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The Nichols Company

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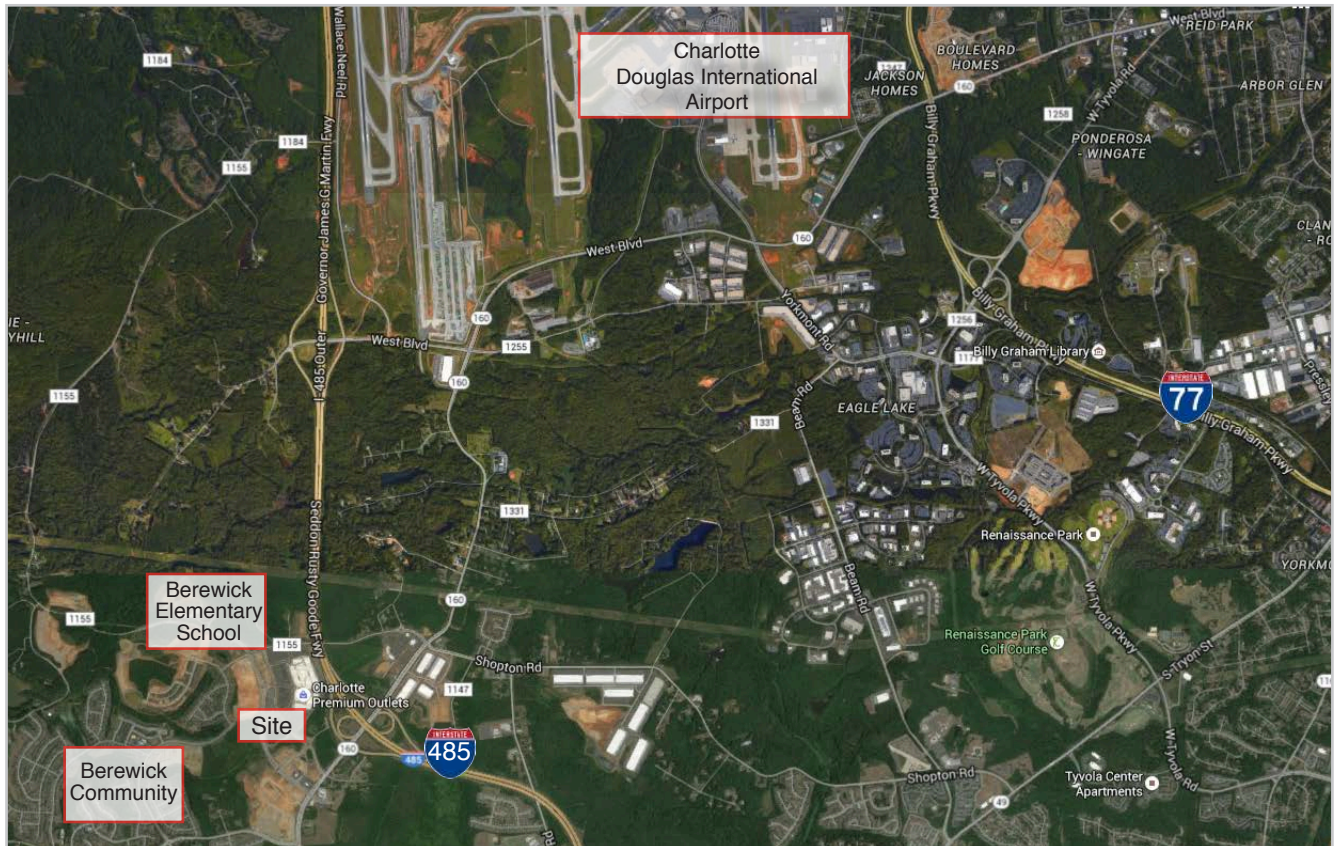
Available
Retail for Lease



The Shops at Dixie River Road

Southeast Corner of Dixie River Road & New Fashion Way
Charlotte, NC 28278

LOCATION



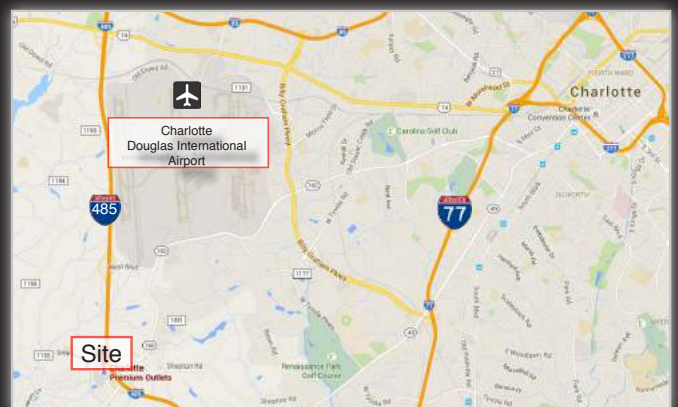
ABOUT

+/- 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.

