

# Berewick Outparcel

DIXIE RIVER RD & STYLE LN, CHARLOTTE. NC 28278



Retail

FOR

Lease

SIZE

±3,340 SF

PRICE

Call for Pricing



## Overview

±3,340 SF of retail space on outparcel to Charlotte Premium Outlets available for lease

Proximity to Berewick Town Center, a Master Planned development anchored by Harris Teeter.

Endcap drive-thru space available

Located within a 10 Minute drive of Charlotte Douglas International Airport

Situated less than 0.5 Miles from Steele Creek Road and I-485

±3,340 SF of Retail Space Available for Lease



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## Proposed Site Plan



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## Property Overview

### Demographics

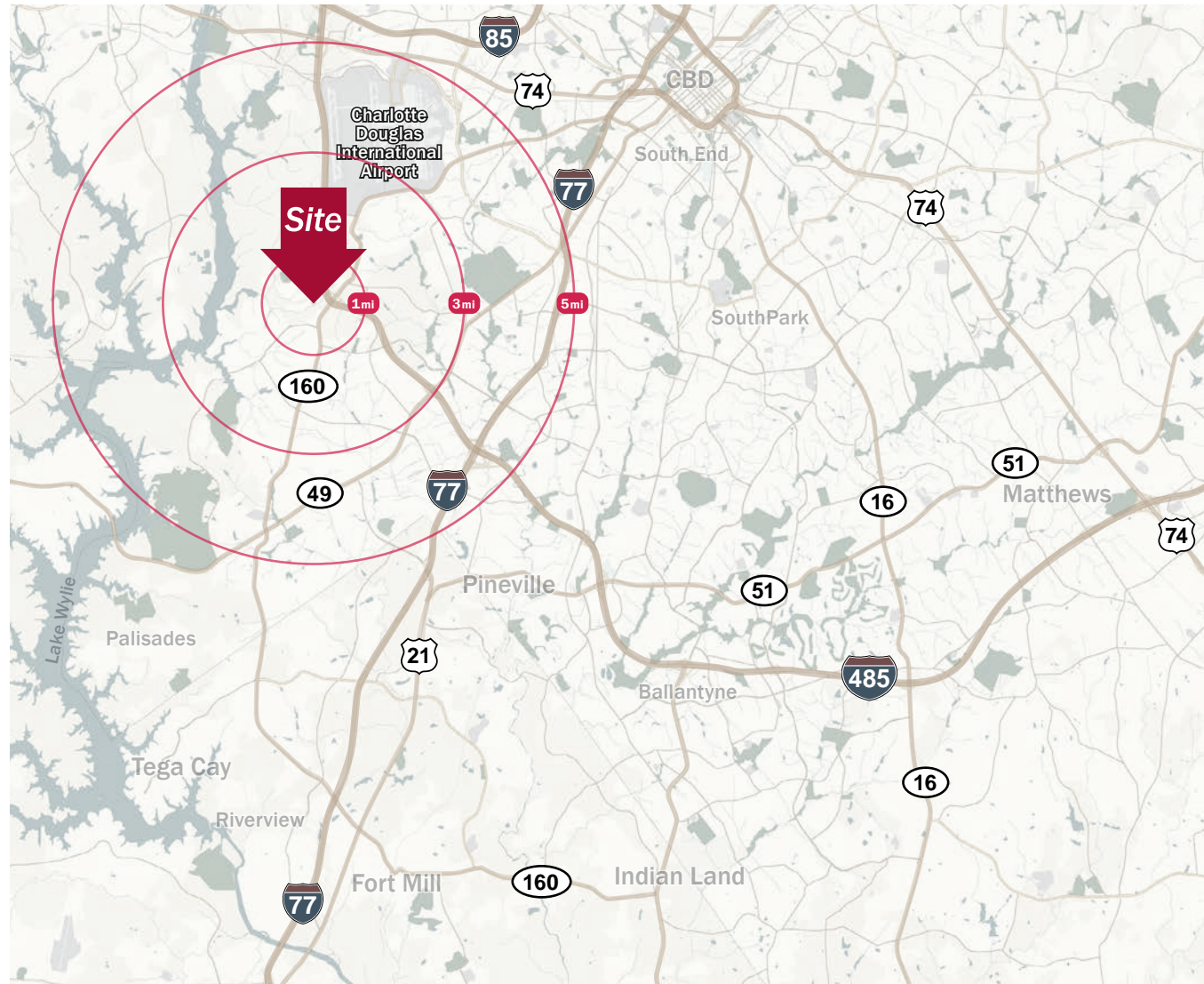
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	6,039	32,310	98,121
Growth Rate	2.01%	2.41%	2.19%
Avg. HH Income	\$142,361	\$116,272	\$105,990

### Traffic Count

Source: NCDOT

	AADT
Steele Creek Rd (Hwy 160)	42,000 (2022)



