

# RIVERGATE

SOUTH TRYON ST & STEELE CREEK RD, CHARLOTTE, NC 28273

## FOR LEASE

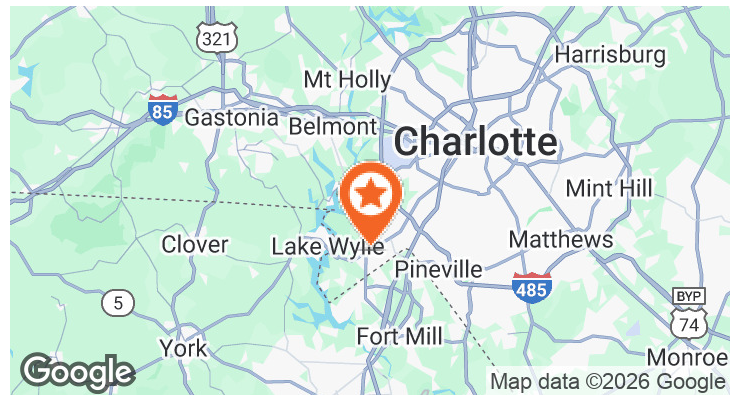


## LOCATION DESCRIPTION

Highly desirable southwest Charlotte location situated at the prominent, signalized corner of Highway 49 (South Tryon St) & Highway 160 (Steele Creek Rd)

## PROPERTY HIGHLIGHTS

- Within close proximity to the state line, RiverGate not only serves the southwest suburban Charlotte communities, but also the Lake Wylie, Tega Cay, and Fort Mill residents of South Carolina.
- Anchored by Super Target, Best Buy, Marshalls, The Home Depot, PetSmart, Old Navy, and Office Max.
- Strong national retailers including Bath & Body Works, Total Wine, Sephora, Massage Envy, America's Best and Rack Room Shoes.
- Traffic Counts: Highway 49 (South Tryon St) - 34,500 AADT; Highway 160 (Steele Creek Rd) - 21,500 AADT



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2025 Population Density	54,799	136,946	237,286
2025 Daytime Population	31,339	95,677	148,630
2025 Average HH Income	\$137,596	\$141,915	\$133,489



**DAWN PRINCE HOOVER**  
dawn.princehoover@tscg.com  
980.556.7306

**MOLLY PRINCE SARN**  
molly.prince@tscg.com  
980.556.7311

**JACK BRENNAN**  
jack.brennan@tscg.com  
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SUITE	TENANT NAME
A-100	Best Buy
A-200	OfficeMax
A-300	Marshalls
A-400	PetSmart
B-100	Mattress Firm
B2-100	Sport Clips
B2-200	Available
C1-100	Cold Stone Creamery
C1-200	The Good Feet Store
C1-350	Available
C1-400	Fuji Steakhouse
C1-500	Coming Available
C2-100	Smoothie King
C2-125	Carolina Asthma & Allergy C...
C2-150	PUR an Aveda Salon

SUITE	TENANT NAME
C2-200	Available
C2-300	Available
D1-100	Hook & Reel
D1-200	The Wine Shop
D1-300/400	City Chiropractic
D2-100	Sola Salon Studios
D2-200	Lease Pending
E-100	CAVA
E-200	Chipotle Mexican Grill
F-100	Rack Room Shoes
F-200	Great Clips
F-300	Massage Envy
F-400	Beverly Nail
F-500	European Wax
F-700	GNC

SUITE	TENANT NAME
F-900	Sally Beauty Supply
F-1000	Degree Wellness
G-100	Verizon
G-200	ATA Martial Arts
H-100	Sephora
H-110	Available
H-200	Total Wine
H-300	Old Navy
N-100	Coming Available
N-200	Friendly Dental
N-300	Bath & Body Works
P-100	Available
P-200	Penn Station Subs
P-300	Claire's
P-400	America's Best



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