



The River District  
SF - 2,300 Homes  
MF - 2,350 Units

**CHARLOTTE PREMIUM OUTLETS**  
A SIMON CENTER

**Goodwill**

**SITE**

COURTYARD  
Marriott

BERWICK TOWN CENTER  
 Hampton Inn  
 Harris Teeter  
 NOVAART GoHealth  
 URGENT CARE Great Clips  
 Hollywood Feed Enrice's  
 Jersey Mike's  
 CLEAN JUICE

**Walgreens**

**CHARLOTTE PREMIUM OUTLETS**  
A SIMON CENTER

Southwest Charlotte  
STEM Academy  
817 Students

Steele Creek Rd

121,000 ADT

121,000 ADT

Wayford at Pringle Towns  
MF - 102 Units

Steele Creek  
Elementary School  
582 Students

Kennedy  
Middle School  
1,034 Students

Olympic  
High School  
2,479 Students

485

Sonderly at the Concourse  
MF - 270 Units

TOPGOLF

**Atlantic**  
RETAIL

DIXIE RIVER RD & STYLE LANE | CHARLOTTE, NC

# CHARLOTTE PREMIUM OUTLETS

0.628 ACRES OR 6,487 SF AVAILABLE FOR LEASE



# PROJECT DETAILS

CHARLOTTE PREMIUM OUTLETS • 0.628 ACRES OR 6,487 SF AVAILABLE FOR LEASE • RETAIL

## AVAILABLE SPACE

0.628 Acres | 6,487 SF

