



For Lease

New Retail and multi-family development in Steele Creek

- 32,000 SF retail space and outparcels
- Anchored by national steak restaurant
- Located 0.4 miles south of I-485
- 33,000 VPD off Steele Creek Road
- Easy access with two signalized entrances
- Across from Harris Teeter and Charlotte Premium Outlets



95,000+ employees within a 5-mile radius



400,000+ SF retail at nearby Charlotte Premium Outlets



21 Million SF industrial in area

Shoppes of Madison Place
NEC of Steele Creek Rd &
Shopton Rd West,
Charlotte, NC 28273

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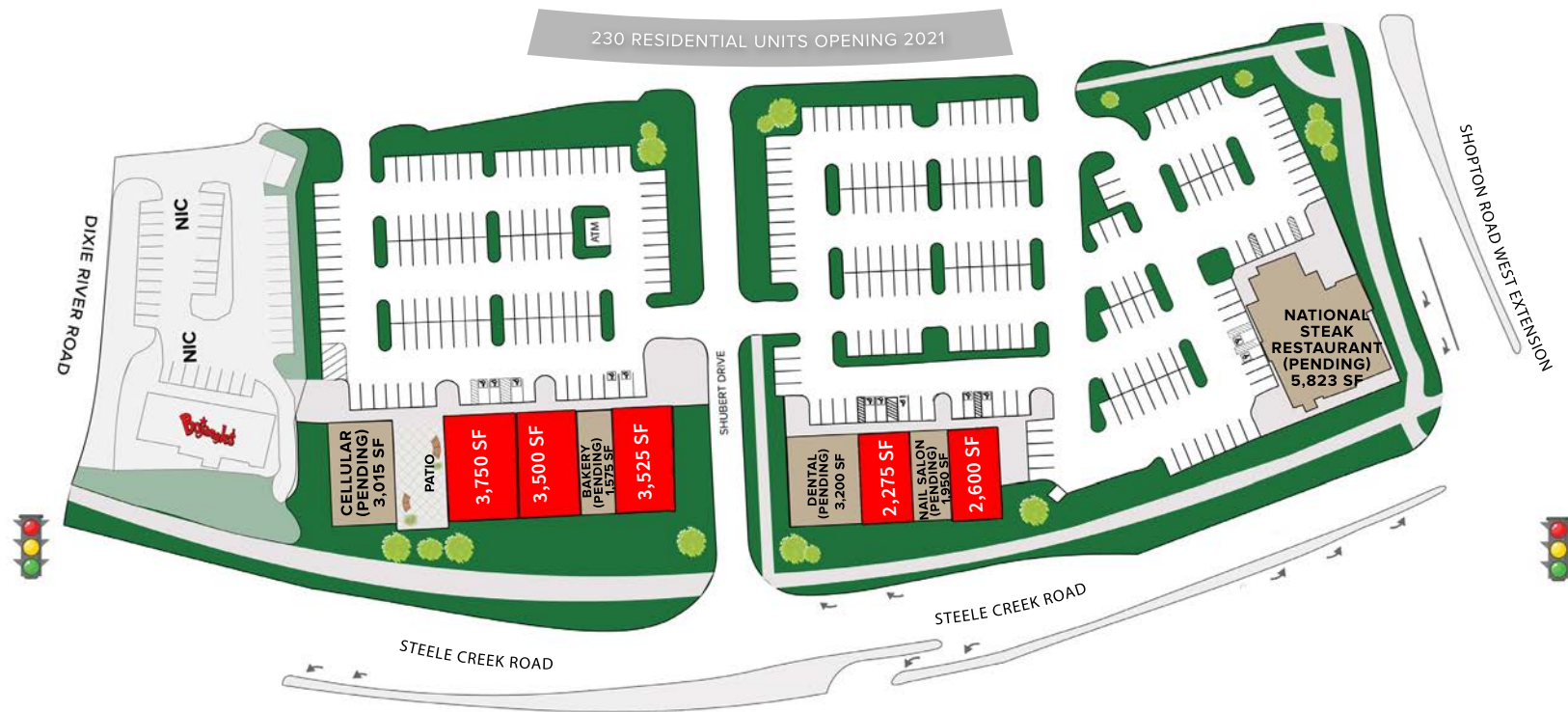
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Property at a glance



Building	Tenant	SQ FT
BLDG A	Cellular (Pending)	3,015
Suite B1	Available	3,750
Suite B2	Available	3,500
Suite B3	Bakery (Pending)	1,575
Suite B4	Available	3,525
Suite C1	Dental (Pending)	3,200
Suite C2	Available	2,275
Suite C3	Nail Salon (Pending)	1,950
Suite C4	Available	2,600
BLDG D	National Steak Restaurant (Pending)	5,823

