

SOUTHWEST CHARLOTTE MARKET



Freeman Crossing

NEC of Steele Creek Road
& Shopton Road West
Charlotte, NC 28273

Highlights:

Site: 28,000 SF Retail
Space and Outparcels

230 Luxury
Apartment Units

Pricing: Call for Pricing

Traffic Counts: 33,000 VPD
Steele Creek Road
17,000 VPD
Shopton Road West
100,000 VPD
Interstate 485

- Outback Steakhouse anchored
- Located .4 miles south of I-485
- Easy access with two signalized entrances
- Across from Harris Teeter and just south of Charlotte Premium Outlets

EMPLOYMENT IN SOUTHWEST CHARLOTTE

Southwest Charlotte is the largest employment area in the Carolinas (the area from the airport south and east around I-485/I-77.) Fortune 500 companies, both domestic and global, with major employment installations in this region include:

American Airlines

AA's 2nd busiest hub is Charlotte Douglas International Airport (5th busiest airport in the U.S., 6th busiest in the world by daily flights).

Microsoft

East Coast Headquarters is less than 5 miles from Steele Creek on Arrowood Road.

United Technologies

The acquisition of Goodrich Corp brought UTC to Charlotte in a big way. Located in Coliseum Center on Tyvola Road, UTC is only 5 miles from Steele Creek.

SIEMENS

Gas turbine manufacturing plant is located on the Catawba River less than 3 miles from Steele Creek. Despite the manufacturing plant, this is a highly skilled, specialized labor force with strong white collar income demographics.

TOSHIBA

The Japanese conglomerate's U.S.-based nuclear energy systems group is less than 3 miles from Steele Creek, in Whitehall Corporate Center.

Spectrum

Corporate Headquarters is spread across multiple campuses on Arrowood Road, 3 miles from Steele Creek.

DEMOGRAPHICS (2018)	1 MILE	2 MILES	3 MILES
POPULATION	4,883	21,271	40,661
MEDIAN HH INCOME	\$82,645	\$74,851	\$64,748
AVGERAGE HH INCOME	\$99,371	\$88,248	\$80,346
HOUSEHOLDS - % INCREASE	9.01%	4.58%	3.73%



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

FREEMAN CROSSING

Steele Creek



Site Renderings



FREEMAN CROSSING

Steele Creek



Site Plan



FREEMAN CROSSING

Steele Creek



Berewick Area



FC Steele Creek



69,000+
Employees
within a
5-Mile Radius

400,000+
Square Feet

CHARLOTTE
PREMIUM OUTLETSSM
A SIMON CENTER

21 Million
Square Feet
Industrial

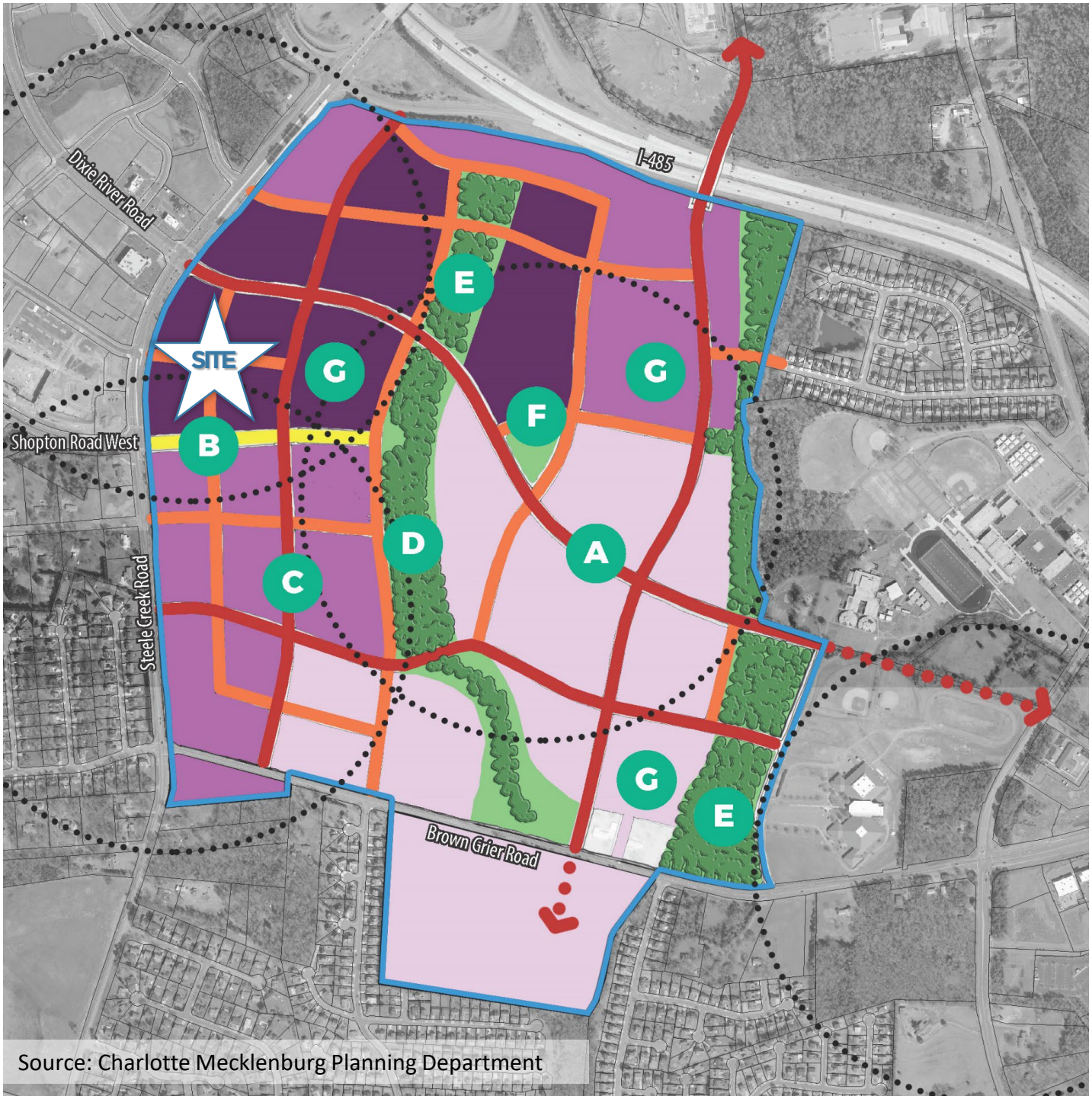
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FREEMAN CROSSING

Steele Creek



Steele Creek Development Recommendations



- | | | |
|---------------------|-----------------|--------------------|
| Study Area Boundary | Open Space | Moderate Intensity |
| Avenue Streets | Woodland | Low Intensity |
| Local Streets | 1/2 Mile Radius | |
| Main Street | High Intensity | |





Major Employers - Southwest Charlotte

EMPLOYMENT

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