



The Shops at Dixie River Rd

8736 Outlets Blvd | Charlotte, NC 28278

**CHARLOTTE
PREMIUM OUTLETS**
A SIMON CENTER



**COURTYARD[®]
Marriott**



Building 1

**AVIS
BEREWICK**

Available for Lease
+/- 1,485 SF Retail Space

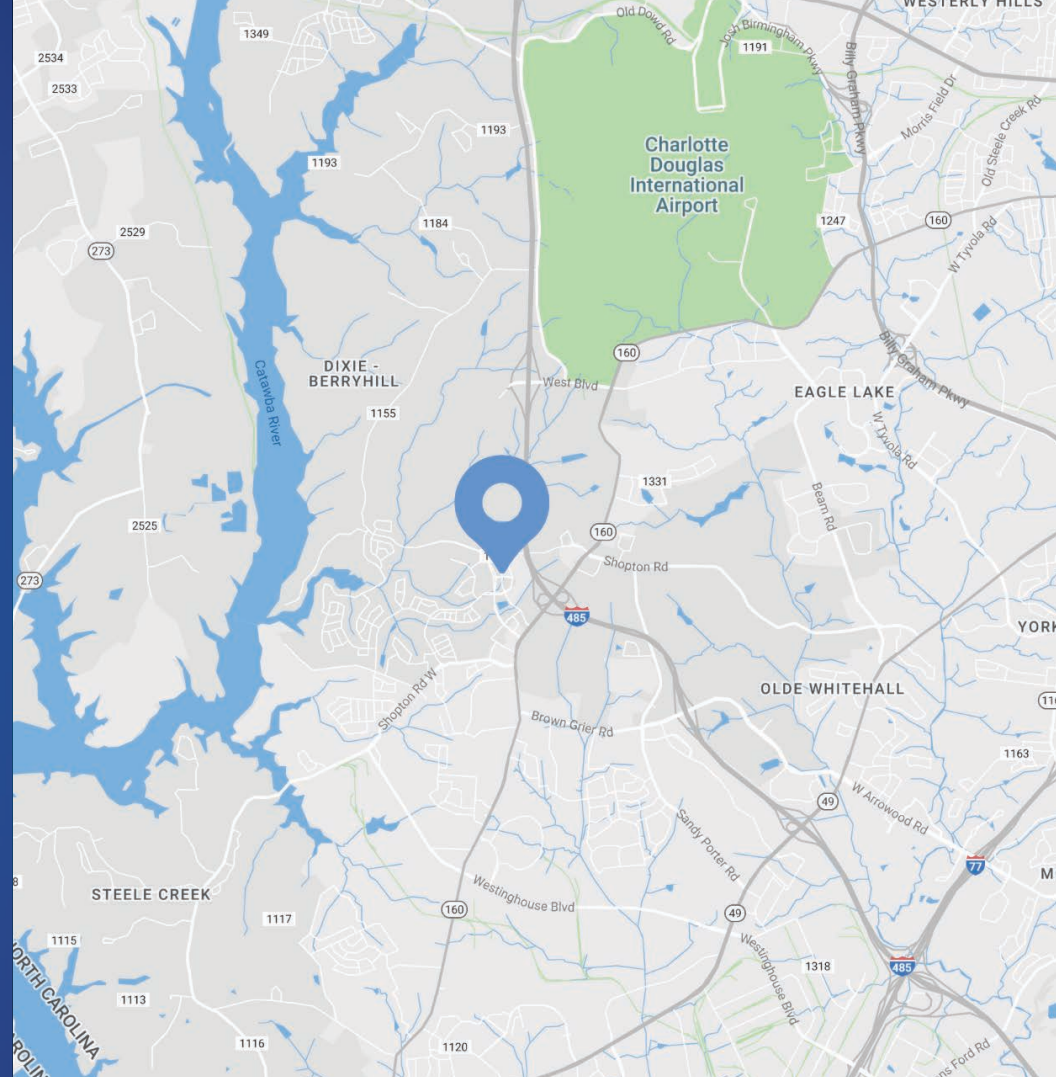
**KELTONWOOD
AT BEREWICK**

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 SF Available for Lease
Use	Retail
Center Type	Multi-Tenant or Single Tenant
Acreage	+/- 1.81 AC
Zoning	MUDD-0
Parking	+/- 65 Spaces
Delivery	Cold Dark Shell in Q4 2024
Current Tenants	Anytime Fitness, Shane's Rib Shack, Smoothie King, Firehouse Subs, 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
2023 Population	6,722	33,102	97,875
Avg. Household Income	\$144,622	\$115,778	\$106,107
Median Household Income	\$118,470	\$87,758	\$77,806
Households	2,819	12,943	39,440
Daytime Employees	5,802	28,727	92,690



