


Harris Teeter
Neighborhood Food & Pharmacy

BEREWICK TOWN CENTER

STEELE CREEK ROAD, CHARLOTTE, NC 28273


















DESCRIPTION

- 1,317 SF Second Generation Restaurant available 1/1/26
- Located in Southwest Charlotte at the intersection of Steele Creek Road and Dixie River Road
- Anchored by a 53,000 SF Harris Teeter and HT Fuel
- Berewick is a master planned development which includes 1,600 single family homes, the Berewick Pointe Apartments, Hampton Inn & Suites, Walgreens, medical offices and additional service and retail
- Strategically located 5 minutes from Charlotte Douglas International Airport and adjacent to Charlotte Premium Outlets and I-485

BUILDING FEATURES	
PROPERTY SIZE	110,000 SF
AVAILABILITY	1,317 SF
TRAFFIC	
SHOPTON RD WEST	19,292 VPD
STEELE CREEK RD (HWY 160)	38,338 VPD
DIXIE RIVER RD	14,025 VPD

DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<div><div>11,494 ESTIMATED POPULATION 2025</div></div>	<div><div>44,003 ESTIMATED POPULATION 2025</div></div>	<div><div>106,879 ESTIMATED POPULATION 2025</div></div>
<div><div>35.2 MEDIAN AGE</div></div>	<div><div>34.9 MEDIAN AGE</div></div>	<div><div>34.4 MEDIAN AGE</div></div>
<div><div>1,878 TOTAL EMPLOYEES</div></div>	<div><div>31,844 TOTAL EMPLOYEES</div></div>	<div><div>81,782 TOTAL EMPLOYEES</div></div>
<div><div>\$384,326 MEDIAN HOME VALUE</div></div>	<div><div>\$380,530 MEDIAN HOME VALUE</div></div>	<div><div>\$395,417 MEDIAN HOME VALUE</div></div>
<div><div>\$130,935 AVG HOUSEHOLD INCOME</div></div>	<div><div>\$119,837 AVG HOUSEHOLD INCOME</div></div>	<div><div>\$112,999 AVG HOUSEHOLD INCOME</div></div>

FOR MORE INFORMATION, PLEASE CONTACT:

NICOLE EDMONDS | 704.972.2617

Senior Associate

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Licensed Real Estate Broker

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TRADE AREA MAP



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THE NEIGHBORHOOD

Close to the master planned community of Berewick with over 3,000 homes and 773 apartments, Charlotte Premium Outlets and the Shoppes of Madison Place, Steele Creek has become a bustling suburb reflecting the quick pace at which Charlotte has grown in the last few years.

Across from Berewick Town Center will be the recently approved 185 acre mixed-use development, set to include a future 150-bed hospital, up to 1.2 million SF of office and medical space, multi-family, senior living, and single-family uses.