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## Market Aerial



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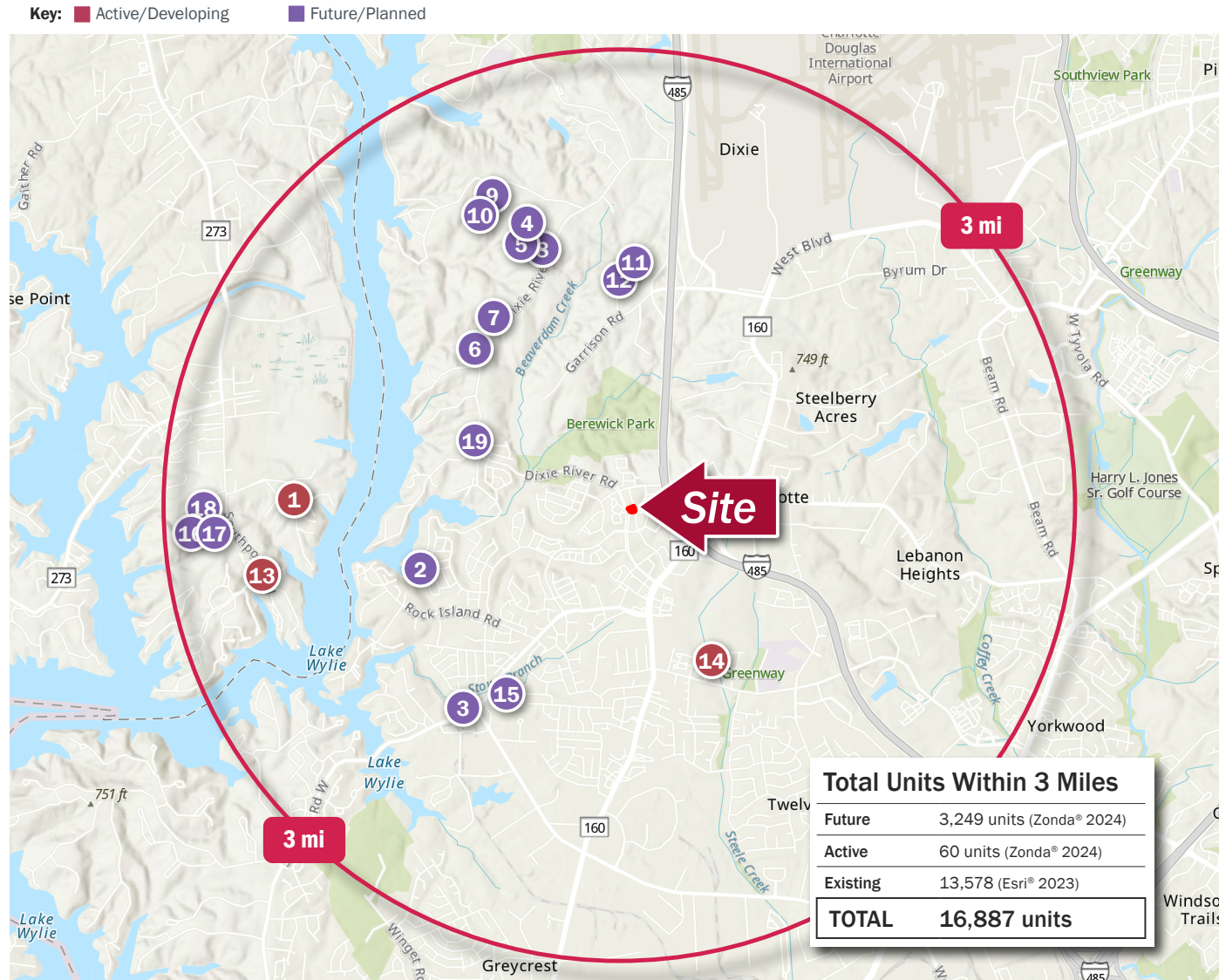
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## Residential Activity

Number	Subdivision	Units
1	Woodend	23
2	Windygap Rd SF (P)	14
3	Shopton Rd W Site MF (P)	61
4	River District/Westrow TH	94
5	River District/Westrow SF	35
6	River District/River Point TH (P)	1
7	River District/River Point SF (P)	192
8	River District/River North SF(P)	150
9	River District/Preserve East TH	31
10	River District/Preserve East SF	93
11	River District/Master Plan TH	551
12	River District/Master Plan SF	1,253
13	Reflection Pointe	358
14	Pringle Towns	305
15	Madhuban Village (P)	184
16	Lakeview Farms/TH (P)	52
17	Lakeview Farms/SF (P)	365
18	Lakeview Farms/Active Adult	114
19	Dixie River SF (P)	59



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## Charlotte Premium Outlets

  
CHARLOTTE  
PREMIUM OUTLETS®  
A SIMON CENTER

# ABOUT CHARLOTTE PREMIUM OUTLETS

5404 NEW FASHION WAY, CHARLOTTE, NC 28278

### CENTER INFORMATION

Charlotte Premium Outlets is North Carolina's newest, upscale outlet center and features an impressive collection of fashion designers, luxury brands and name brand manufacturers. The 398,421 square-foot center offers 100 notable upscale outlet stores including Ann Taylor, Boss Outlet, Brooks Brothers Factory Store, Cole Haan, Kate Spade New York, Polo Ralph Lauren, Lucky Brand, Michael Kors, Nike Factory Store and Saks Fifth Avenue OFF 5th at savings of 25 to 65 percent every day.

