

STEELE CREEK CROSSING

Highway 49 & Highway 160, Charlotte, NC 28278

EXECUTIVE SUMMARY



LOCATION OVERVIEW

77,000 SF Publix anchored shopping center strategically located at signalized corner of Hwy 49 (South Tryon St) & Hwy 160



PROPERTY HIGHLIGHTS

- Co-tenants: Publix, TJ Maxx, Salon Loft, Five Guys, Wells Fargo
- The Steele Creek community boasts one of the strongest growth rates in Mecklenburg County
- Excellent access & visibility
- Traffic Counts: S Tryon Street - 33,500 AADT; Steele Creek Road - 17,500 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Population Density	12,902	44,562	117,413
2020 Daytime Population	11,450	47,808	130,916
2020 Average HH Income	\$85,256	\$106,378	\$109,062

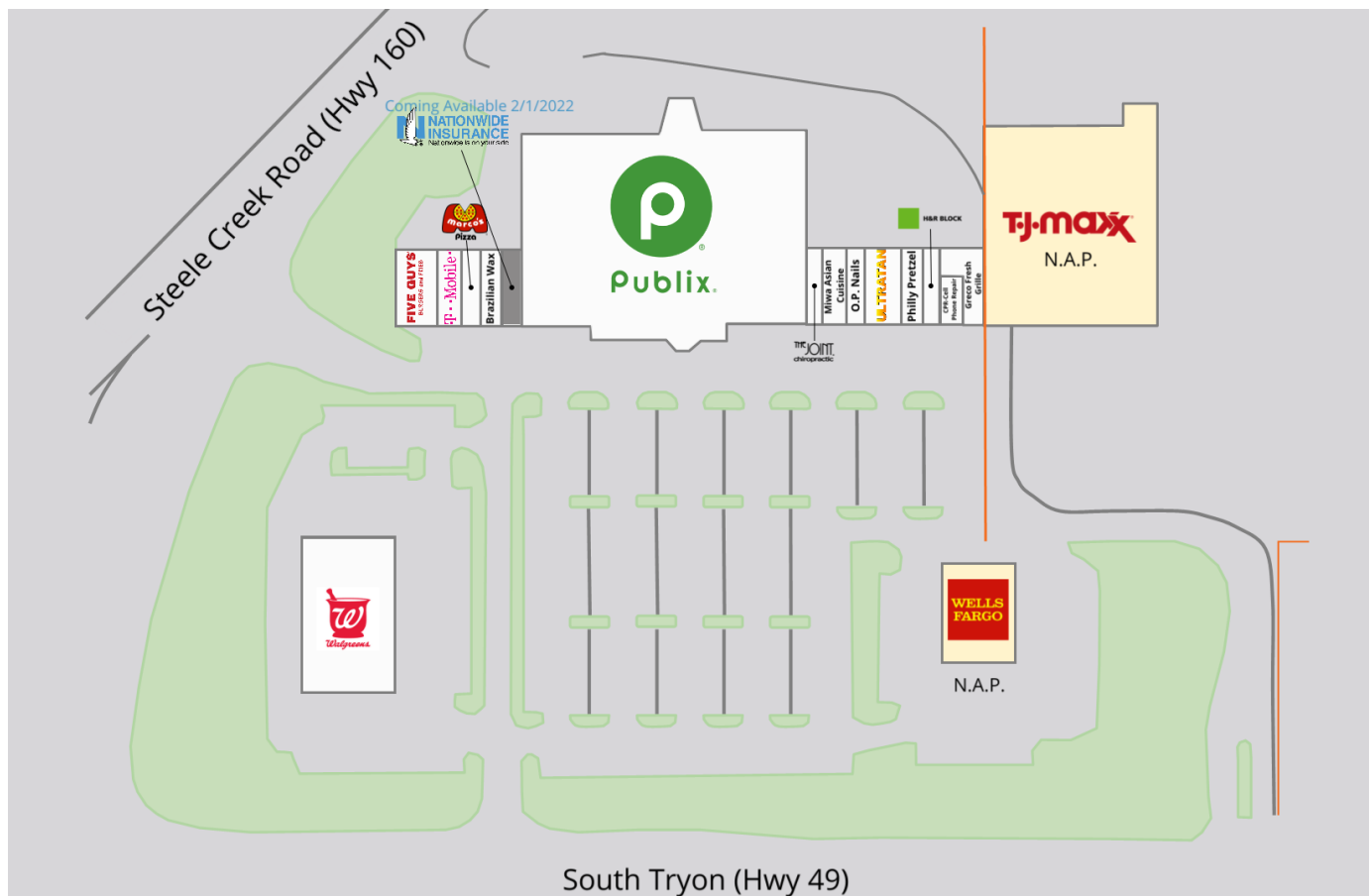
EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Walgreens	10,908 SF	9	Miwa Asian Cuisine	1,600 SF
2	Five Guys Burgers & Fries	2,500 SF	10	O.P. Nails	1,100 SF
3	T-Mobile	1,610 SF	11	Ultra Tan	2,380 SF
4	Marco's Pizza	1,190 SF	12	Philly Pretzel	1,205 SF
5	Brazilian Wax	1,540 SF	13	H&R Block	1,158 SF
6	Available Soon	1,260 SF	14A	CPR-Cell Phone Repair	950 SF
7	Publix	77,000 SF	14B	Greco Fresh Grille	1,850 SF
8	The Joint Chiropractic	1,050 SF			

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