



# The Shops at Dixie River Rd

8736 Outlets Blvd | Charlotte, NC 28278

**CHARLOTTE PREMIUM OUTLETS**  
A SIMON CENTER



**Building 2**  
+/- 3,000 SF Available

**COURTYARD**  
Marriott



**Building 1**

**AVIS**  
**AVIS**  
BEREWICK

## Available for Lease

+/- 1,485 - 3,000 SF Retail

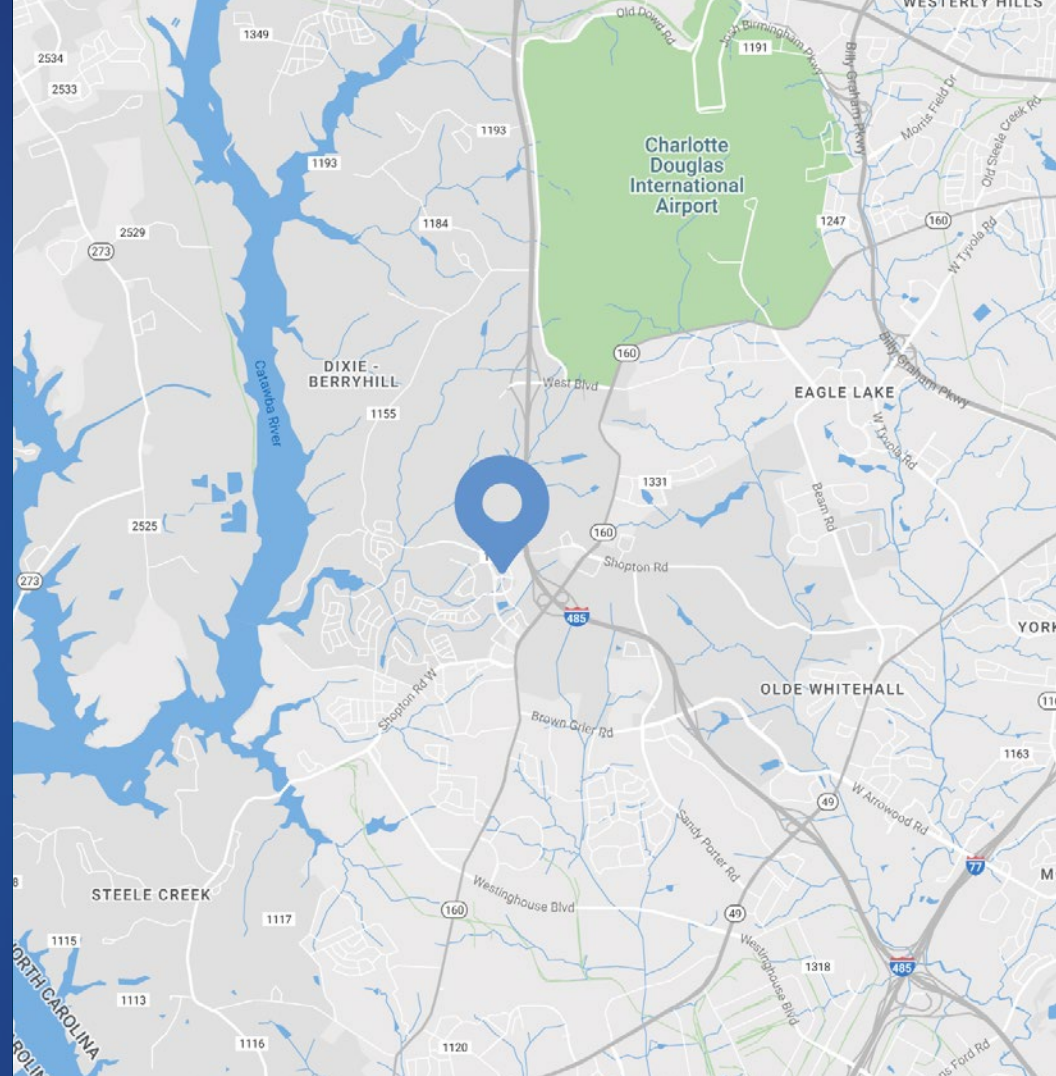
**KELTONWOOD**  
AT BEREWICK

# The Shops at Dixie River Rd Available for Lease

Retail space available for lease, conveniently located at Charlotte Premium Outlets. The site is easily accessible from Interstate 485 and is in close proximity to Berewick, a mixed-use community with projections of more than 20,000 residents by the year 2020 with a median income of greater than \$85,000.