Charlotte Premium Outlets

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

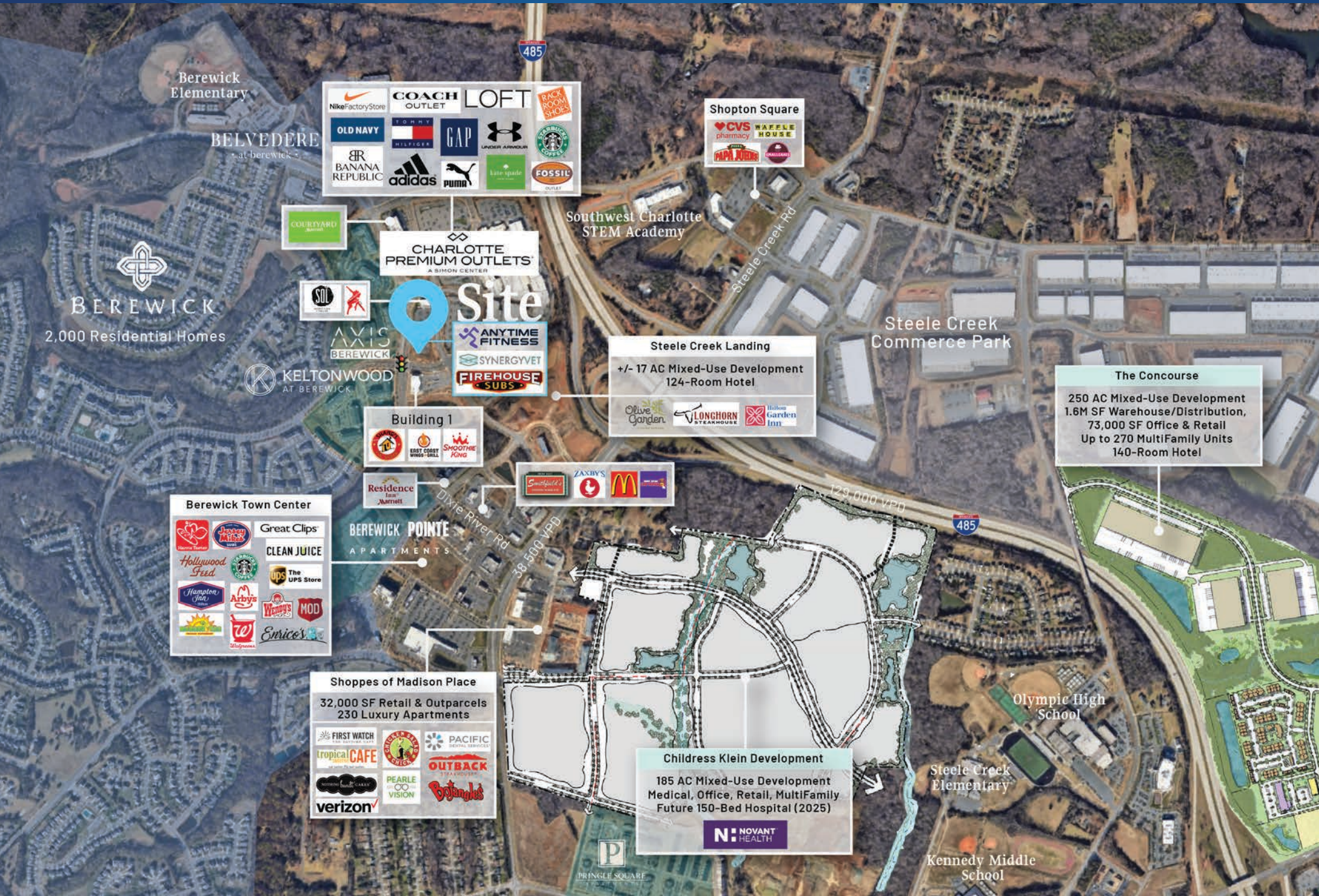
- J. Crew Factory
- Kate Spade New York
- Old Navy Outlet
- Brooks Brothers
- Talbots
- Saks Off 5th
- Adidas Outlet
- Aerie
- American Eagle
- Aldo Outlet
- LOFT Outlet
- Gap Factory
- Ann Taylor Factory Store
- Banana Republic Factory
- Under Armour
- Michael Kors Outlet
- Coach Outlet
- Bath & Body 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.