32,000 SF retail space and outparcels

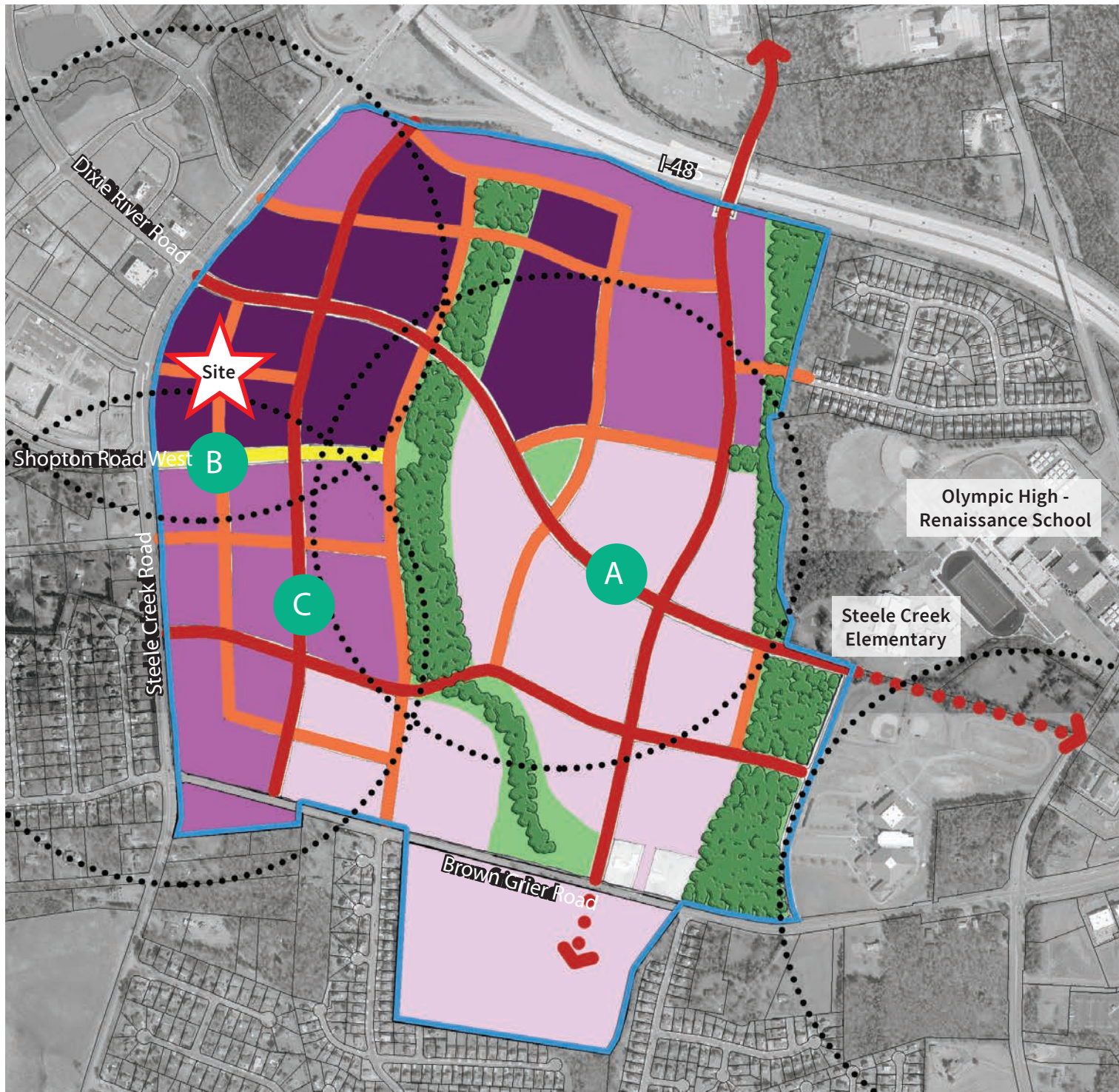


230 luxury apartments



Proposed Road Connectivity with Office Park and Residential

- A Dixie River Rd Extension
- B Shopton Rd Extension
- C Interior Connection Rd



Demographics

	1-mile	3-mile	5-mile
Estimated Population	8,678	40,011	93,887
Estimated Households	3,041	15,132	35,186
Average Household Income	\$104,435	\$89,513	\$81,995
Median Age	34.5	35.1	34.5
Daytime Business Employees	2,709	38,002	92,568

Source: Esri, 2019

Employment in Southwest Charlotte

Southwest Charlotte is the largest employment area in the Carolinas

Fortune 500 companies, both domestic and global, with major employment installations in this region include:



AA's 2nd busiest hub is Charlotte Douglas International Airport (5th busiest airport in the U.S., 6th busiest in the world by daily flights.)