## Property Details

<b>Address</b>	8736 Outlets Blvd.   Charlotte, NC 28278
<b>Availability</b>	+/- 3,000 SF Available
<b>Use</b>	Retail
<b>Center Type</b>	Multi-Tenant or Single Tenant
<b>Acreage</b>	+/- 1.81 AC
<b>Zoning</b>	MUDD-0
<b>Parking</b>	+/- 65 Spaces
<b>Delivery</b>	Cold Dark Shell
<b>Current Tenants</b>	Anytime Fitness, Shane's Rib Shack, Smoothie King, East Coast Wings & Grill, SynergyVet, Premium Nails & Spa
<b>Neighboring Tenants</b>	37 Sol, Charlotte Performing Arts Academy
<b>Traffic Counts</b>	Steele Creek Rd   38,500 VPD I-485   129,000 VPD
<b>Lease Rate</b>	Call for Leasing Details



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	7,271	34,684	103,224
<b>Avg. Household Income</b>	\$147,336	\$122,779	\$112,472
<b>Median Household Income</b>	\$117,184	\$97,347	\$84,053
<b>Households</b>	2,932	13,526	41,510
<b>Daytime Employees</b>	6,267	29,898	92,719



# Charlotte Premium Outlets

Charlotte Premium Outlets is a 400,000 SF shopping center comprised of more than 100 retailers, including:

- J. Crew Factory
- Kate Spade New York
- Old Navy Outlet
- Brooks Brothers
- Talbots
- Saks Off 5th
- Adidas Outlet
- Aerie
- American Eagle
- Aldo Outlet
- LOFT Outlet
- Gap Factory
- Ann Taylor Factory Store
- Banana Republic Factory
- Under Armour
- Michael Kors Outlet
- Coach Outlet
- Bath & Body Works
- Brooks Brothers
- Carter's
- Columbia Factory Store
- Converse
- Eddie Bauer Outlet
- Fossil
- Guess Factory Store
- Levi's Outlet Store
- Nike Factory Store



## Berewick Community

Berewick is a master planned community adjacent to Charlotte Premium Outlets that will include retail, hotel, office and residential. Anchored by Harris Teeter, it will feature 30,000 SF of restaurant, retail and service space.