## TRAFFIC COUNTS

45,000 ADT on Steele Creek Rd  
134,000 ADT on I-485

## PROPERTY HIGHLIGHTS

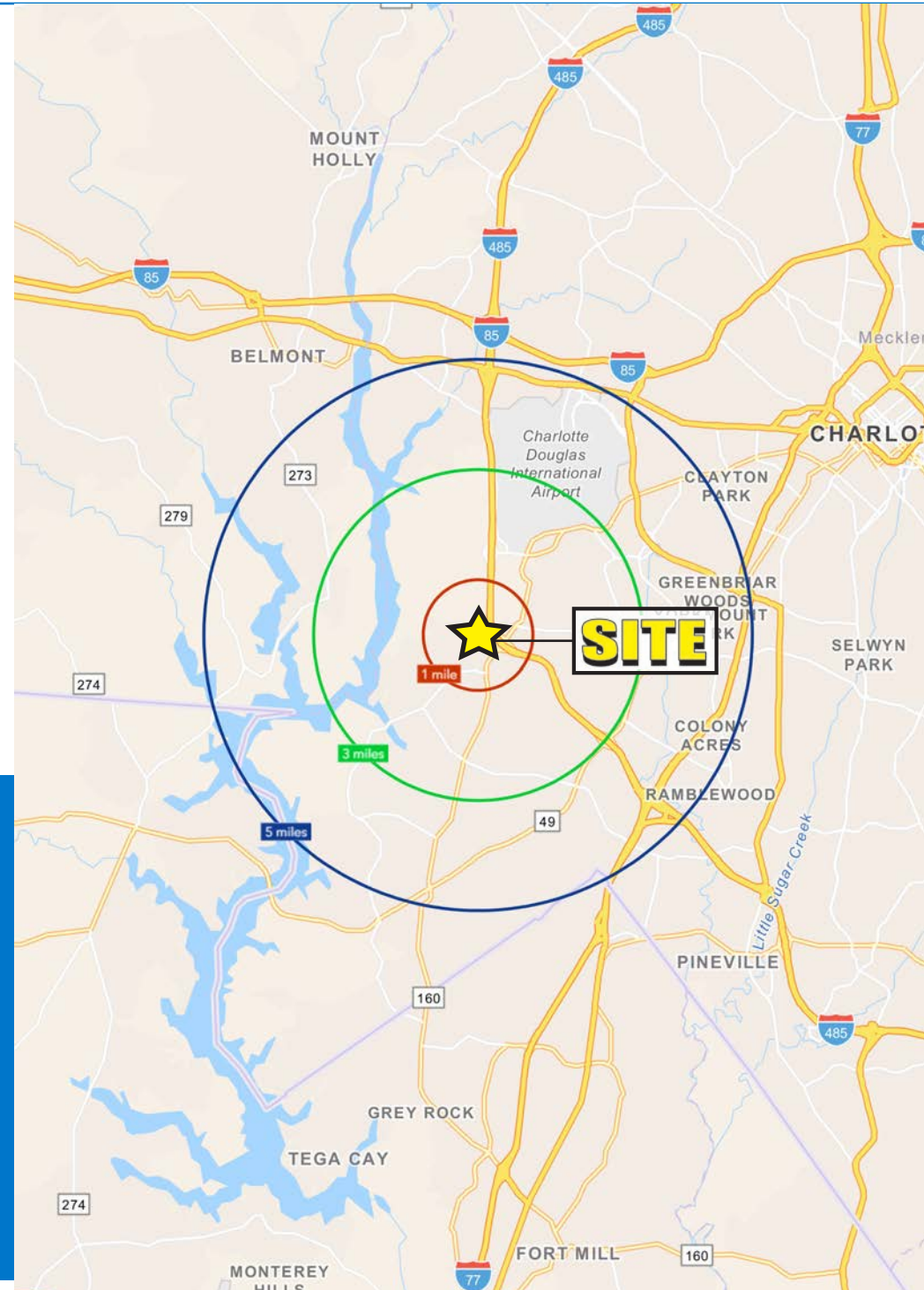
- Site features a 0.628-acre outparcel available for lease.
- Positioned directly adjacent to the Charlotte Premium Outlets offering immediate synergy with major national retailers including Old Navy, Ulta, Carter's, Kay Jewelers, J.Crew, and Bath & Body Works.
- Located within a high-traffic retail corridor features surrounding anchors like Berewick Town Center (Harris Teeter) and Whitehall Commons (Lowe's, Walmart, Publix).
- Capitalizes on massive daily traffic counts, including 45,000 ADT on Steele Creek Road and 134,000 ADT on nearby Interstate 485.





## LEASE RATE

Call to discuss

## COUNTY

Mecklenburg



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	3,052	13,720	42,037
 TOTAL POPULATION	7,546	34,726	102,166
 DAYTIME POPULATION	9,383	44,373	147,775
 MEDIAN HH INCOME	\$122,521	\$105,505	\$88,806

