


# RIVERGATE

CHARLOTTE, NORTH CAROLINA



## EXCLUSIVE LEASING PACKAGE

 Dawn Prince Hoover | Dawn.PrinceHoover@tscg.com | 704.335.5455  
Molly Prince Sarn | Molly.Prince@tscg.com | 704.335.5455  
Jack Brennan | Jack.Brennan@tscg.com | 704.335.5455





SC/NC  
State Line  
1.83 miles SW

Shops at RiverGate South

RiverGate Park

Steelecroft Shopping Center

Steele Creek Crossing

Steele Creek Crossing II

verizon

Tuesday Morning OLD NAVY

CVS

SMOOTHIE KING

TARGET

GNC

KAY JEWELRY AMERICA'S BEST OPTICRERS & EYEGLASSERS

Sola

Time Zone

COLD STONE

McDonald's

MATTRESS FIRM

Chick-fil-A

BEST BUY

OfficeMax

Marshalls  
PET SMART

RiverGate

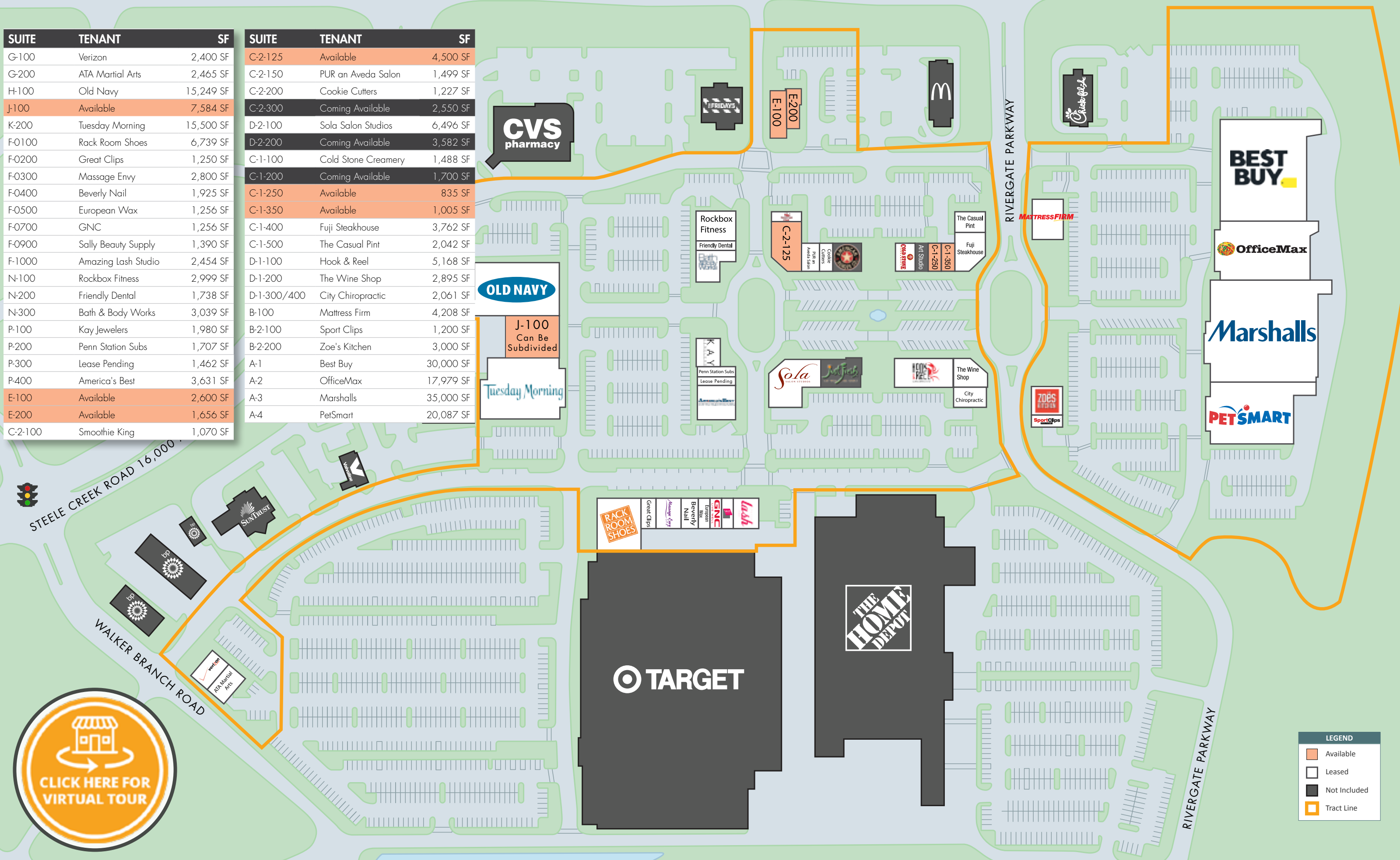
FUTURE WALKER BRANCH GREENWAY

There will be future vehicular access to RiverGate via these two roads (Walker Branch Road & Rivergate Parkway) to 953 single family residences, 410 multi-family units, and upwards of 3,300 existing residences.

WALKER BRANCH GREENWAY

Uptown Charlotte  
11.71 miles NE

SUITE	TENANT	SF	SUITE	TENANT	SF
G-100	Verizon	2,400 SF	C-2-125	Available	4,500 SF
G-200	ATA Martial Arts	2,465 SF	C-2-150	PUR an Aveda Salon	1,499 SF
H-100	Old Navy	15,249 SF	C-2-200	Cookie Cutters	1,227 SF
J-100	Available	7,584 SF	C-2-300	Coming Available	2,550 SF
K-200	Tuesday Morning	15,500 SF	D-2-100	Sola Salon Studios	6,496 SF
F-0100	Rack Room Shoes	6,739 SF	D-2-200	Coming Available	3,582 SF
F-0200	Great Clips	1,250 SF	C-1-100	Cold Stone Creamery	1,488 SF