# Market Overview



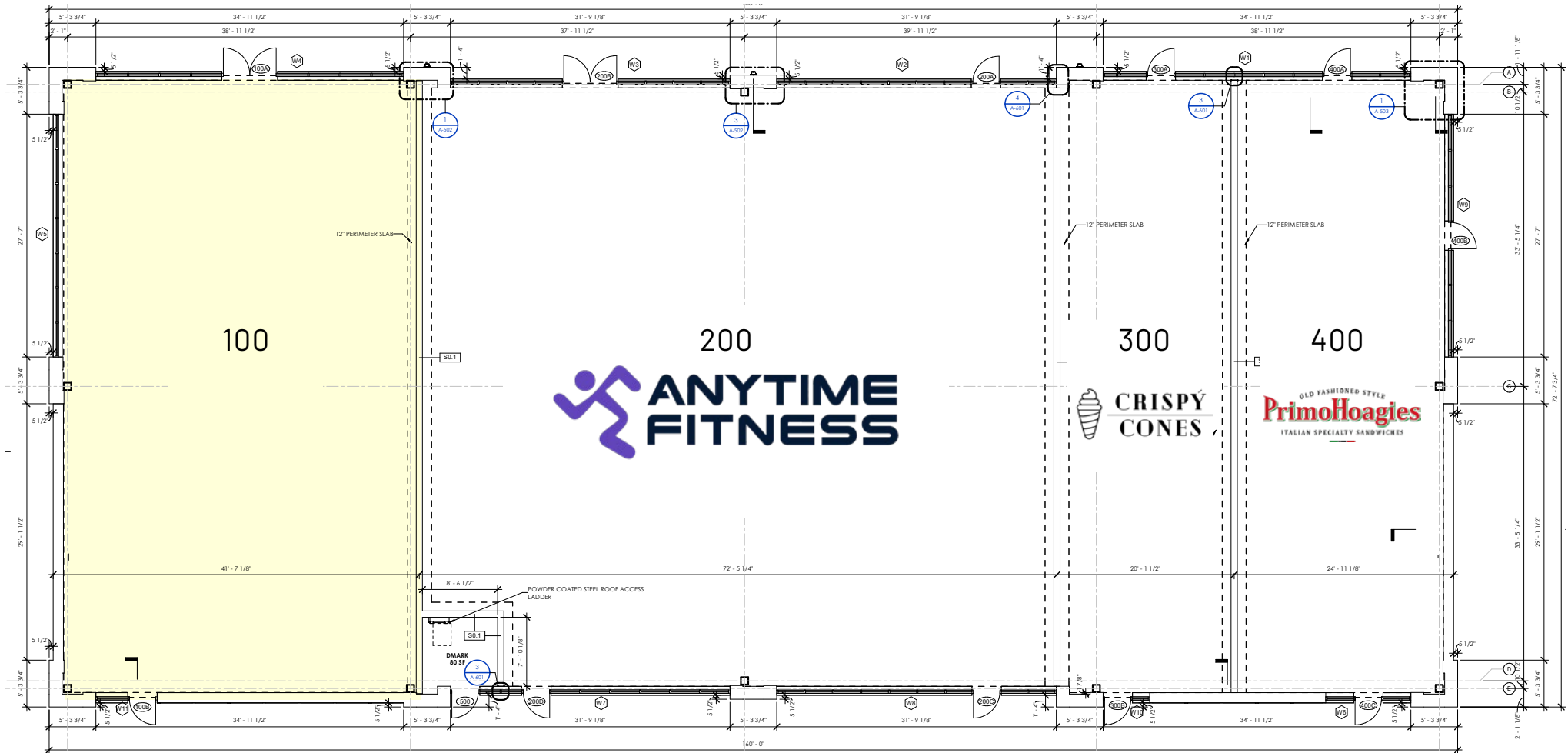
# Availability

Suite 100

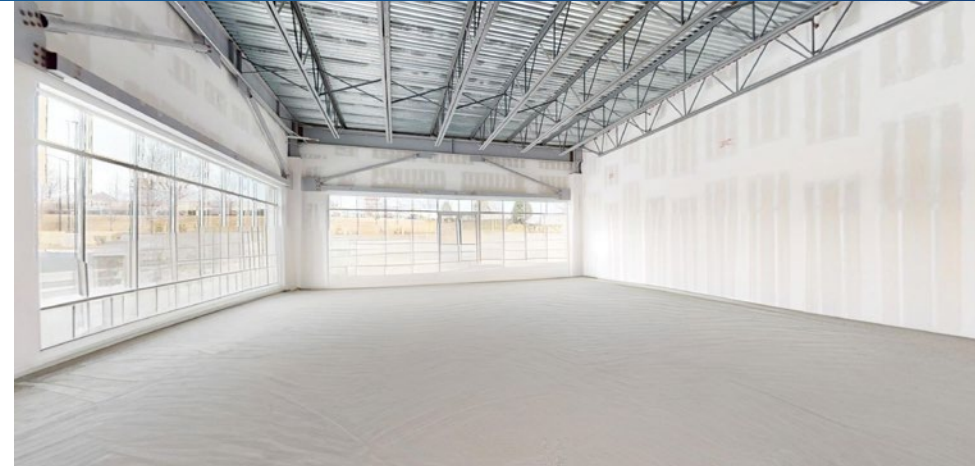
Available

+/- 3,000 SF

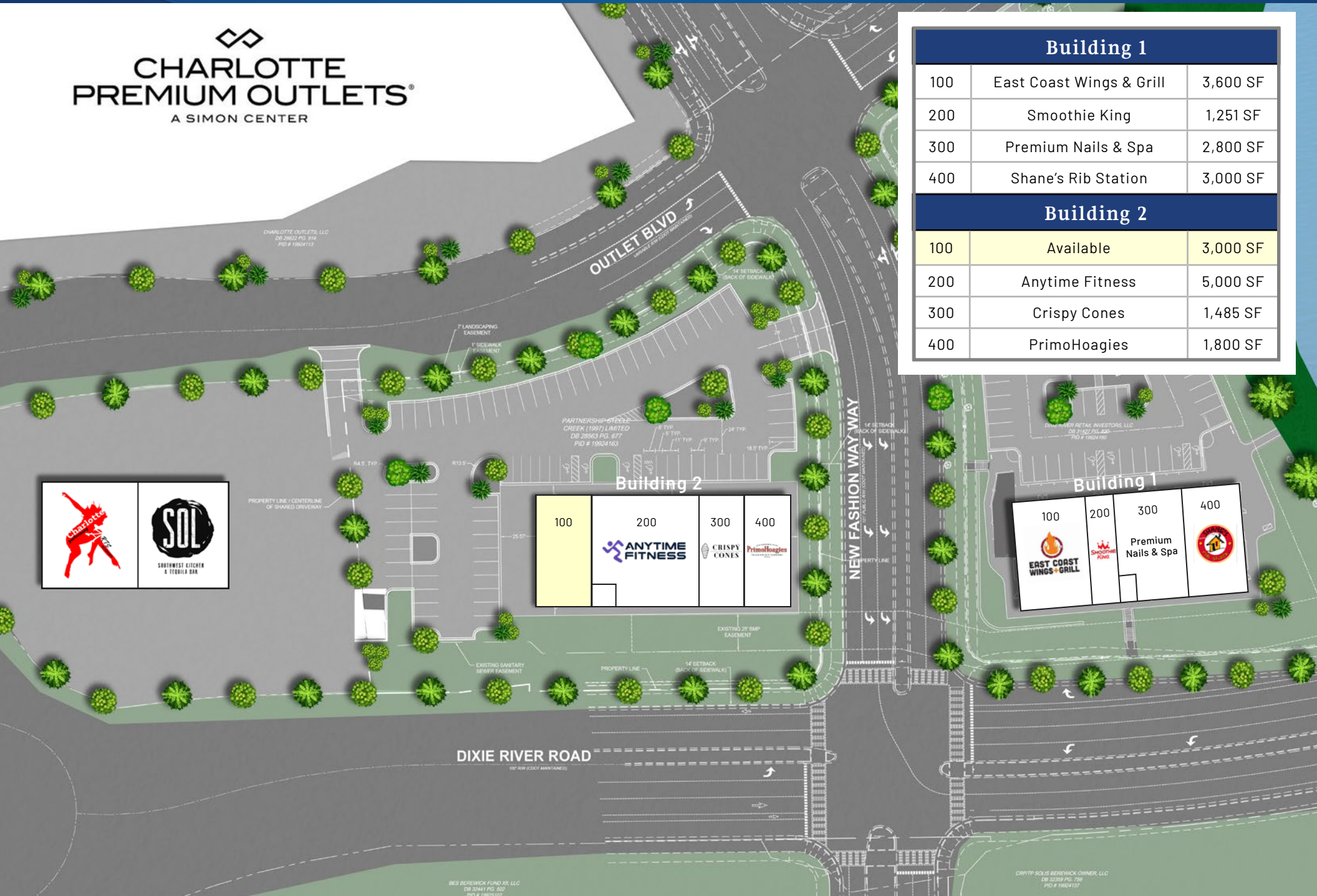
 Virtual Tour



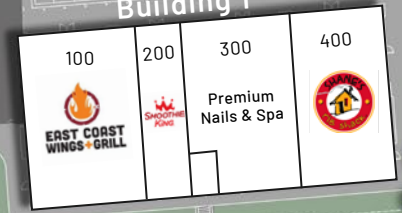
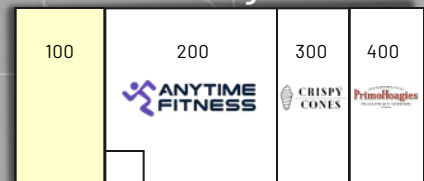
Property Photos



**CHARLOTTE PREMIUM OUTLETS®**  
A SIMON CENTER



Building 1		
100	East Coast Wings & Grill	3,600 SF
200	Smoothie King	1,251 SF
300	Premium Nails & Spa	2,800 SF
400	Shane's Rib Station	3,000 SF
Building 2		
100	Available	3,000 SF
200	Anytime Fitness	5,000 SF
300	Crispy Cones	1,485 SF
400	PrimoHoagies	1,800 SF





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.