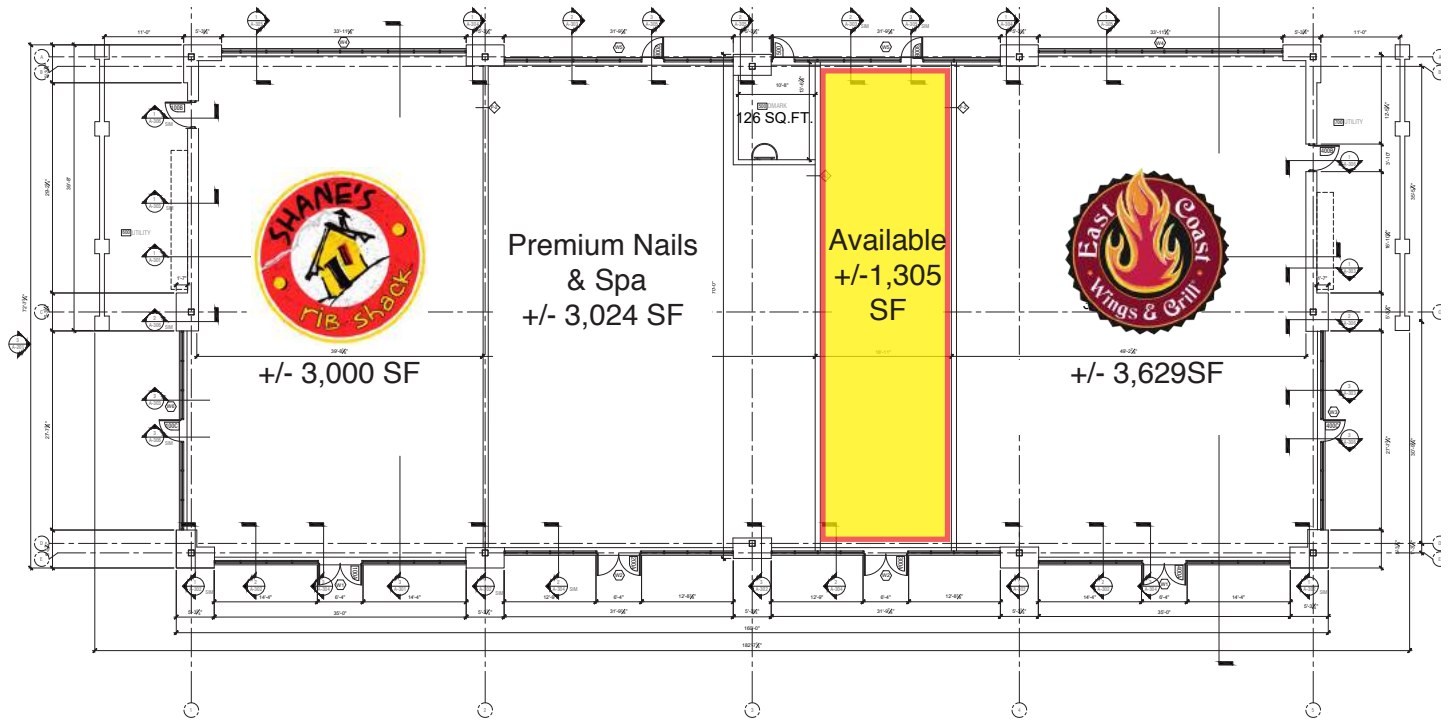
<u>Demographics:</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	3,888	29,742	76,322
Total Households	1,354	11,292	28,702
Daytime Employees	1,232	24,175	74,724
Avg. Household Income	\$83,646	\$70,017	\$65,283

