

# STEELE CREEK RETAIL SPACE AVAILABLE

14154 STEELE CREEK RD # 250 | CHARLOTTE, NC 28273



**CONTACT**

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## PROPERTY / LEASING OVERVIEW

- 100% Fully Leased
- Call for Lease Rate
- Call for NNN Rate

## PROPERTY HIGHLIGHTS

- Highly desirable location at the corner of South Tryon Street (Highway 49) and Steele Creek Road (Highway 160)
- 9,838 square foot retail center with easy access to a signalized intersection on Steele Creek Road (Hwy 160) and a signalized intersection of South Tryon St
- Employers within walking distance - Atrium Health Steele Creek Emergency, Fresenius Kidney Care, Charlotte Radiology Steele Creek.
- 3,000+ apartments within 1/2 mile
- Nearby retailers include: Super Target, Harris Teeter, Publix, Sprouts Farmer’s Market, The Home Depot, Best Buy, Petsmart, Marshalls, HomeGoods, TJ Maxx, Five Below, Starbucks, Chick-Fil-A, etc.

## POPERTY HIGHLIGHTS

31,500 VPD on S Tryon St; 15,500 VPD on Steele Creek Rd

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	13,231	51,388	127,418
AVERAGE HH INCOME	\$119,599	\$144,833	\$147,148
MEDIAN HH INCOME	\$100,054	\$114,160	\$116,088
BUSINESS ESTABLISHMENTS	480	2,044	6,003
DAYTIME EMPLOYMENT	2,444	21,414	67,613



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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS