

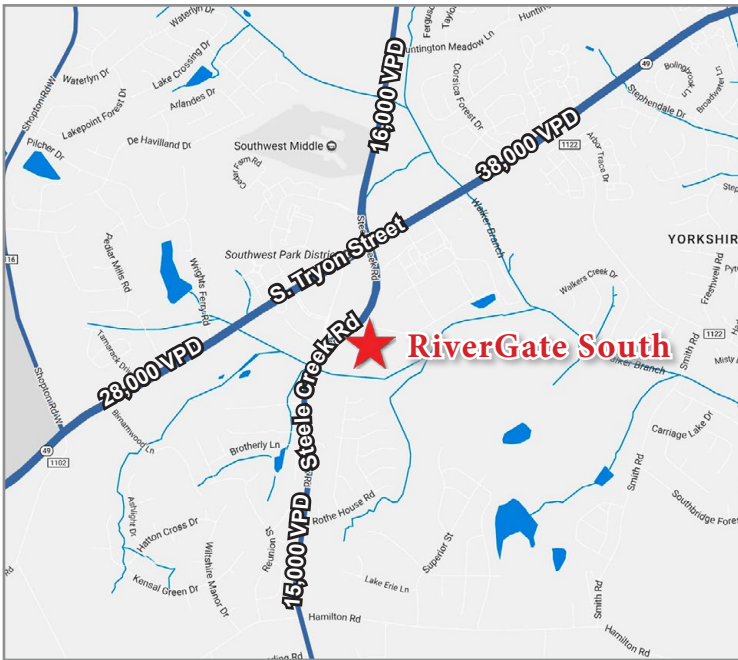
RIVERGATE SOUTH

Corner of Steele Creek Rd & Walker Branch Rd, Charlotte, NC 28273

For Lease



140,697 SF Shopping Center Located in Charlotte, NC



Features

- ▶ Excellent positioning within the densely populated Retail corridor of Hwy 49 (S. Tryon Street)
- ▶ Convenient to I-485 and I-77
- ▶ 649 Surface parking spaces
- ▶ Strong mix of retailers including; Kohl's, HomeGoods, Michaels, Pier 1 Imports, and Ulta Beauty
- ▶ 3,093 SF Available for lease in line
- ▶ Two Parcels Available
 - 1 ± Acre Outparcel for Ground Lease
 - Up to 4,550 SF Pad Site Available

Traffic Counts

16,000 VPD on Steele Creek Rd.
38,000 VPD on S. Tryon St./Route 49

Demographics

| | 1mi | 3 mi | 5 mi | 7mi |
|----------------|------------|-------------|-------------|------------|
| 2018 Est. Pop: | 11,585 | 45,960 | 99,711 | 188,948 |
| 2018 Avg. HHI: | \$75,741 | \$89,794 | \$87,643 | \$78,277 |

For Leasing Information Contact:

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Owned & Operated by:

**American
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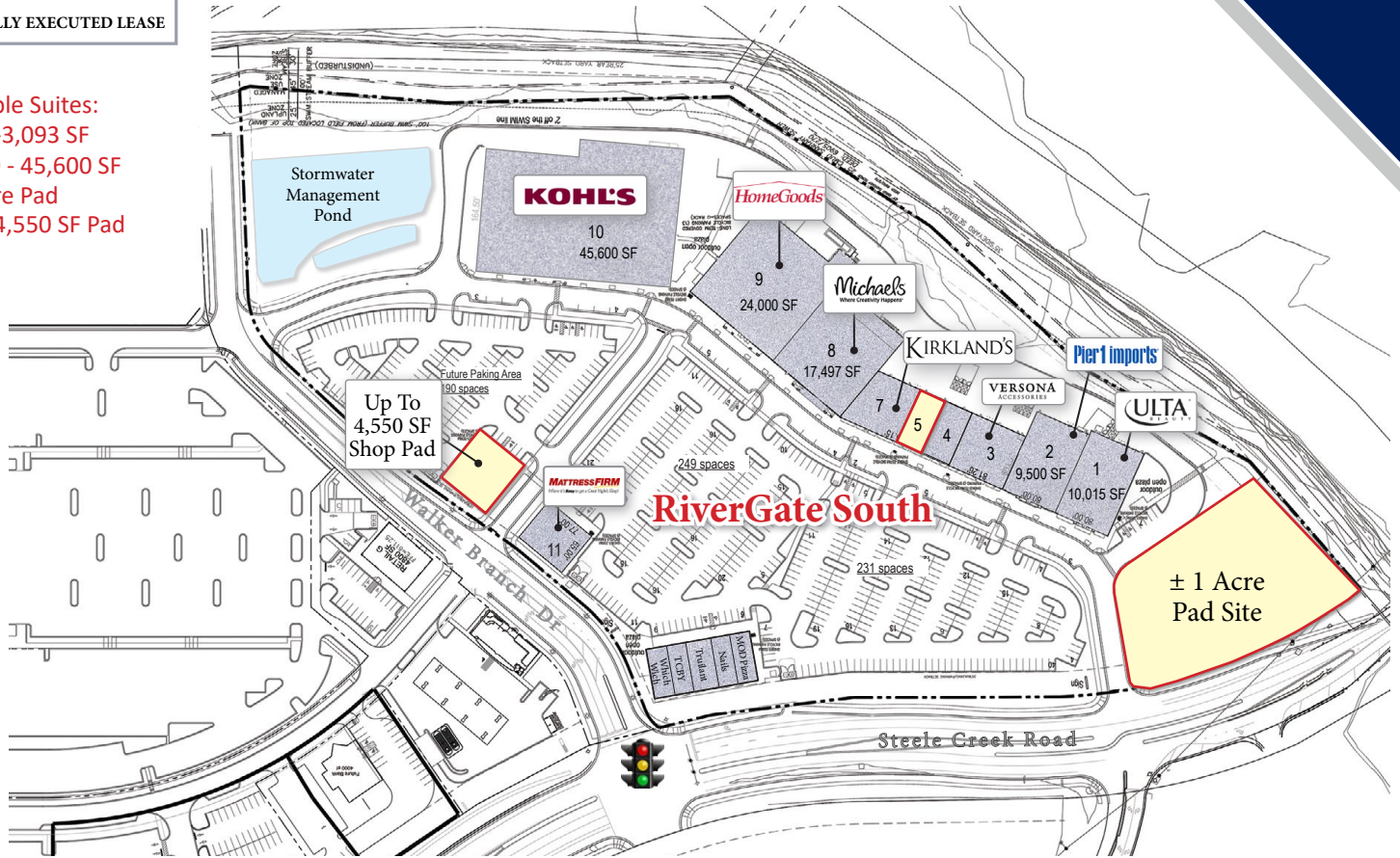
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- AVAILABLE
- LEASE OUT
- FULLY EXECUTED LEASE

Available Suites:
 Ste. 5 - 3,093 SF
 Ste. 10 - 45,600 SF
 1 ± Acre Pad
 Up to 4,550 SF Pad



| Ste | Tenant | SF |
|-----|--------------------------------|-----------------|
| 1 | Ulta Beauty | 10,015 SF |
| 2 | Pier I Imports | 9,500 SF |
| 3 | Versona | 6,501 SF |
| 4 | Brownlee Jewelers | 1,600 SF |
| 5 | Available | 3,093 SF |
| 7 | Kirklands | 7,623 SF |
| 8 | Michaels | 17,497 SF |
| 9 | HomeGoods | 24,000 SF |
| 11 | Mattress Firm | 5,006 SF |
| | Up to 4,550 SF Pad Site | 4,550 SF |
| | Pad Site | 1 ± Acre |
| Ste | Tenant | SF |
| 1 | Which Wich | 1,755 SF |
| 2 | TCBY | 1,436 SF |
| 3 | Beverly Nails | 1,994 SF |
| 4 | Trudient Federal Credit | 2,282 SF |
| 5 | MOD Pizza | 2,767 SF |
| 10 | Kohl's | 45,600 SF |

