



BEREWICK

BEREWICK TOWN CENTER

CHARLOTTE, NORTH CAROLINA

A DEVELOPMENT BY PAPPAS PROPERTIES

BEREWICK TOWN CENTER | STEELE CREEK ROAD, CHARLOTTE, NC 28273



Southwest Charlotte’s population has exploded in the past 15 years. With the completion of I-485 and rising housing costs around Uptown Charlotte, the area has become Charlotte’s fastest growing submarket. Not just popular for residential developments, the area has become a magnet for high-tech companies and national headquarters.

Situated in the center of Southwest Charlotte is Berewick, a 1,200+ acre multi-use master planned community that will include retail, office, hotel and residential. Located on Steele Creek Road at Interstate 485 adjacent to Charlotte Premium Outlets, Southwest Charlotte’s fastest growing community offers convenient access to I-77 and I-485 with a ramp to I-485 directly across the street. A five-minute drive connects Berewick to 150 destinations via Charlotte Douglas International Airport.

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Berewick Town Center, Berewick’s retail and office development, is currently under construction. The center is anchored by a 53,000 SF Harris Teeter that opened December 2016 and features more than 24,000 SF of restaurants, service and retail. Berewick Town Center also includes a now-open Walgreen’s and a Hampton Inn & Suites.



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|-----------|-----------|-----------|
| 2000 CENSUS POPULATION | 1,188 | 15,055 | 40,194 |
| 2016 POPULATION | 5,569 | 33,887 | 78,302 |
| 2021 PROJ. POPULATION | 6,039 | 36,846 | 85,767 |
| PROJ. POP. GROWTH RATE (2016-2021) | 1.7% | 1.7% | 1.9% |
| MEDIAN AGE | 31.7 | 33.2 | 32.9 |
| HOUSEHOLDS | 1,936 | 12,932 | 30,049 |
| 2021 PROJ. HOUSEHOLDS | 2,102 | 14,085 | 32,975 |
| PROJ. HH GROWTH RATE (2016-2021) | 1.7% | 1.8% | 1.9% |
| AVERAGE HH INCOME | \$95,249 | \$81,163 | \$71,292 |
| MEDIAN HH INCOME | \$83,496 | \$69,376 | \$60,102 |
| MEDIAN HOME VALUE | \$229,913 | \$178,676 | \$174,776 |
| DAYTIME EMPLOYEES | 1,232 | 24,175 | 74,724 |

| BEREWICK DEMOGRAPHICS | |
|-----------------------|-----------|
| AVG. HOME CLOSE PRICE | \$312,000 |
| AVG. HOUSEHOLD INCOME | \$92,000 |

| TRAFFIC COUNTS | |
|-------------------|------------|
| STEELE CREEK ROAD | 25,500 VPD |
| INTERSTATE 485 | 77,000 VPD |
| SHOPTON ROAD W | 12,200 VPD |