AERIAL

RESIDENTIAL DEVELOPMENT KEY

- Completed
- Under Construction
- Approved
- Proposed/Planned



AERIAL

COURTYARD  
Marriott

CROSS ACCESS  
PARKING AGREEMENT  
IN PLACE

Outlets Blvd

Dixie River Rd

Dixie River Rd

Style Ln

**SITE**

**GUESS**  
FACTORY STORE

**ULTA**  
BEAUTY

**Famous**  
Footwear

**cross**

**B**  
new balance

**AuntieAnne's**  
**CINNABON**

**OKAYLEY**

*Brooks Brothers*

**TOMMY**  
**HILFINGER**

**BANANA REPUBLIC**

**WHITE | BLACK**  
HOUSE MARKET

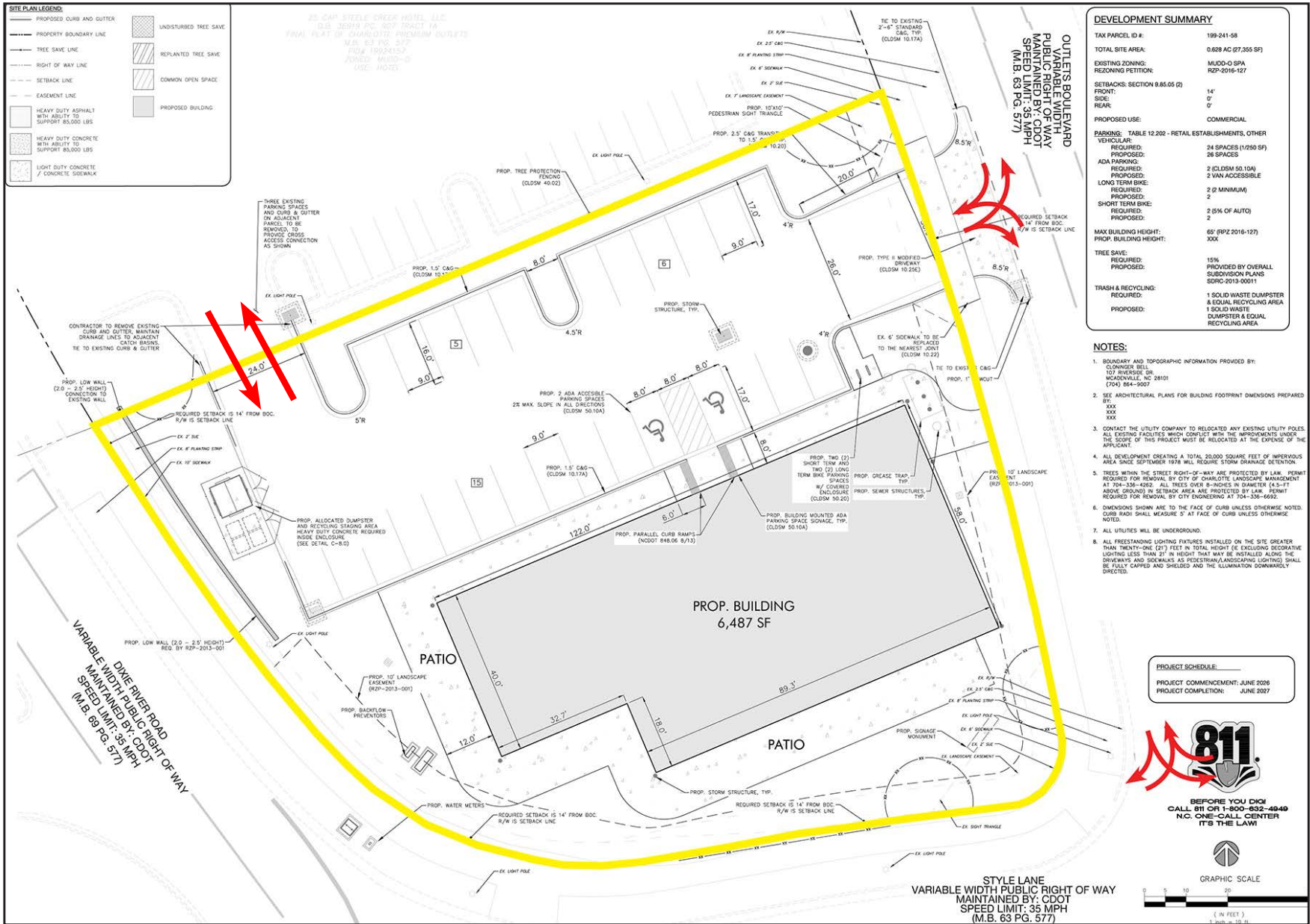
**Bath & Body Works**

**VB**

**ANN TAYLOR**

**\*SITE PLAN IS CONCEPTUAL  
AND SUBJECT TO CHANGE\***

SITE PLAN



**\*SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE\***



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### REID DILLON

704.954.8929

RDILLON@ATLANTICRETAIL.COM



[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

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ATLANTA

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CHARLESTON

WEST PALM BEACH

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ORLANDO

PITTSBURGH

**CHARLOTTE**

CAPITOL TOWERS

4350 CONGRESS ST, SUITE 575

CHARLOTTE, NC 28209