

Parkside Crossing Retail

13200 STEELE CREEK RD, CHARLOTTE, NC 28273



Retail

FOR

| Lease

SIZE

| ±1,400 SF – ±7,700 SF

PRICE

| Call for Pricing



Overview

±7,700 SF building available for lease in fast growing Steele Creek

Building fronts Yardley Steele Creek by Taylor Morrison, a 157-unit multifamily project

1,000 – 1,500 SF patio space available on endcap

Strong visibility along Steele Creek Rd.
(20,500 ADT)

Excellent opportunity for retail, restaurant, medical, etc.

Anticipated Delivery Fall 2026

New Retail for Lease in South Charlotte Area, Steele Creek



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Property Overview

Demographics

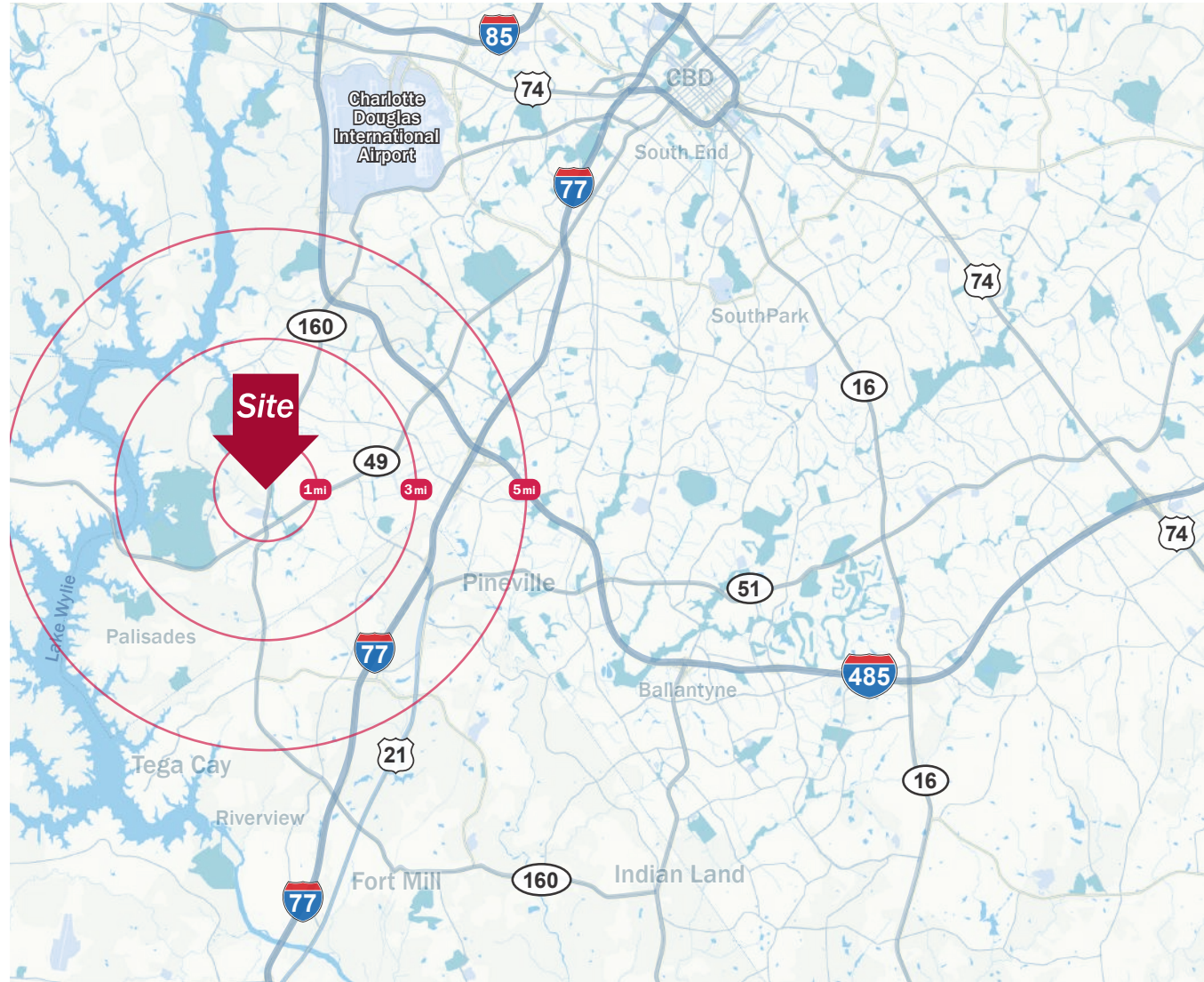
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	12,397	53,599	137,494
Growth Rate	1.42%	2.50%	3.07%
Avg. HH Income	\$111,430	\$128,785	\$139,417