East Coast Headquarters is less than 5 miles from Steele Creek on Arrowood Road.



The acquisition of Goodrich Corp brought UTC to Charlotte in a big way. Located in Coliseum Center on Tyvola Road, UTC is only 5 miles from Steele Creek.



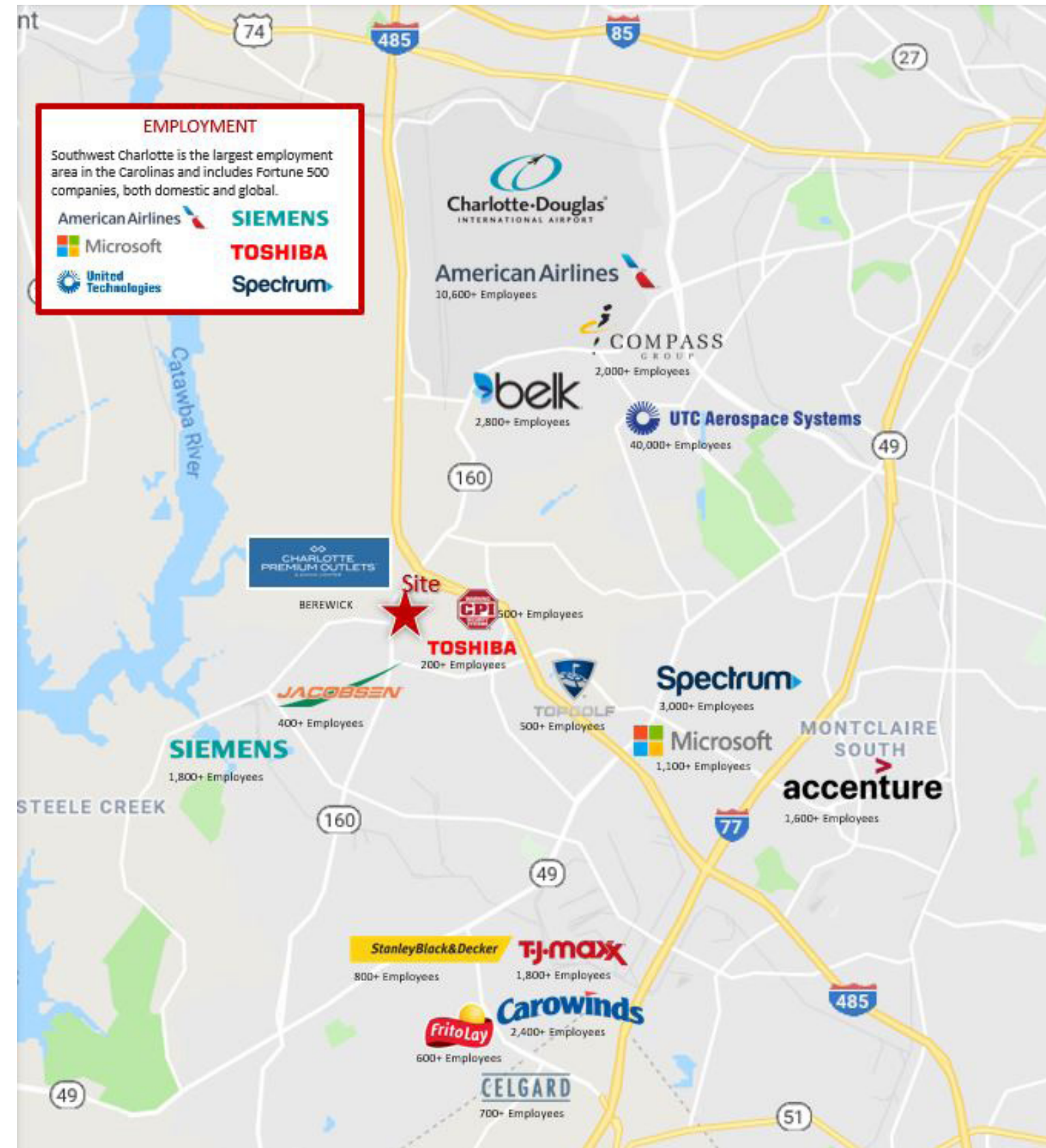
Gas turbine manufacturing plant is located on the Catawba River less than 3 miles from Steele Creek. Despite the manufacturing plant, this is a highly skilled, specialized labor force with strong white collar income demographics.



The Japanese conglomerate's U.S.-based nuclear energy systems group is less than 3 miles from Steele Creek, in Whitehall Corporate Center.



Corporate Headquarters is spread across multiple campuses on Arrowood Road, 3 miles from Steele Creek.





*Achieve
Ambition*

For questions, please contact:

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