\*SOURCE: <https://www.premiumoutlets.com/outlet/charlotte>

### FEATURED STORES

COACH  
OUTLET

MICHAEL KORS  
OUTLET

Saks  
OFF  
5TH

  
NikeFactoryStore

AÉROPOSTALE

Reebok  
OUTLET STORES

POLO RALPH LAUREN

BROOKS  
BROTHERS  
FACTORY STORE

LUCKY \* BRAND

Eddie Bauer  
OUTLET

adidas

Columbia



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## Charlotte Market

### Charlotte Market

People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either. Source



Charlotte Douglas International Airport is now ranked the 5th busiest airport in the world.

# 113

People moving to Charlotte daily

# #4

Fastest growing city for young professional



Source: [Charlotte Regional Business Alliance](#)

### COMPANIES HEADQUARTERED IN CHARLOTTE



### Charlotte, North Carolina

- Average home sale price: \$420,000
- Average apartment rent: \$1,500 per month
- Average cost living: 2% lower than the national average
- Unemployment rate: 3.4%, as of June 2023
- Diversity grade: A-plus



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## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,169	20,131	68,821
2020 Population	5,661	29,901	91,444
2023 Population	6,039	32,310	98,121
2028 Population	6,133	34,996	105,361
2010-2020 Annual Rate	10.07%	4.04%	2.88%
2020-2023 Annual Rate	2.01%	2.41%	2.19%
2023-2028 Annual Rate	0.31%	1.61%	1.43%
2020 Male Population	48.0%	48.2%	48.1%
2020 Female Population	52.0%	51.8%	51.9%
2020 Median Age	34.1	34.7	34.5
2023 Male Population	48.9%	48.8%	48.8%
2023 Female Population	51.1%	51.2%	51.2%
2023 Median Age	35.4	36.2	35.6

In the identified area, the current year population is 98,121. In 2020, the Census count in the area was 91,444. The rate of change since 2020 was 2.19% annually. The five-year projection for the population in the area is 105,361 representing a change of 1.43% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 35.6, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	36.2%	31.3%	33.6%
2023 Black Alone	33.0%	32.1%	33.1%
2023 American Indian/Alaska Native Alone	0.4%	0.7%	0.9%
2023 Asian Alone	13.4%	11.4%	9.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.1%
2023 Other Race	7.4%	14.1%	13.7%
2023 Two or More Races	9.6%	10.4%	9.4%
2023 Hispanic Origin (Any Race)	14.9%	24.2%	22.7%

Persons of Hispanic origin represent 22.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	102	86	80
2010 Households	851	7,445	26,242
2020 Households	2,446	11,613	36,644
2023 Households	2,616	12,598	39,537
2028 Households	2,646	13,636	42,421
2010-2020 Annual Rate	11.14%	4.55%	3.40%
2020-2023 Annual Rate	2.09%	2.54%	2.37%
2023-2028 Annual Rate	0.23%	1.60%	1.42%
2023 Average Household Size	2.31	2.56	2.48



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	17.6%	22.7%	23.9%
<b>Median Household Income</b>			
2023 Median Household Income	\$117,925	\$88,088	\$77,724
2028 Median Household Income	\$129,233	\$100,624	\$88,912
2023-2028 Annual Rate	1.85%	2.70%	2.73%
<b>Average Household Income</b>			
2023 Average Household Income	\$142,361	\$116,272	\$105,990
2028 Average Household Income	\$160,946	\$134,589	\$124,055
2023-2028 Annual Rate	2.48%	2.97%	3.20%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$58,333	\$45,039	\$42,707
2028 Per Capita Income	\$65,485	\$51,974	\$49,863
2023-2028 Annual Rate	2.34%	2.91%	3.15%
<b>GINI Index</b>			
2023 Gini Index	29.0	33.1	37.1

### Households by Income

Current median household income is \$77,724 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$88,912 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$105,990 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$124,055 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$42,707 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$49,863 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	140	108	102
2010 Total Housing Units	931	7,961	28,934
2010 Owner Occupied Housing Units	740	5,442	15,613
2010 Renter Occupied Housing Units	112	2,003	10,629
2010 Vacant Housing Units	80	516	2,692
2020 Total Housing Units	2,673	12,401	38,961
2020 Owner Occupied Housing Units	1,493	6,944	18,784
2020 Renter Occupied Housing Units	953	4,669	17,860
2020 Vacant Housing Units	216	795	2,278
2023 Total Housing Units	2,852	13,578	42,259
2023 Owner Occupied Housing Units	1,435	6,941	19,804
2023 Renter Occupied Housing Units	1,181	5,657	19,733
2023 Vacant Housing Units	236	980	2,722
2028 Total Housing Units	2,934	14,634	45,075
2028 Owner Occupied Housing Units	1,483	7,413	21,162
2028 Renter Occupied Housing Units	1,162	6,222	21,259



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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