F-0300	Massage Envy	2,800 SF	C-1-200	Coming Available	1,700 SF
F-0400	Beverly Nail	1,925 SF	C-1-250	Available	835 SF
F-0500	European Wax	1,256 SF	C-1-350	Available	1,005 SF
F-0700	GNC	1,256 SF	C-1-400	Fuji Steakhouse	3,762 SF
F-0900	Sally Beauty Supply	1,390 SF	C-1-500	The Casual Pint	2,042 SF
F-1000	Amazing Lash Studio	2,454 SF	D-1-100	Hook & Reel	5,168 SF
N-100	Rockbox Fitness	2,999 SF	D-1-200	The Wine Shop	2,895 SF
N-200	Friendly Dental	1,738 SF	D-1-300/400	City Chiropractic	2,061 SF
N-300	Bath & Body Works	3,039 SF	B-100	Mattress Firm	4,208 SF
P-100	Kay Jewelers	1,980 SF	B-2-100	Sport Clips	1,200 SF
P-200	Penn Station Subs	1,707 SF	B-2-200	Zoe's Kitchen	3,000 SF
P-300	Lease Pending	1,462 SF	A-1	Best Buy	30,000 SF
P-400	America's Best	3,631 SF	A-2	OfficeMax	17,979 SF
E-100	Available	2,600 SF	A-3	Marshalls	35,000 SF
E-200	Available	1,656 SF	A-4	PetSmart	20,087 SF
C-2-100	Smoothie King	1,070 SF			



LEGEND	
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Available
<span style="background-color: white; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Leased
<span style="background-color: black; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Not Included
<span style="border: 2px solid orange; display: inline-block; width: 10px; height: 10px;"></span>	Tract Line

# FUTURE VEHICULAR RIVERGATE ACCESS

- ★ Future Vehicular RiverGate Access Point
- Proposed Street
- Greenway - Existing
- Greenway - Future
- 🚶 Greenway Entrance