Traffic Count

Source: NCDOT

	AADT
Steele Creek Rd	20,500 (2022)
S Tryon St	32,500 (2022)



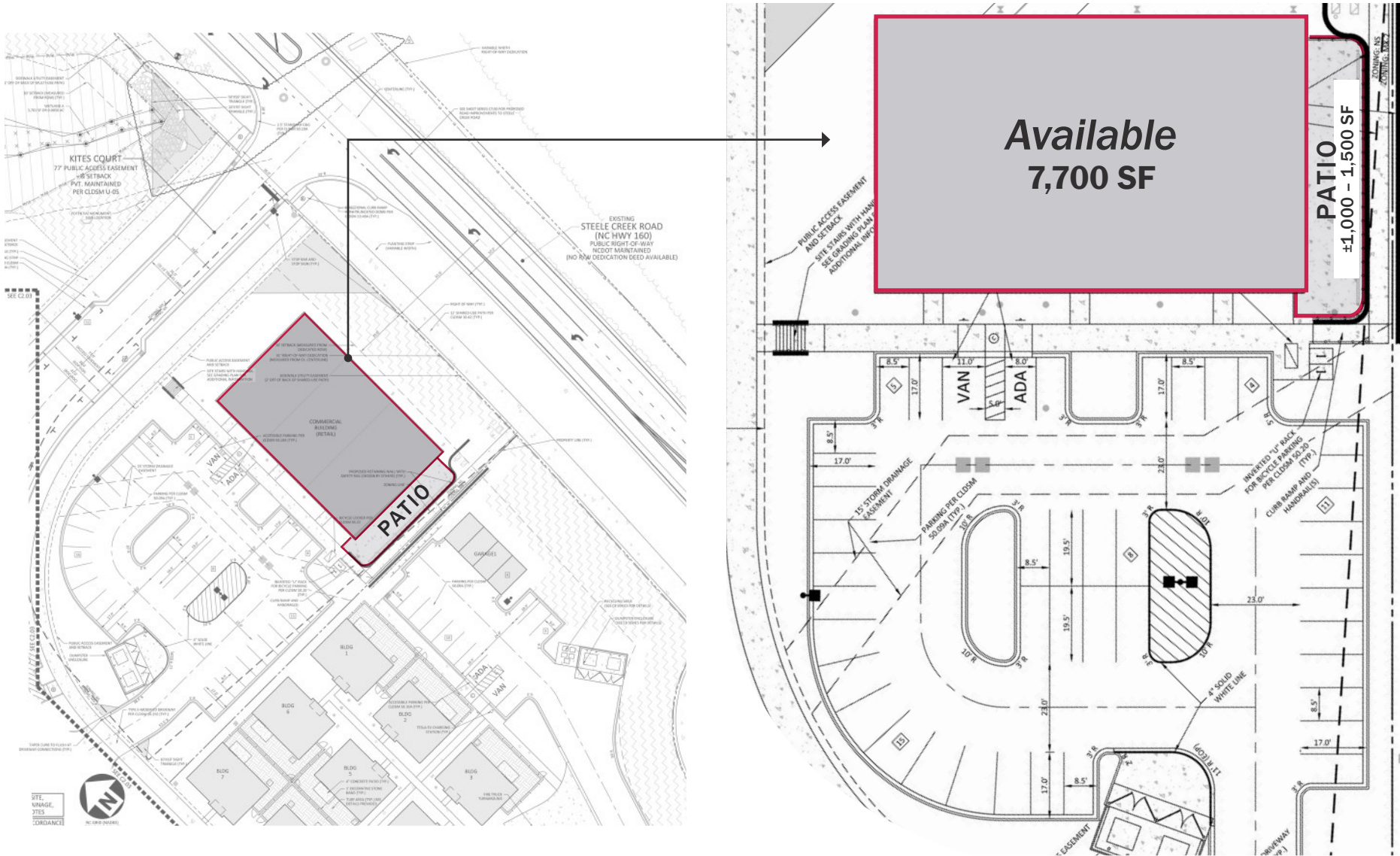
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Parcel 1: Site Plan



