

STEELE CREEK CROSSING

HIGHWAY 49 & HIGHWAY 160, CHARLOTTE, NC 28278

FOR LEASE

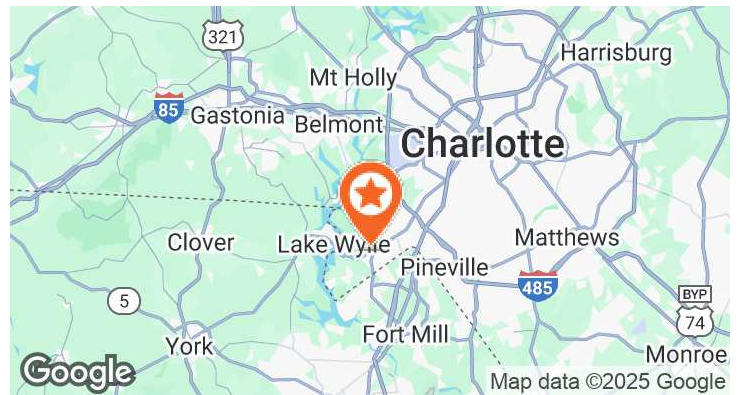


LOCATION DESCRIPTION

47,000 SF Publix anchored shopping center strategically located at signalized corner of Hwy 49 (South Tryon St) & Hwy 160

PROPERTY HIGHLIGHTS

- Co-tenants: Publix, TJ Maxx, Salon Loft, Five Guys, Wells Fargo
- The Steele Creek community boasts one of the strongest growth rates in Mecklenburg County
- Excellent access & visibility
- Traffic Counts: S Tryon Street - 34,500 AADT; Steele Creek Road - 21,500 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	12,899	54,799	136,946
2025 Daytime Population	5,637	31,339	95,677
2025 Average HH Income	\$118,610	\$137,596	\$141,915



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SUITE	TENANT NAME	SPACE SIZE
A100	Five Guys Burgers & Fries	2,500 SF
A101	T-Mobile	1,610 SF
A102	Marco's Pizza	1,190 SF
A103	Brazilian Wax	1,540 SF
A104	Palm Berries	1,260 SF
B105	Publix	47,000 SF
C106	The Joint Chiropractic	1,050 SF
C107	Masa Asian Grill	1,600 SF
C108	Milano Nail Bar	1,100 SF

SUITE	TENANT NAME	SPACE SIZE
C109	Available	2,380 SF
C110	Visionworks	3,313 SF
C113	Greco Fresh Grille	1,850 SF
D114	Walgreens	10,908 SF
101	Nothing But Noodles	2,853 SF
102	Salon Lofts	4,500 SF
103	Five Below	8,000 SF
104	TJ Maxx	22,000 SF



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