MASTER PLAN | BEREWICK TOWN CENTER



SITE PLAN | BEREWICK TOWN CENTER



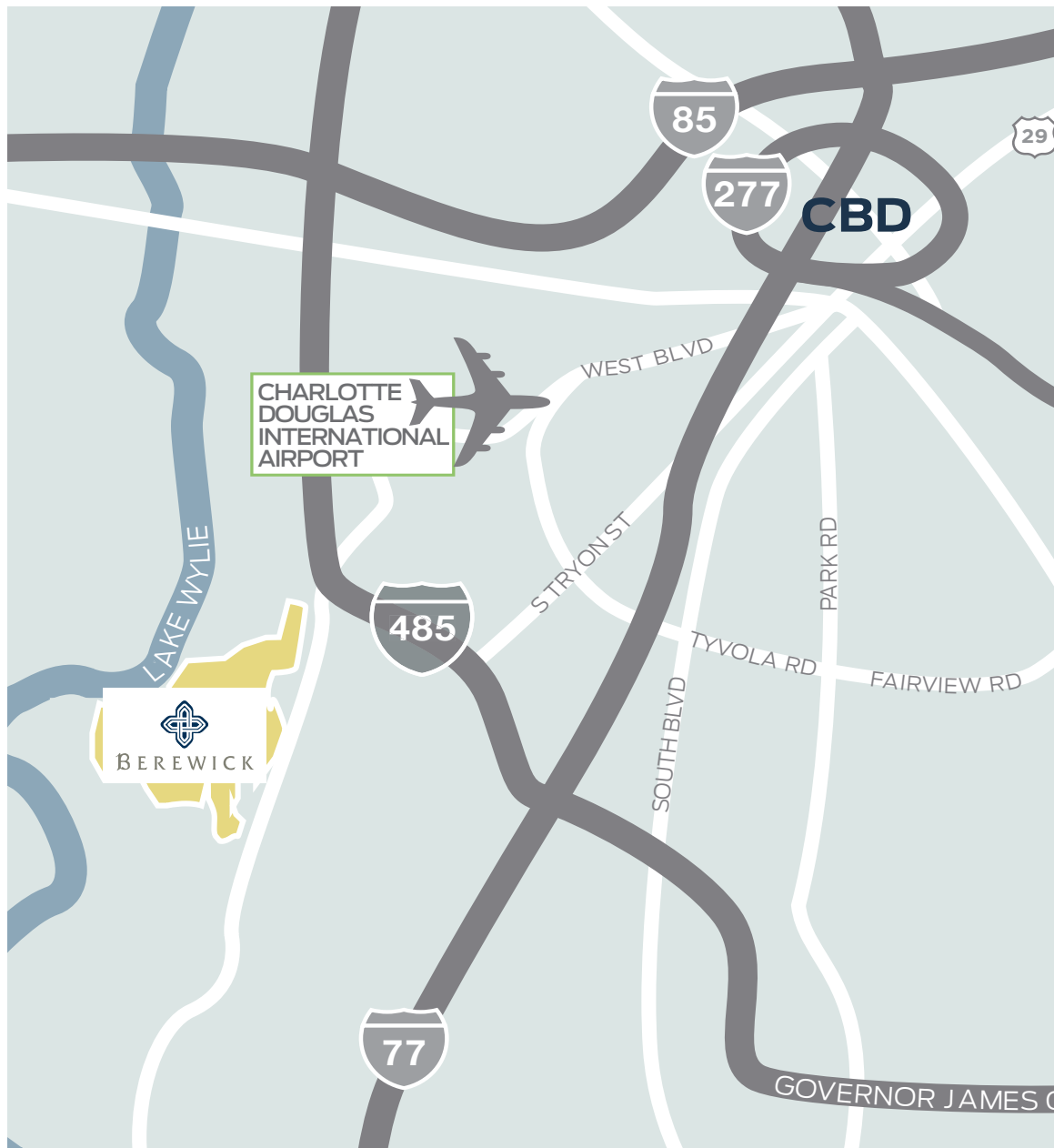
4815 BEREWICK TOWN CENTER DRIVE

| SUITE | TENANT | SF |
|-------|-------------|-------|
| A/B | NEGOTIATING | 2,723 |
| C | NEGOTIATING | 1,080 |
| D | NEGOTIATING | 1,182 |
| E | NEGOTIATING | 1,176 |
| F | NEGOTIATING | 1,216 |
| G | NEGOTIATING | 1,182 |
| H | NEGOTIATING | 1,200 |
| I | NEGOTIATING | 1,105 |
| J | NEGOTIATING | 1,197 |