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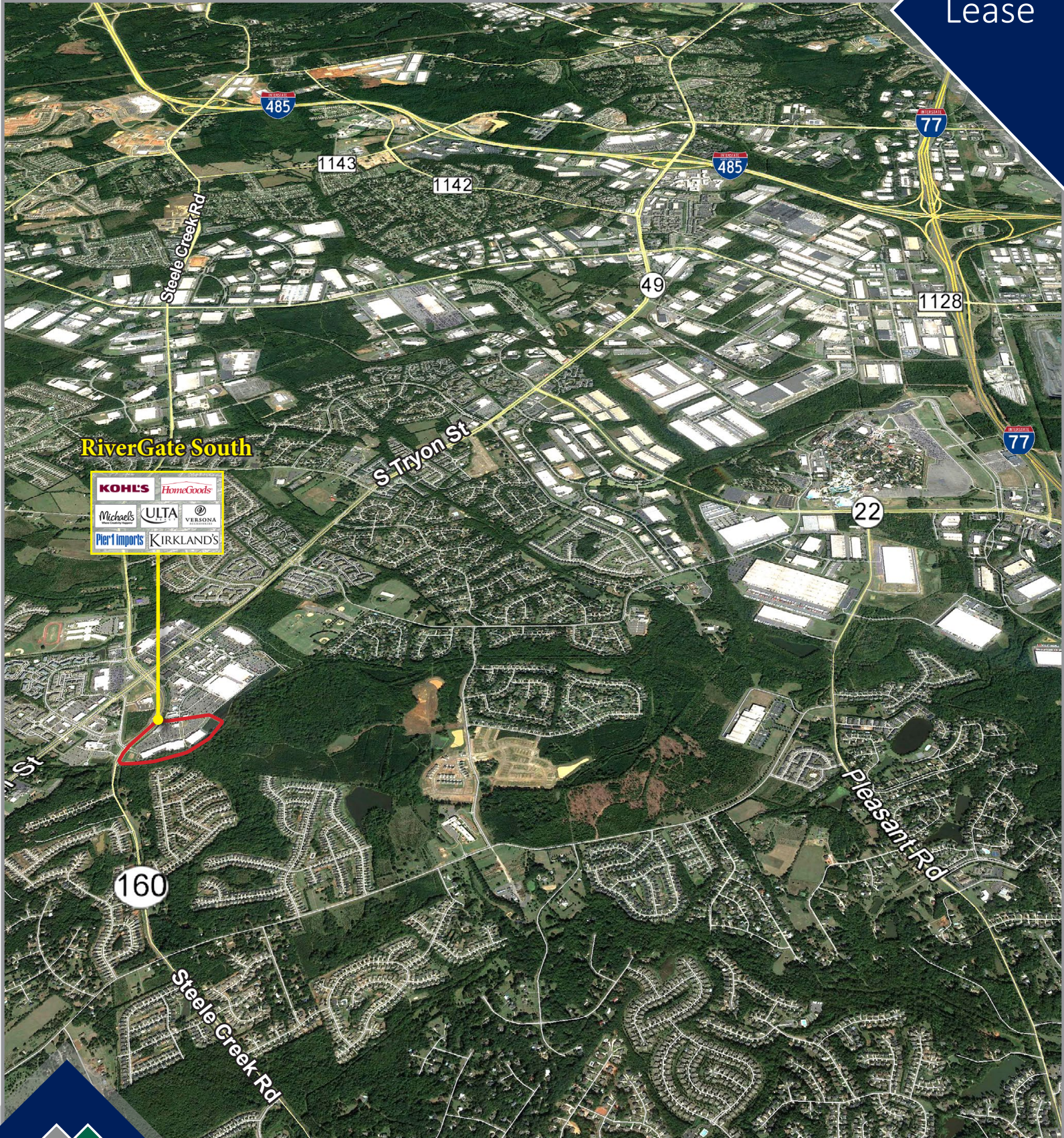
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