
www.TheNicholsCompany.com

Phone
Office (704) 373-9797
Fax (704) 373-9798

Address
1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.