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Available
Retail for Lease
or Build-to-Suit

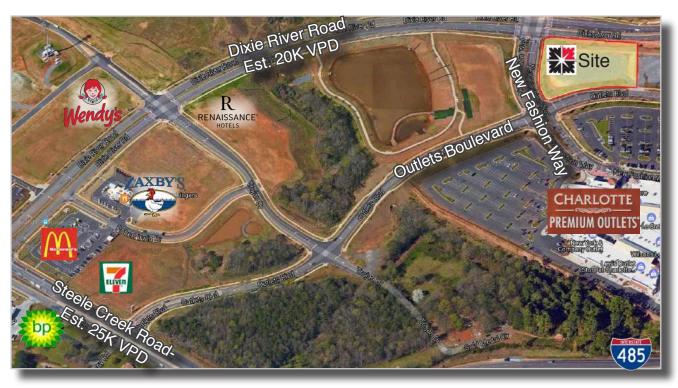


RED MAPLE at Charlotte Premium Outlets

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

LOCATION





ABOUT

RED Maple at Charlotte Premium Outlets is a proposed +/- 12,600 SF retail site for lease or Build-to-Suit. It 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.

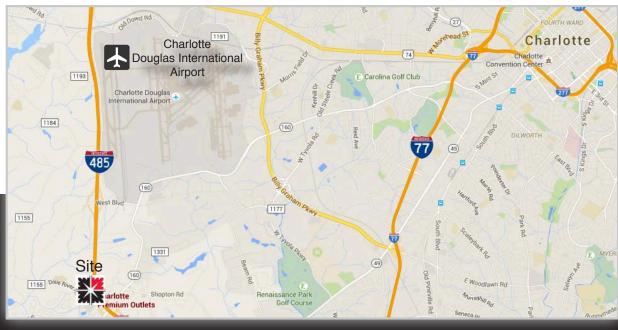
Demographics:	1 Mile	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	3,888	29,742	76,322
Total Households	1,354	11,292	28,702
Daytime Employees	1,232	24,175	74,724
Avg. Household Income	\$83,646	\$70,017	\$65,283

SITE ATTRIBUTES

- 1.76 Acres
- Available SF: +/- 12,600 SF
- Parcel ID: 19924163
- Zoned: MUDD-O
- 72 Parking Spaces
- Delivery: Q3 2018
- \$30-\$32/SF NNN







ACCESS



Via Dixie River Road turn left onto New Fashion Way, then left onto Outlets Boulevard and another left into the site. Leaving the site, access is full movement.





BEREWICK COMMUNITY



Site

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 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
 Gap Factory
- Old Navy Outlet
- Brooks Brothers
- Talbots
- Saks Off 5th

- LOFT Outlet
- Under Armour
- Michael Kors Outlet
- Coach Factory Store
- And Many More



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