THE SHOPS AT
DIXIE RIVER ROAD

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

AVAILABLE RETAIL FOR LEASE
BUILDING 2

COMMERCIAL REAL ESTATE SERVICES
THE NICHOLS COMPANY

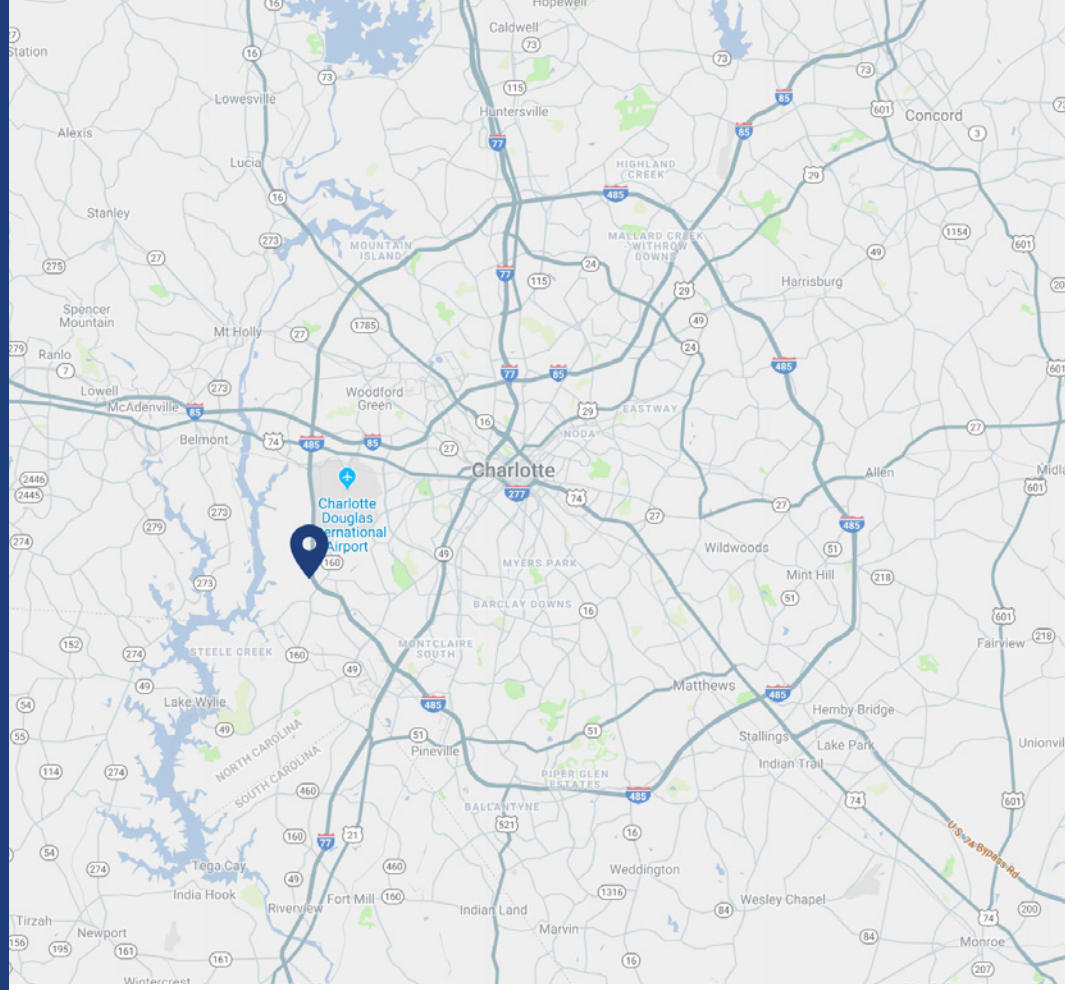
EXECUTIVE SUMMARY

THE SHOPS AT
DIXIE RIVER ROAD

+/- 10,000 SF retail space 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	5220 New Fashion Way Charlotte, NC 28278
Available SF	+/- 10,000 SF | Can be sub-divided
Center Type	Multi-tenant or single-tenant
Parcel ID	19924163
Zoning	MUDD-O
Parking	+/- 65 Spaces
Delivery	Fall 2020
Neighboring Tenants	Shane's Rib Shack, Smoothie King, East Coast Wings & Grill
Traffic Counts	Steele Creek Rd. | 34,000 VPD I-485 | 110,000 VPD
Lease Rate	Call for Leasing Details
Additional Notes	Can be sub-divided