**SITE**

Existing  
248 Multi-Family  
Units

Existing  
2,048 Households

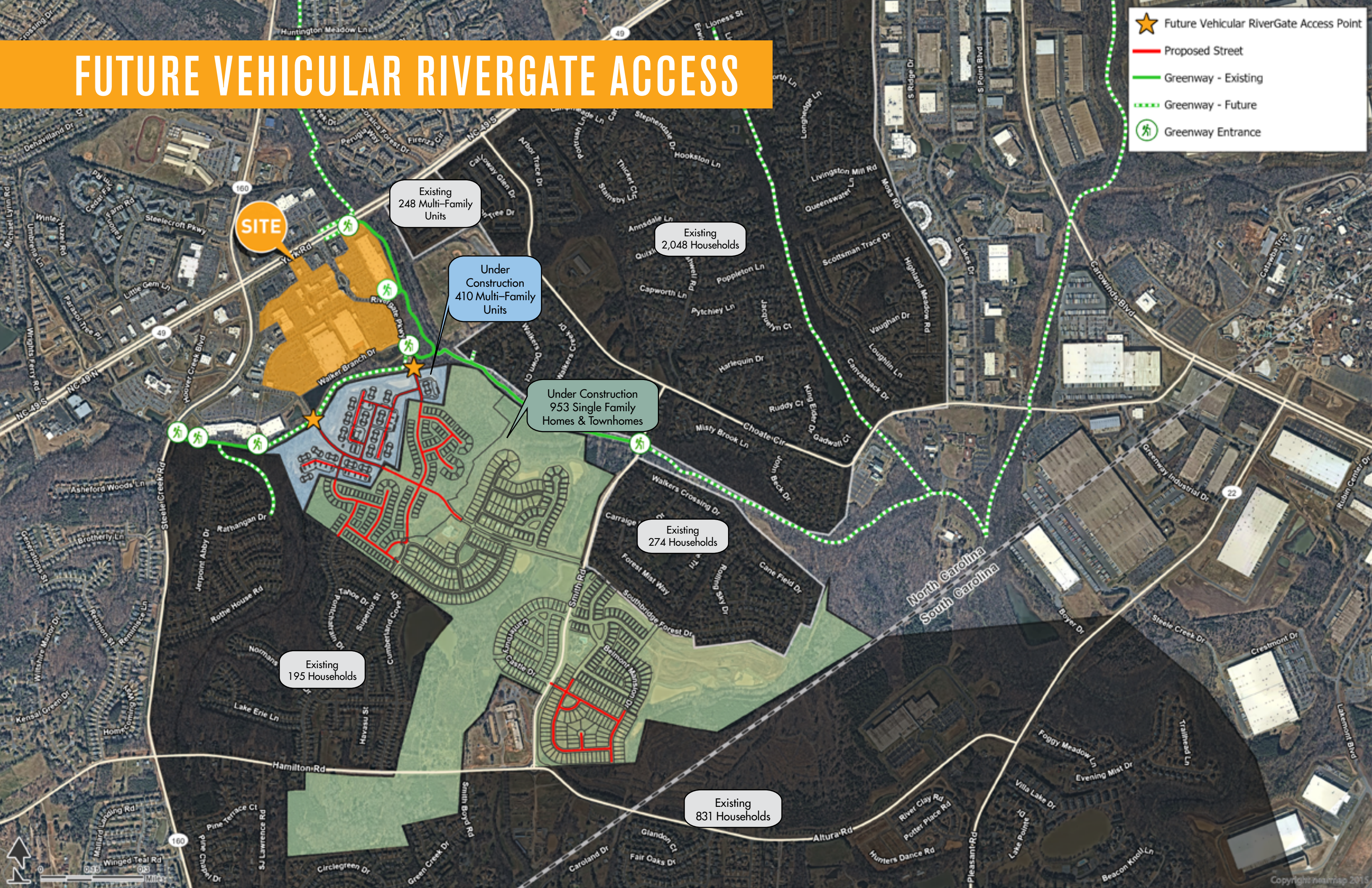
Under  
Construction  
410 Multi-Family  
Units