Berwick Elementary
 BELVEDERE
 at berwick

Nike Factory Store	COACH OUTLET	LOFT	RACK ROOM SHOES
OLD NAVY	TOMMY HILFINGER	GAP	UNDER ARMOUR
BANANA REPUBLIC	adidas	PUMA	late 7/grade
			FOSSIL OUTLET

Shopton Square

CVS pharmacy	WAFELLE HOUSE
PAPA JOHN'S	CHICK-FIL-EE

COURTYARD

CHARLOTTE PREMIUM OUTLETS
 A SIMON CENTER

Southwest Charlotte STEM Academy

Site

ANYTIME FITNESS
SYNERGYVET
FIREHOUSE SUBS

Steele Creek Landing

+/- 17 AC Mixed-Use Development
 124-Room Hotel

Olive Garden	LONGHORN STEAKHOUSE	Wilson Garden Inn
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Steele Creek Commerce Park

BEREWICK
 2,000 Residential Homes

KELTONWOOD
 AT BEREWICK

Building 1

Domino's	Earl of Sandwich	Smoothie King
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The Concourse

250 AC Mixed-Use Development
 1.6M SF Warehouse/Distribution,
 73,000 SF Office & Retail
 Up to 270 MultiFamily Units
 140-Room Hotel

Berwick Town Center

Great Clips	CLEAN JUICE
Hollywood Feed	UPS The UPS Store
Hampton Inn	Arby's
Wendy's	MOD
Emice's	

BEREWICK POINTE
 APARTMENTS

Residence Inn
 Marriott

Smogfield's	Zaxby's	McDonald's
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Shoppes of Madison Place