SHOPPES OF MADISON PLACE



SHOPPES OF MADISON PLACE



CHARLOTTE PREMIUM OUTLETS



MADISON PLACE APARTMENTS



BEREWICK POINTE APARTMENTS



HAMPTON INN & SUITES



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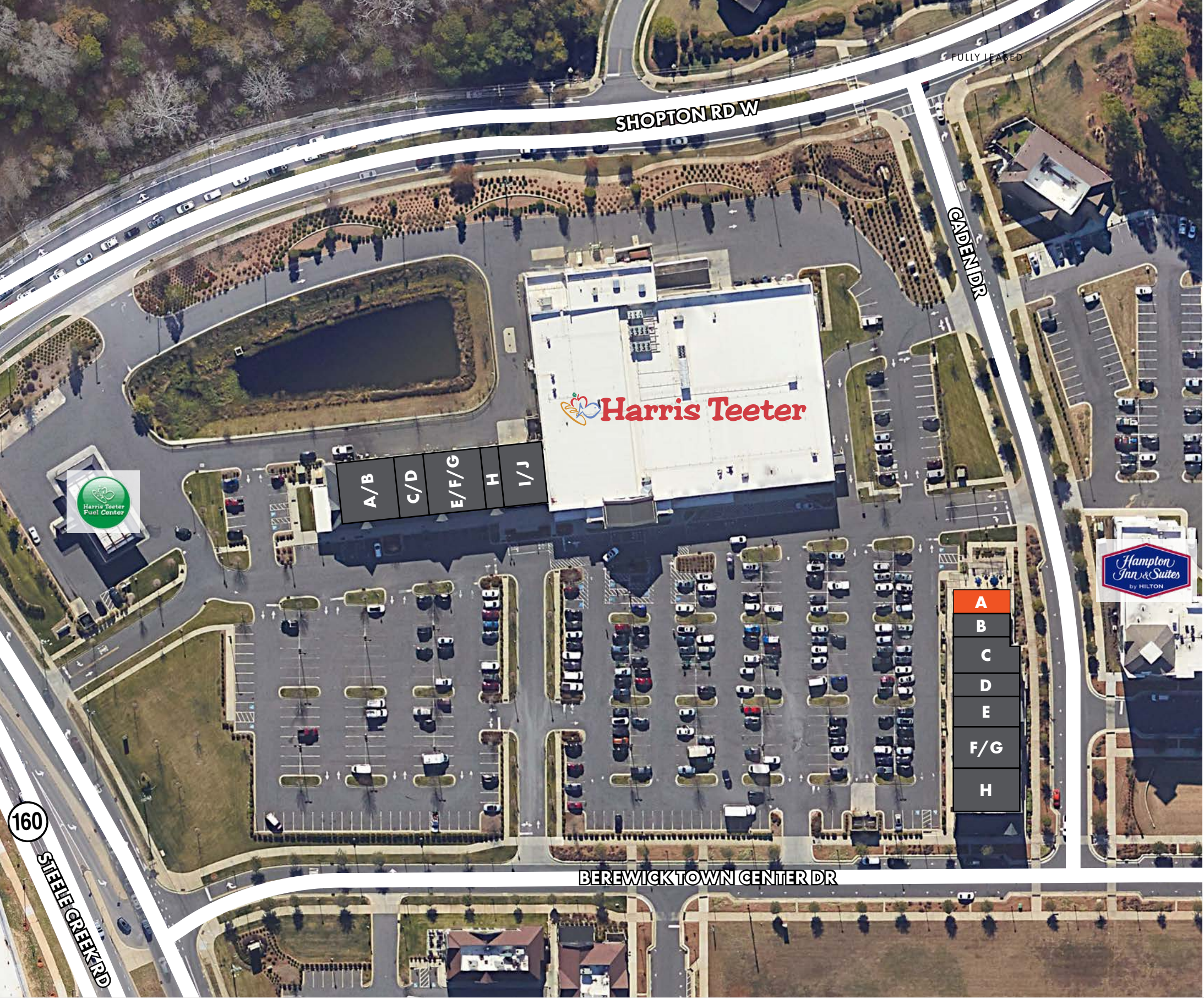
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SITE PLAN

SUITE	TENANT	SF
A/B	ENRICO’S ITALIAN RESTAURANT	2,723
C/D	NOVANT GO HEALTH	2,206
E/F/G	HOLLYWOOD FEED	3,574
H	LAPELS DRY CLEANERS	1,200
I/J	IDEAL DENTAL	2,302

SUITE	TENANT	SF
A	2ND GEN RESTAURANT AVAILABLE 1/1/26	1,317
B	CLEAN JUICE	1,243
C	JERSEY MIKE’S SUBS	1,686
D	GREAT CLIPS	1,055
E	THE UPS STORE	1,556
F/G	PASSION NAIL BAR	3,286
H	IVYREHAB	2,386

- AVAILABLE
- NEGOTIATING
- LEASED

NOVEMBER 2025

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