SITE ATTRIBUTES

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



FLOOR PLAN



ELEVATION

Front Elevation



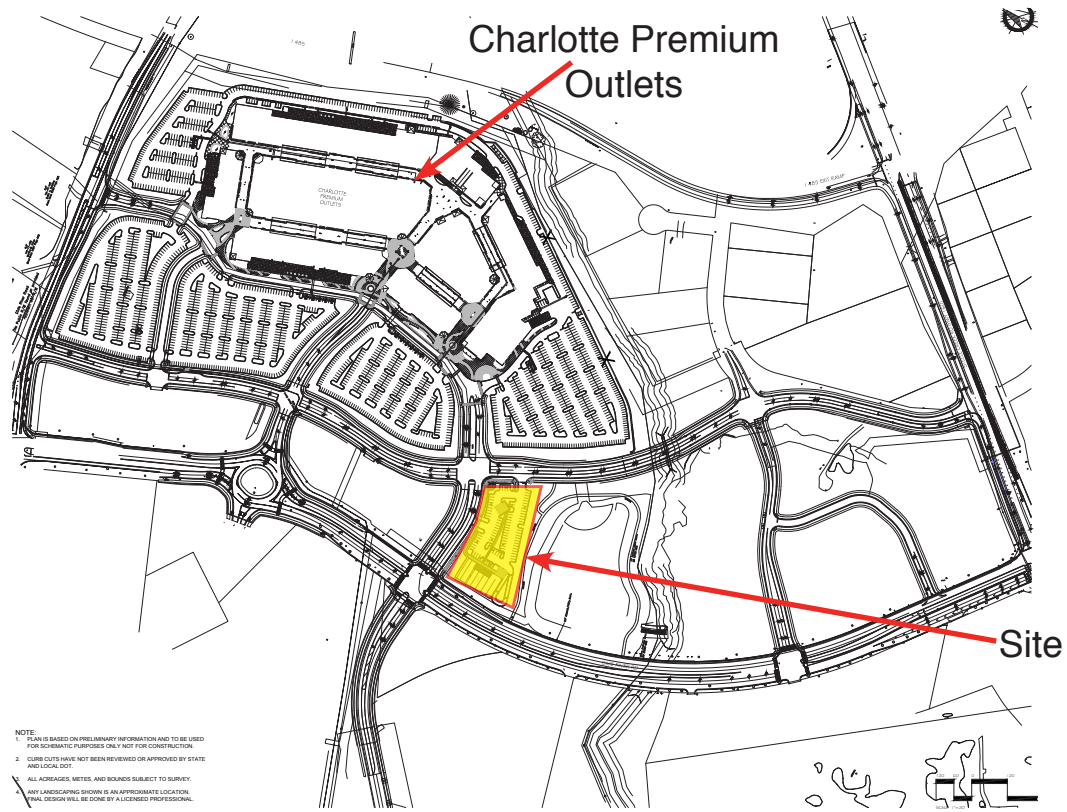
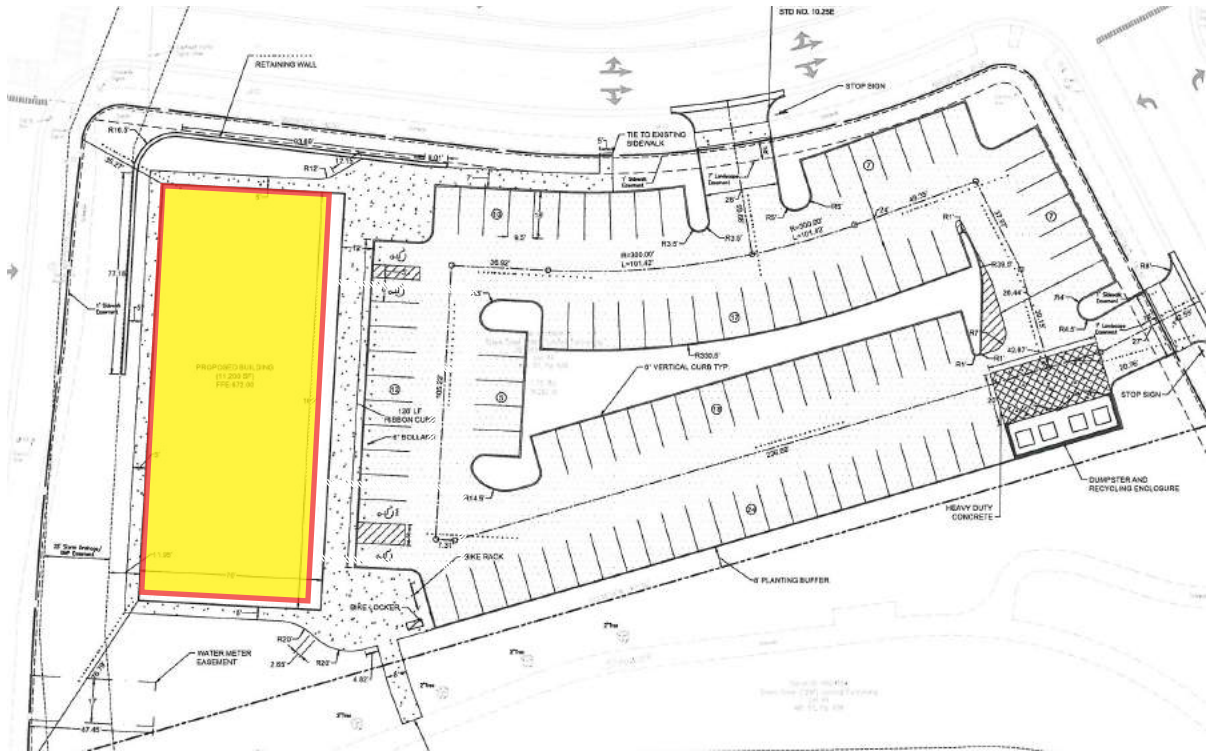
Rear Elevation



Side Elevation



SITE PLAN



NOTE:
 1. PLAN IS BASED ON PRELIMINARY INFORMATION AND TO BE USED FOR SCHEMATIC PURPOSES ONLY NOT FOR CONSTRUCTION.
 2. CONCEPTS HAVE NOT BEEN REVIEWED OR APPROVED BY STATE AND LOCAL DOT.
 3. ALL DIMENSIONS, METERS, AND BOUNDS SUBJECT TO SURVEY.
 4. ANY LANDSCAPING SHOWN IS AN APPROXIMATE LOCATION. FINAL DESIGN WILL BE DONE BY A LICENSED PROFESSIONAL.

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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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. Red Maple Retail Corners and the Red Maple logo are the property of Red Maple Retail Corners, Inc.