32,000 SF Retail & Outparcels
 230 Luxury Apartments

FIRST WATCH	PACIFIC
tropical CAFE	OUTBACK
verizon	PEARLE VISION
	Bojangles

Childress Klein Development

185 AC Mixed-Use Development
 Medical, Office, Retail, MultiFamily
 Future 150-Bed Hospital (2025)

NOVANT HEALTH

Olympic High School

Steele Creek Elementary

Kennedy Middle School

PRINGLE SQUARE

Conceptual Renderings

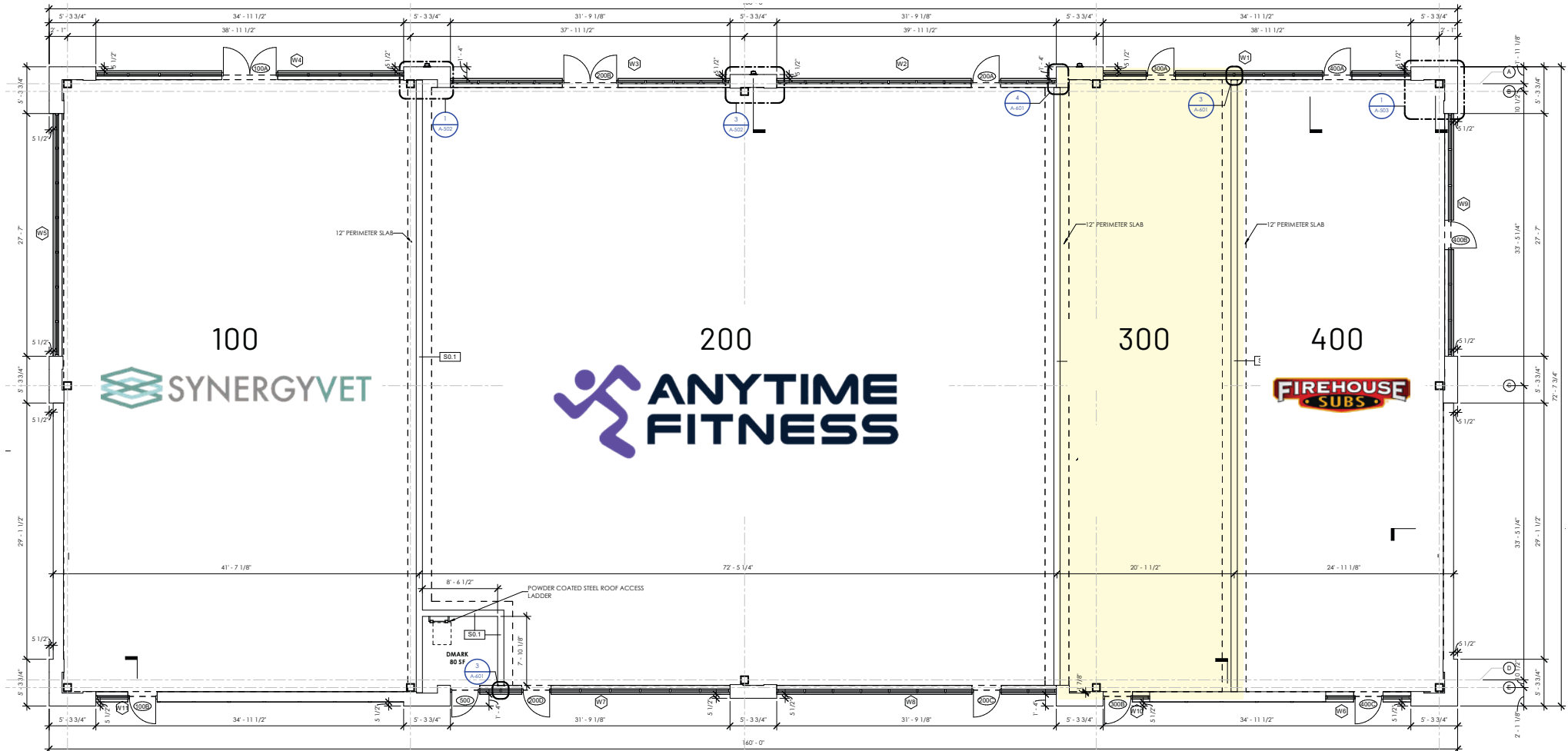


Availability

Suite 300

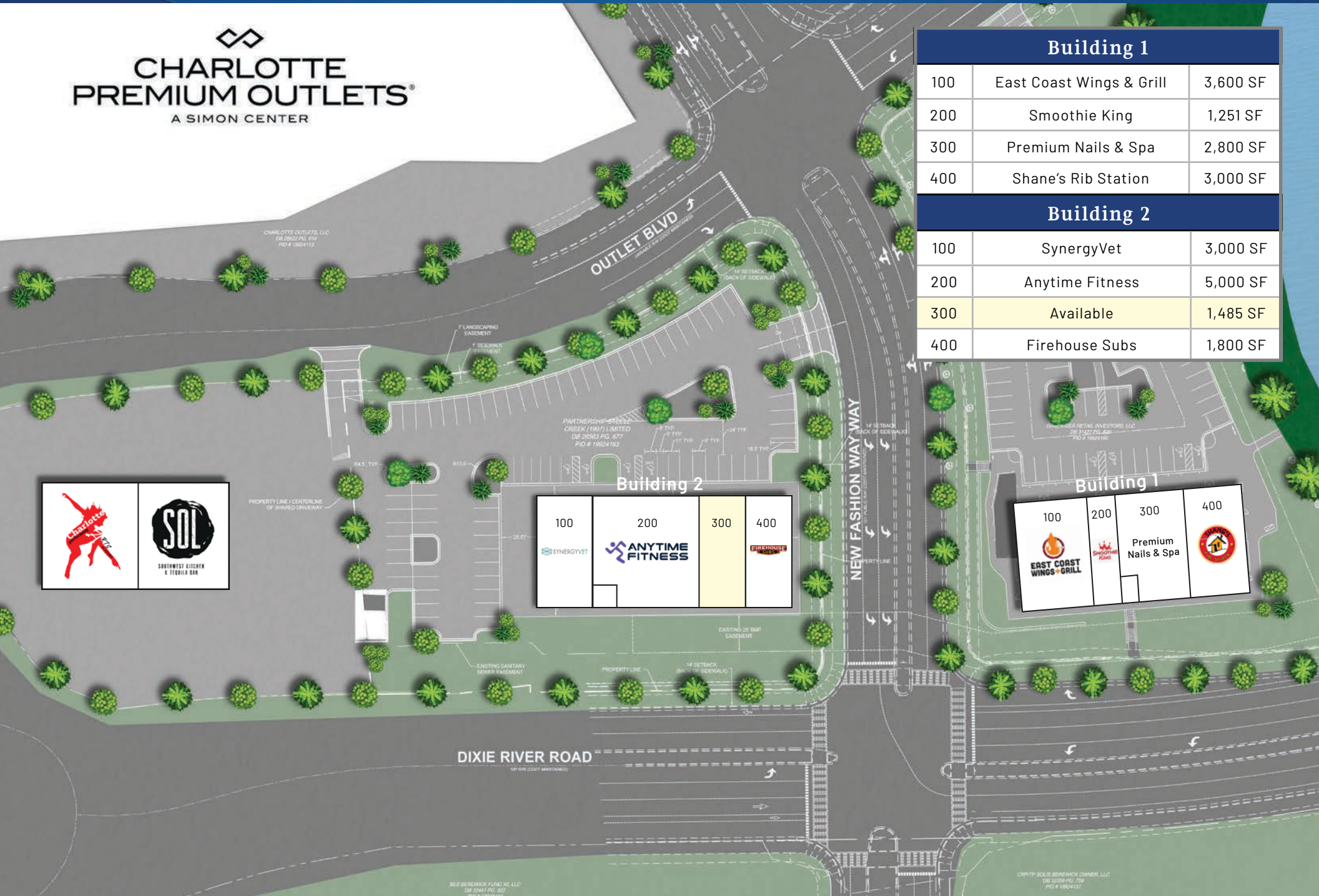
Available

+/- 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	SynergyVet	3,000 SF
200	Anytime Fitness	5,000 SF
300	Available	1,485 SF
400	Firehouse Subs	1,800 SF





Conceptual Rendering

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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.