



# SHOPS AT STEELECROFT

For Lease - 1,477 SF

13129 S Tryon Street | Charlotte, NC 28278



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# Shops at Steelecroft

## Property Overview

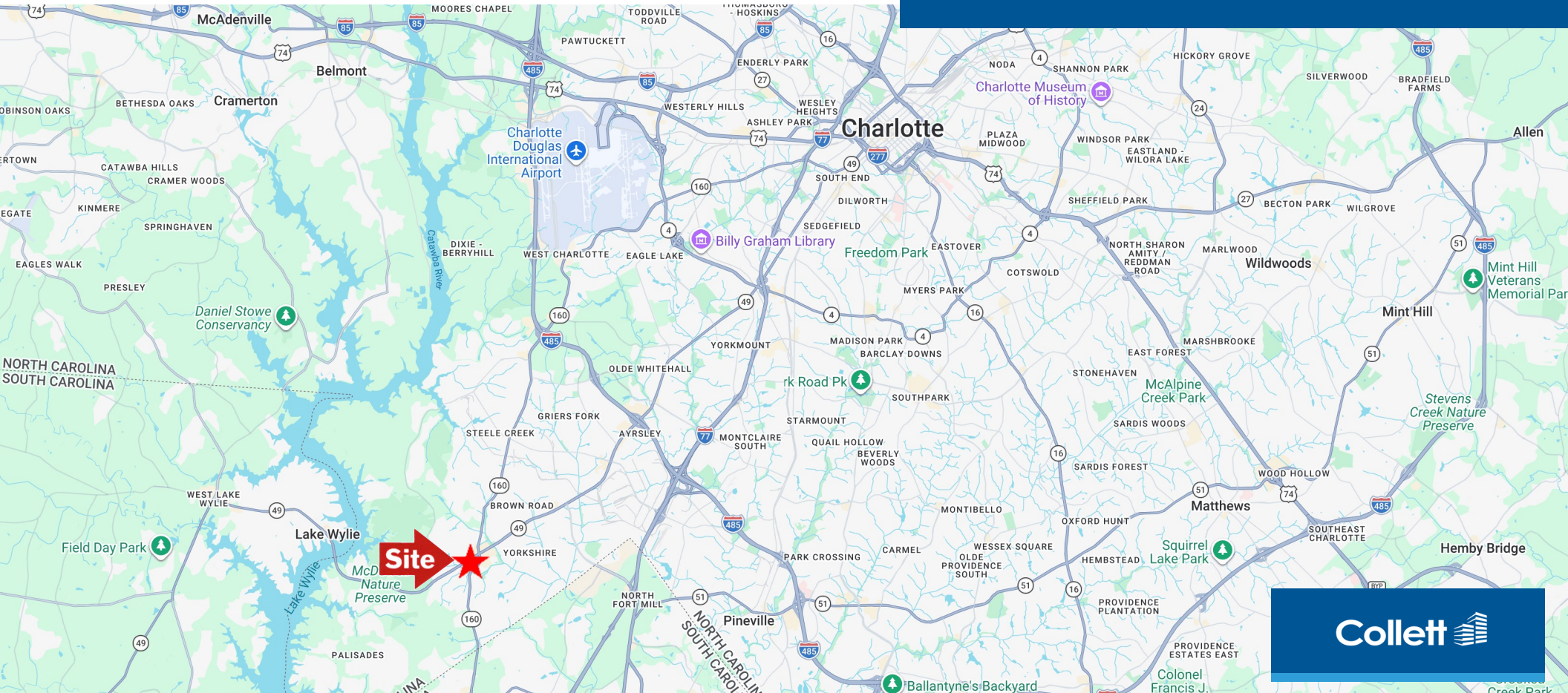
- Located in Southwest Charlotte and situated at the signalized intersection of Highway 49 (South Tryon St) & Steelecroft Parkway, the primary retail/restaurant hub in this market.
- Parking Spaces: 45 total (2 accessible)
- Monument and building signage available.
- Adjacent to Atrium Steele Creek Emergency Center, Charlotte Radiology and several other medical providers.
- Significant retail presence nearby including Target, Home Depot, Kohl's, HomeGoods, TJ Maxx, Publix & Harris Teeter.
- Property is positioned just south of I-485, it serves as the primary gateway to Lake Wylie, Tega Cay, and Fort Mill, SC.
- **1,477 SF 2nd Generation Restaurant (Available Immediately)**
- 7.5 ton HVAC unit in place, two restrooms, walk-in cooler, grease trap

## DEMOGRAPHICS (2025)

	1 miles	3 miles	5 miles
Population	14,448	54,858	134,396
Daytime Pop.	2,279	20,618	66,099
Avg. HH Income	\$118,077	\$144,491	\$148,516

## TRAFFIC COUNTS

S Tryon Street	33,700 VPD
Steele Creek Road	18,000 VPD
Shopton Road	14,500 VPD



# Shops at Steelecroft

Aerial



# Shops at Steelecroft

## Site Plan