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Rendering



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Site Aerial



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Property Photos



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Market Aerial



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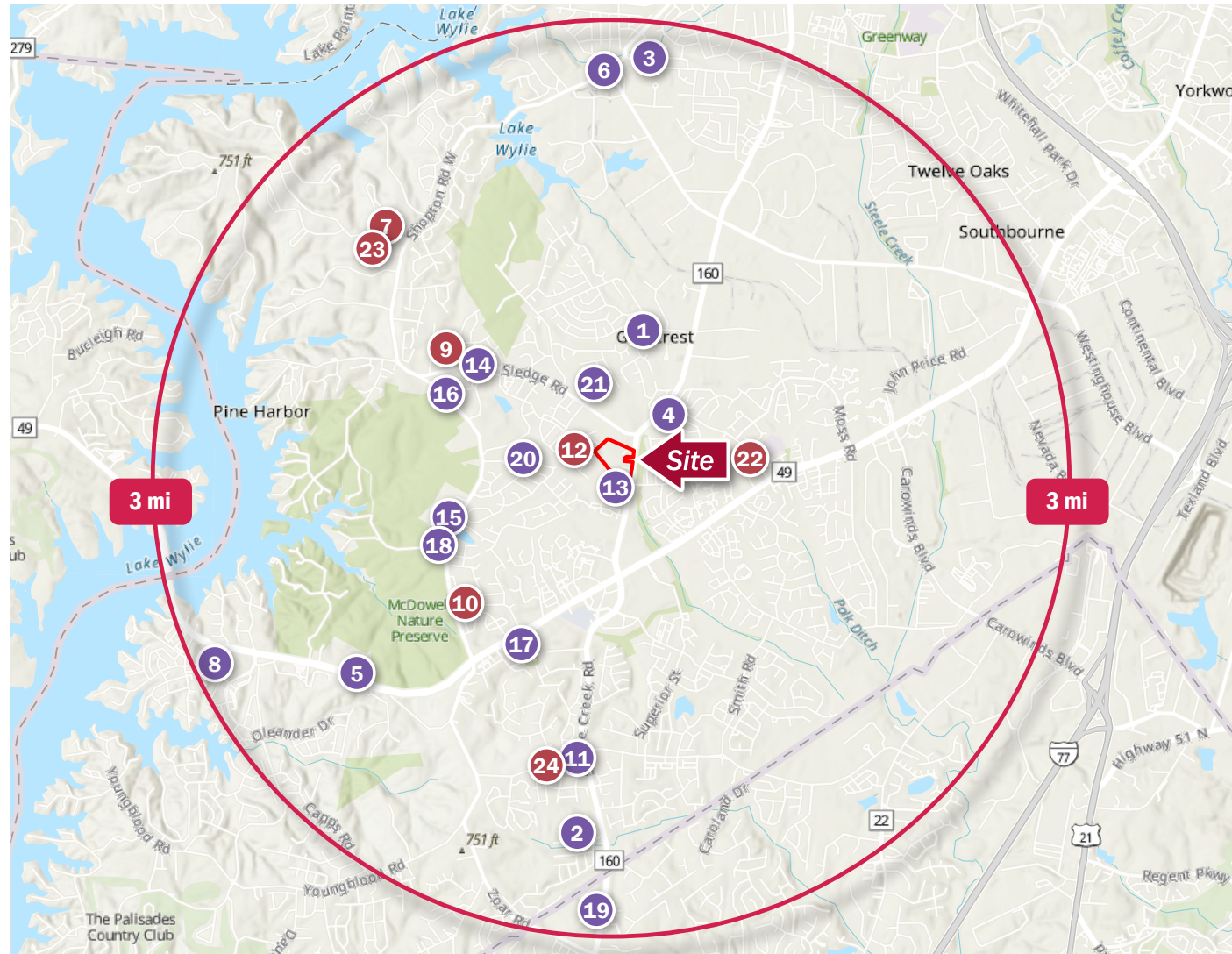
Residential Activity

Number	Subdivision	Units Planned
1	12300 Sam Neely Rd TH (P)	24
2	Bluement Townhomes (P)	85
3	Madhuban Village	181
4	MS Square at Steele Creek DU	72
5	York Rd Site	76
6	Shopton Rd W Site MF (P)	83
7	Sanctuary	189
8	North Reach/TH	136
9	Bulgari	31
10	Porters Row TH	236
11	Towns at Hamilton Park (P)	32
12	Parkside Crossing/SF	537
13	Parkside Crossing/TH	169
14	Steele Creek Park TH (P)	54
15	Kenmore/SF (P)	95
16	Norwell Townhomes (P)	265
17	Rayna Woods TH	29
18	Kenmore/TH (P)	91
19	Harmony Senior Living TH (P)	75
20	Shopton Rd TH (P)	82
21	Sledge Rd TH (P)	92
22	Villas on Erwin TH	28
23	Avienmore	75
24	Hamilton Woods	119

Total Units Within 3 Miles

Future	1,641 units planned (Zonda® 2025)
Active	1,215 units planned (Zonda® 2025)
Existing	21,681 (Esri® 2025)
TOTAL	21,750 units

Key: ■ Active/Developing ■ Future/Planned



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Medical | Industrial | Retail | Land | Investment | Office

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