Under Construction  
953 Single Family  
Homes & Townhomes

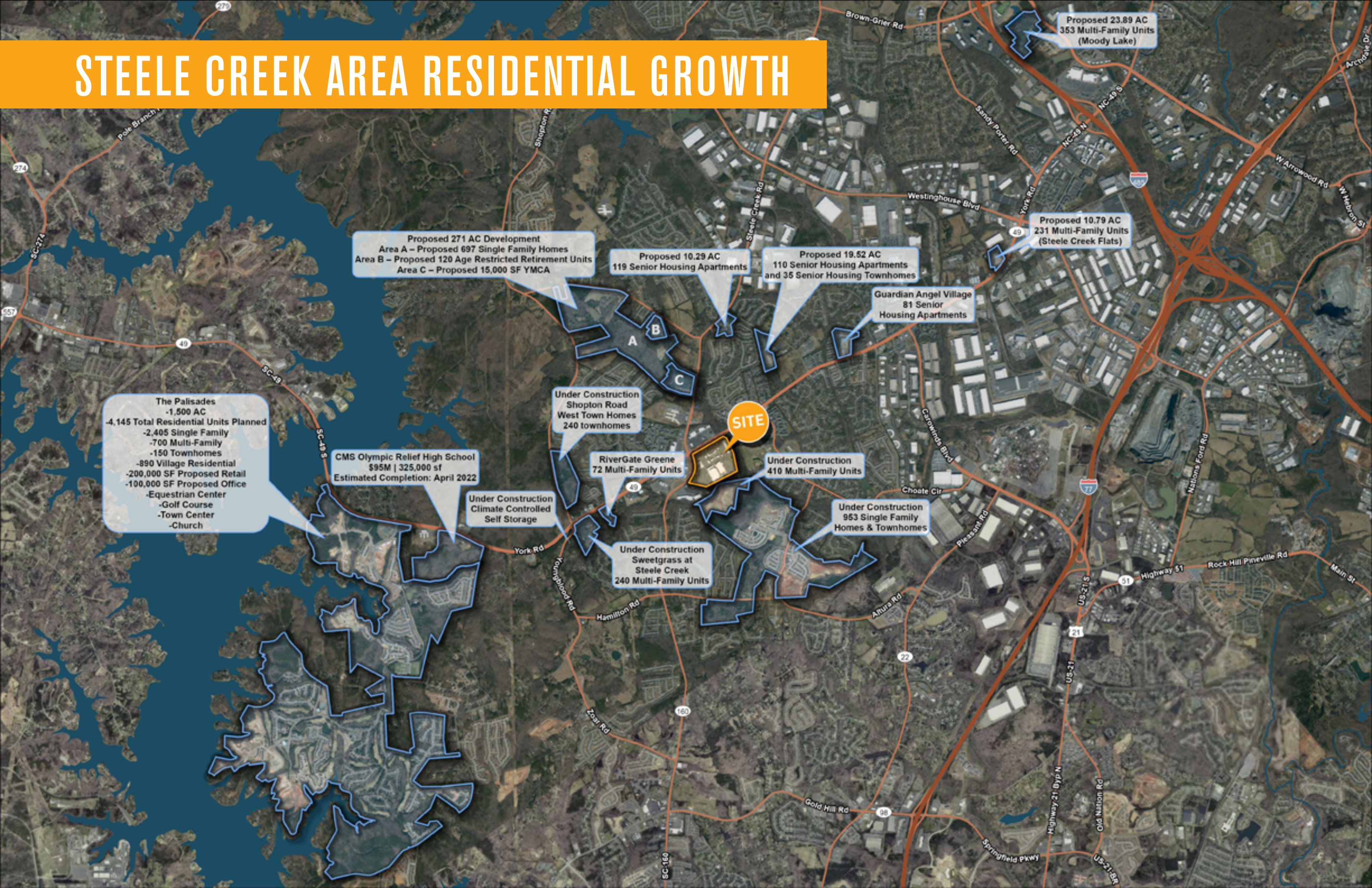
Existing  
274 Households

Existing  
195 Households

Existing  
831 Households



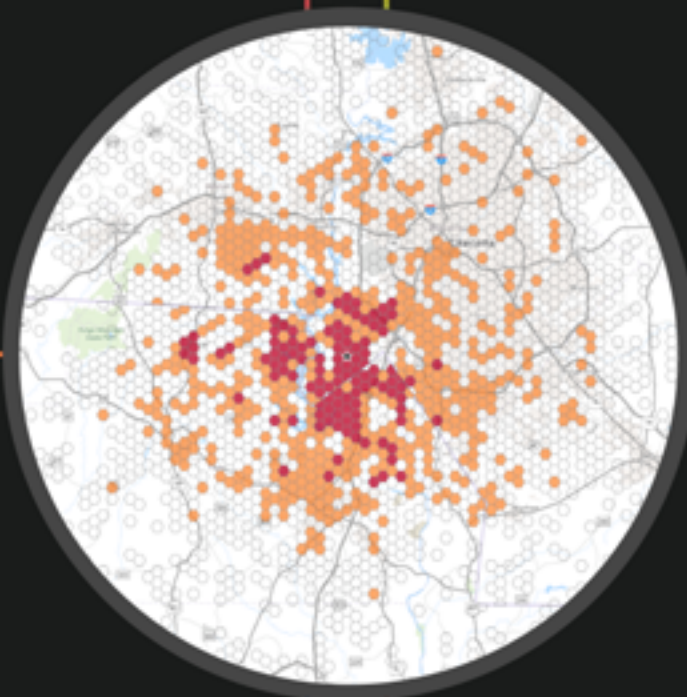
# STEELE CREEK AREA RESIDENTIAL GROWTH





# RIVERGATE TRADE AREA

Charlotte, North Carolina



## KEY FACTS

543,897

Population

36.4

Median Age

214,714

Households

\$56,916

Median Disposable Income

## EMPLOYMENT



70%

White Collar



18%

Blue Collar



12%

Services

## INCOME



\$72,771

Median Household Income



\$39,155

Per Capita Income



\$99,490

Average Household Income

UP AND COMING FAMILIES | 62,434 HOUSEHOLDS (9.22%)

### Up and Coming Families



Household  
Married Couples



Housing  
Single Family

31.4

Median Age

\$72k

Median Income

Households: 2,901,200

Prof/Svcs  
College Degree  
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

MIDDLEBURG | 52,117 HOUSEHOLDS (7.7%)

### Middleburg



Household  
Married Couples



Housing  
Single Family

36.1

Median Age

\$60k

Median Income

Households: 3,511,200

Prof/Svcs  
College Degree  
White

- Buy children's toys, clothes
- Carry some debt; invest for future
- Go hunting, bowling, fishing, play baseball
- Watch country, Christian TV channels
- Own trucks, SUVs

BOOMBURBS | 46,575 HOUSEHOLDS (6.88%)

### Boomburbs



Household  
Married Couples



Housing  
Single Family

34.0

Median Age

\$113k

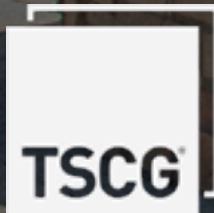
Median Income

Households: 2,004,400

Prof/Mgmt  
College Degree  
White

- Hold gym membership; own home equipment
- Have home mortgage
- Prioritize physical fitness
- Own, use latest devices
- Prefer SUVs, luxury cars, minivans

TSCG



**DAWN PRINCE HOOVER**

Dawn.PrinceHoover@tscg.com  
704.335.5455

**MOLLY PRINCE SARN**

Molly.Prince@tscg.com  
704.335.5455

**JACK BRENNAN**

Jack.Brennan@tscg.com  
704.335.5455