THE SHOPS AT DIXIE RIVER RD

NEC OF DIXIE RIVER RD. & NEW FASHION WAY | CHARLOTTE, NC 28278





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+/- 1.8 AC AVAILABLE FOR SALE AT CHARLOTTE PREMIUM OUTLETS CAN ACCOMODATE UP TO 10,000 SF OF RETAIL - BUILD-TO-SUIT OR GROUND LEASE

PROPERTY OVERVIEW

THE SHOPS AT DIXIE RIVER RD

+/- 1.8 AC available for sale, can accomodate up to +/- 10,000 SF retail space for lease, BTS or Ground 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

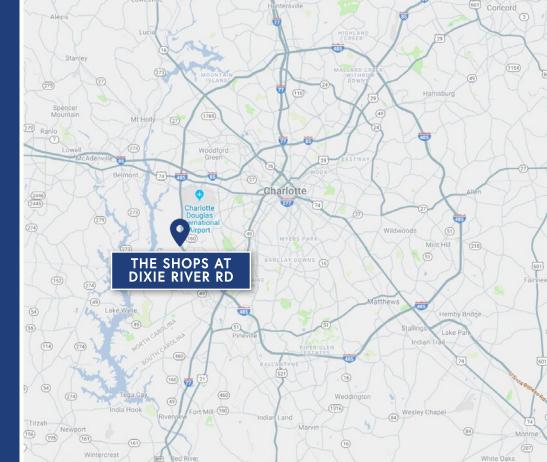
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Address	5220 New Fashion Way Charlotte, NC 28278		
Availability	+/- 1.8 AC Available for Sale Can accomodate up to +/- 10,000 SF Retail space		
Offering	For Sale, Lease, BTS or Ground Lease		
Center Type	Multi-Tenant or Single Tenant		
Parcel ID	19924163		
Zoning	MUDD-O		
Parking	+/- 65 Spaces		
Delivery	Cold Dark Shell in Summer of 2022		
Neighboring Tenants	Shane's Rib Shack, Smoothie King, East Coast Wings & Grill, 37 Sol, Charlotte Performing Arts Academy		
Traffic Counts	Steele Creek Rd. 38,500 VPD I-485 129,000 VPD		
Pricing	Call for Pricing Details		

CLICK HERE TO VIEW DRONE VIDEO

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DEMOGRAPHICS

27) Station

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	5,319	34,040	91,117
Avg. Household Income	\$118,832	\$90,634	\$81,587
Median Household Income	\$100,896	\$73,579	\$64,077
Households	1,933	12,434	34,389
Daytime Employees	1,955	26,928	91,186

MARKET OVERVIEW

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.















CONTACT FOR DETAILS

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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.