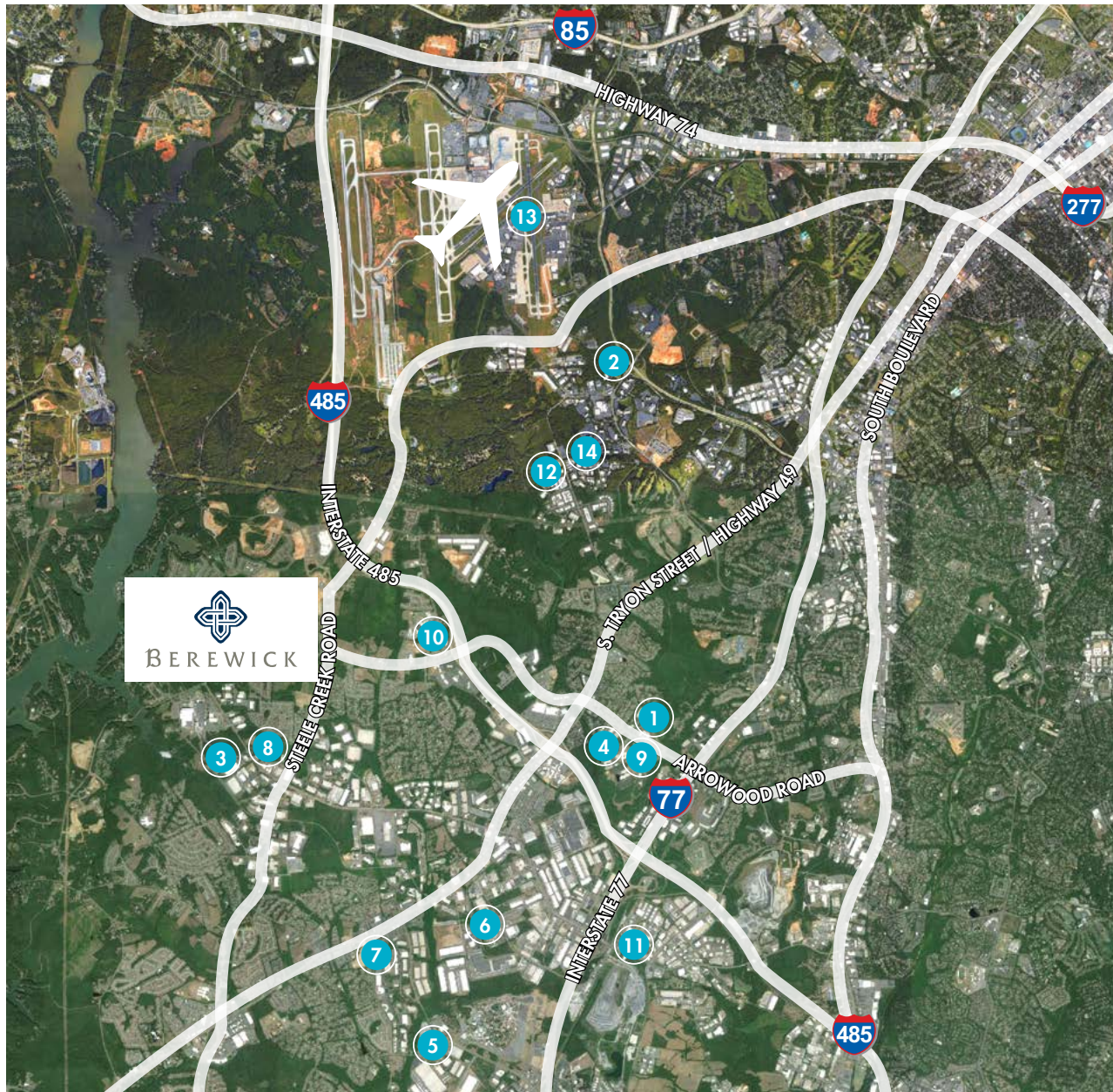
4833 BEREWICK TOWN CENTER RDRIVE

| SUITE | TENANT | SF |
|-------|--------------------|-------|
| A/B | NEGOTIATING | 2,560 |
| C | JERSEY MIKE'S SUBS | 1,688 |
| D | GREAT CLIPS | 1,055 |
| E | AVAILABLE | 1,556 |
| F/G | PASSION NAIL BAR | 3,286 |
| H | NEGOTIATING | 2,386 |

LEASED
 AVAILABLE
 NEGOTIATING



SURROUNDING BUSINESS AND RETAIL | BEREWICK TOWN CENTER



| EMPLOYER | SITE EMPLOYEES |
|--------------------------|----------------|
| 1 TIME WARNER CABLE | 3,140 |
| 2 COMPASS GROUP | 2,000 |
| 3 SIEMENS ENERGY | 1,500 |
| 4 MICROSOFT | 1,100 |
| 5 TJX COMPANIES | 950 |
| 6 FRITO-LAY | 600 |
| 7 CELGARD | 400 |
| 8 JACOBSEN | 400 |
| 9 MAERSK | 375 |
| 10 CPI SECURITY | 500 |
| 11 PHYSICIANS CHOICE | 330 |
| 12 BELK | 2,800 |
| 13 AMERICAN AIRLINES | 10,600 |
| 14 UTC AEROSPACE SYSTEMS | 300 |

NOTE: THIS LIST IS A PORTION OF THE AREA'S LARGEST EMPLOYERS AND IS NOT A COMPREHENSIVE LIST OF ALL EMPLOYERS IN SOUTHWEST CHARLOTTE.
SOURCE: PAPPAS PROPERTEIS



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For leasing information, please contact:

GWEN GLAESER
Vice President/Broker
704.676.1563
gwen.glaeser@foundrycommercial.com

FOUNDRY
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121 West Trade Street, Suite 2500
Charlotte, NC 28202
foundrycommercial.com