DEMOGRAPHICS

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

CLICK HERE TO VIEW DRONE VIDEO

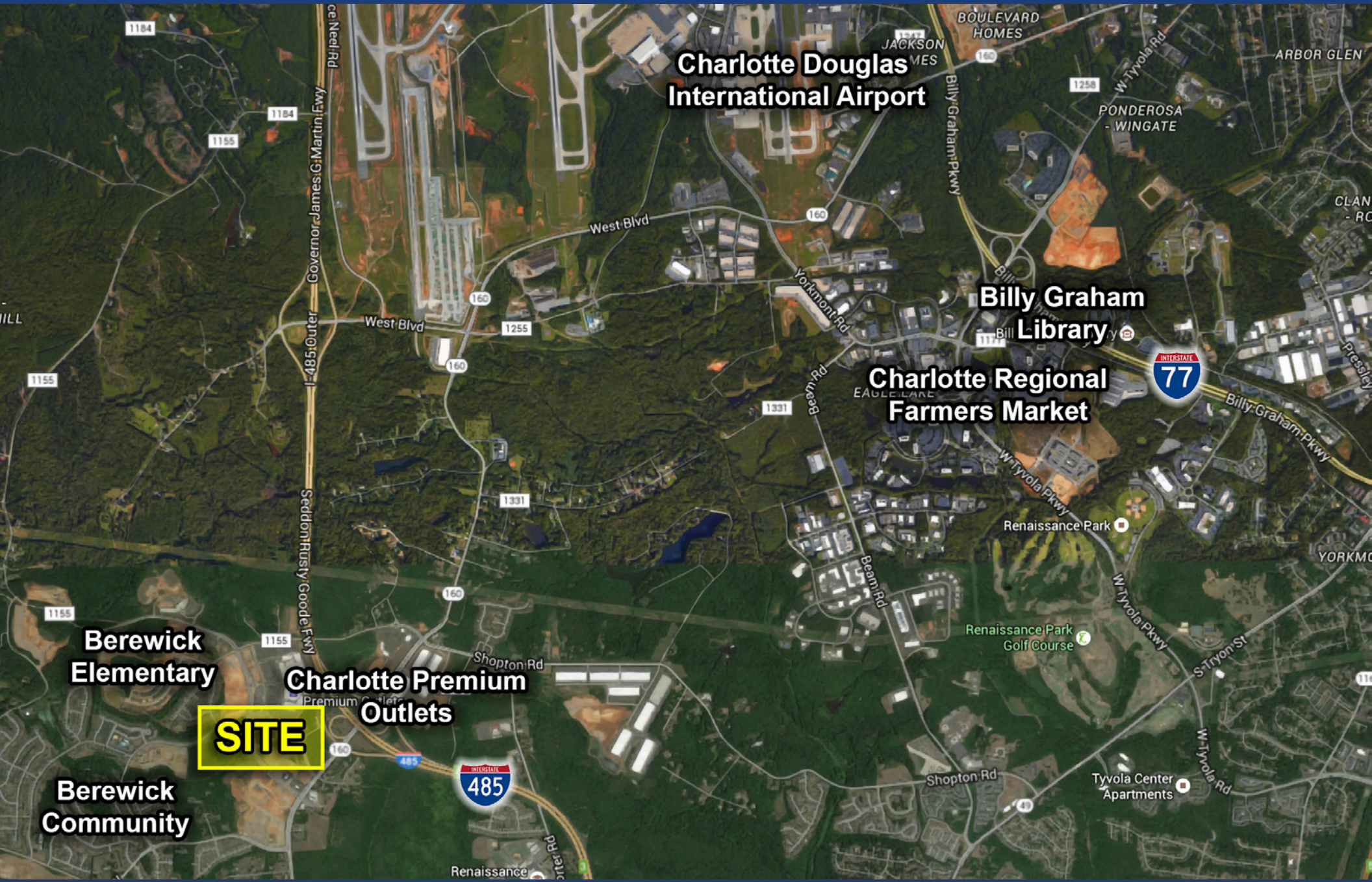
CHARLOTTE
PREMIUM OUTLETS

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.


Charlotte Douglas International Airport
Billy Graham Library
Charlotte Regional Farmers Market
Berewick Elementary
Charlotte Premium Outlets
SITE
Berewick Community
West Blvd
Shopton Rd
Beam Rd
Yorkmont Rd
Billy Graham Pkwy
W Tyvola Pkwy
Renaissance Park
Renaissance Park Golf Course
Tyvola Center Apartments
S Tryon St
W Tyvola Rd
Governor James G Martin Fwy
I-485 Outer
Seddon Rusty Goode Fwy
BOULEVARD HOMES
ARBOR GLEN
PONDEROSA - WINGATE
77
485

SITE PLAN

CHARLOTTE
PREMIUM OUTLETS®
A SIMON CENTER
OUTLET BLVD
NEW FASHION WAY WAY
DIXIE RIVER ROAD
PROPOSED
Building 2
+/- 10,000 SF
Building 1
Premium
Nails & Spa
SOL

ELEVATION

CONTACT

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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.