



PRIME DEVELOPMENT OPPORTUNITY | ±3.78 ACRES ON STEELE CREEK ROAD 15217/15121 STEELE CREEK RD | CHARLOTTE, NC 28273



CONTACT



RODNEY FAULKNER

(704) 777-0507

[RFAULKNER@BOUNDARYCRE.COM](mailto:rfaulkner@boundarycre.com)



MARLEENE WASHINGTON

(704) 287-7719

[MWASHINGTON@BOUNDARYCRE.COM](mailto:mwashington@boundarycre.com)



ABOUT THE PROPERTY

Positioned along the highly trafficked Steele Creek Road corridor in Southwest Charlotte, this ±3.78-acre assemblage offers a prime opportunity for redevelopment in one of the city's fastest-growing submarkets.

Comprised of two parcels (15217 & 15121 Steele Creek Rd), the site features approximately 450 feet of frontage along Highway 160, providing exceptional visibility and access. Zoned N1-A, the property is well-suited for a range of residential or neighborhood-scale commercial development concepts aligned with the area's ongoing growth and transformation.

Surrounded by expanding residential communities, retail centers, and key employment hubs, this location benefits from strong demographics and continued investment throughout the Steele Creek submarket.

The property includes multiple existing structures, with one currently occupied. Please do not disturb tenants.

PROPERTY OVERVIEW

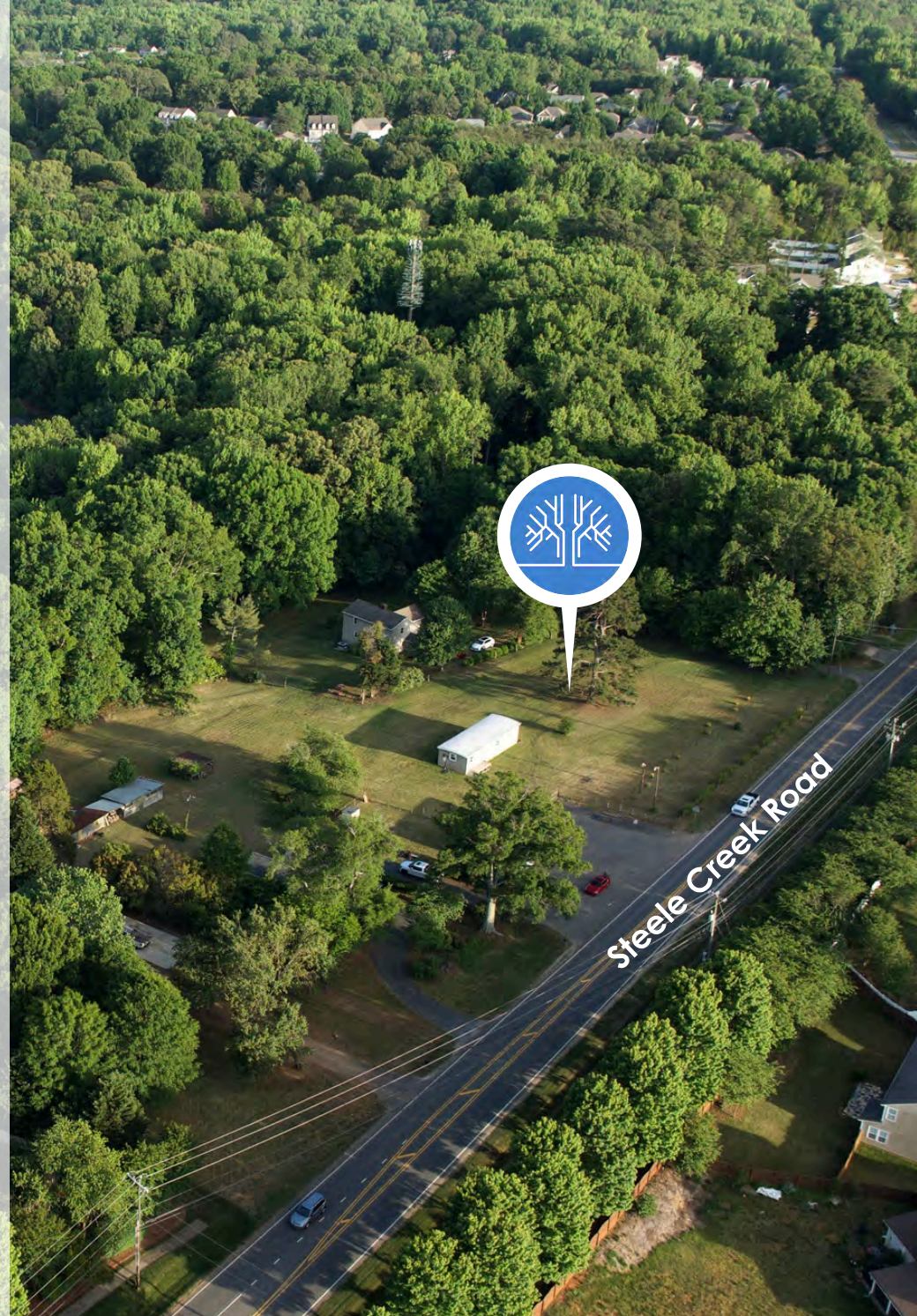
±3.78 AC
REDEVELOPMENT OPPORTUNITY |
STEELE CREEK ROAD FRONTAGE

HIGHLIGHTS:

- **±3.78 AC total (Two parcels: 21907116 & 21907105)**
- **±450 ft. frontage on Steele Creek Rd (HWY 160)**
- **Zoned N1-A**
- **High-growth Southwest Charlotte submarket**
- **Strong visibility and accessibility**
- **Ideal for redevelopment**

CALL BROKER FOR PRICING

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STEELECROFT SHOPPING CENTER

STEELE CREEK CROSSING

RIVERGATE SHOPPING CENTER

Atrium Health

UNITY CLASSICAL CHARTER SCHOOL

COVENTRY SUBDIVISION

HAMILTON LAKES SUBDIVISION

WILTSHIRE MANOR SUBDIVISION

REUNION SUBDIVISION

Steele Creek Road

Hamilton Road

NEARBY AMENITIES



STEELE CREEK CROSSING

Publix **five BELOW**

WELLS FARGO **JIM NICK'S BAR-B-Q** **Walgreens** **goodwill**

T.J. maxx **GRÉCO FRESH GRILLE** **NOTHING BUT NOODLES**

RIVERGATE

PET SMART **BEST BUY**

Marshalls **OfficeMax**

STEELCROTT

Harris Teeter

Showmars **BANK OF AMERICA**

WING STOP **ups**

RIVERGATE

TARGET **THE HOME DEPOT** **Starbucks**

KOHL'S **HomeGoods** **ULTA BEAUTY**

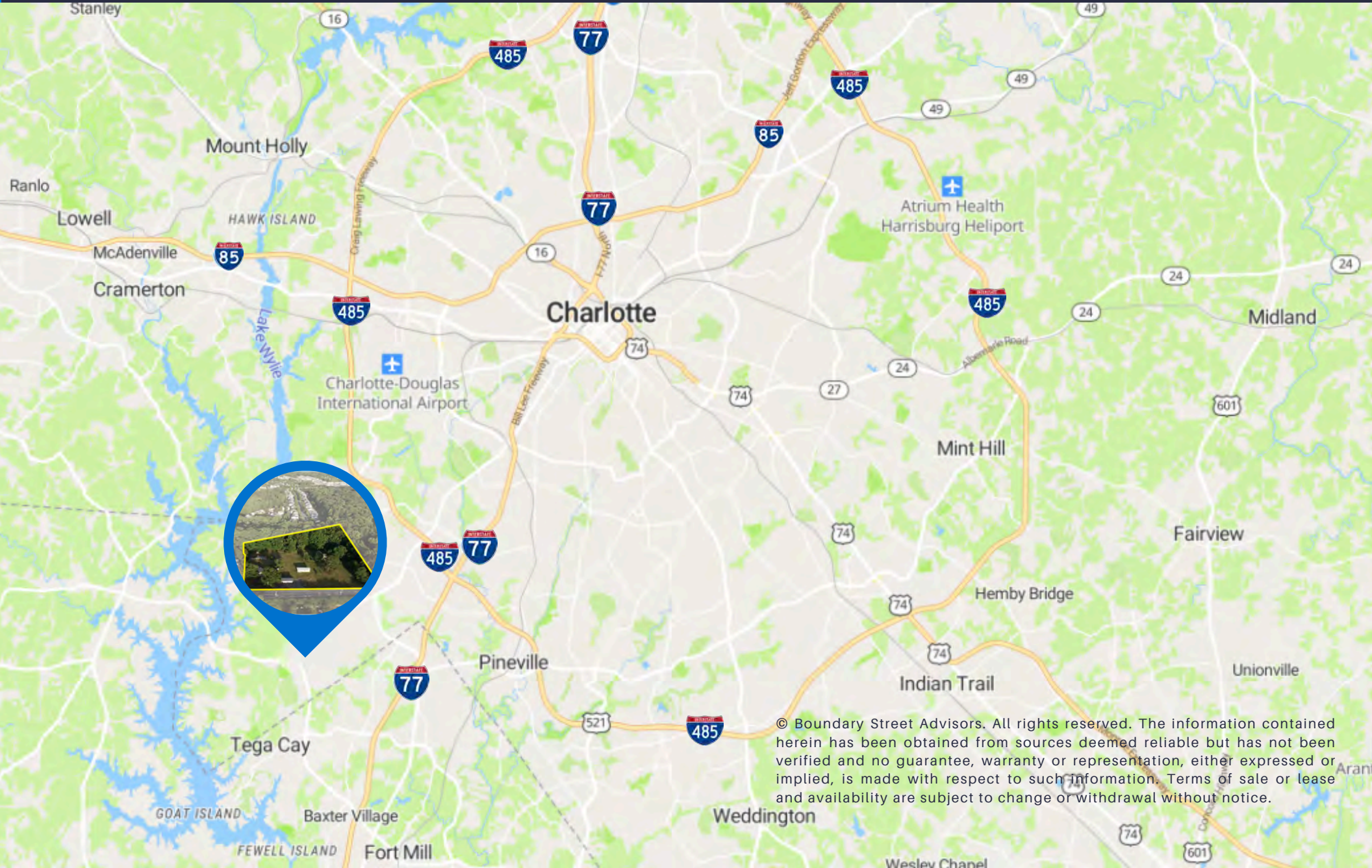
THE PAUSADES

STOCKBRIDGE COMMONS

Harris Teeter

Bojangles **DUNKIN' DONUTS** **Domino's**

AREA MAP



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NEIGHBORHOOD OVERVIEW

SW CHARLOTTE | STEELE CREEK

The Rivergate area in South Charlotte's Steele Creek submarket is a well-established retail and service hub positioned along the highly trafficked Highway 160 corridor. Located just minutes from I-485 and I-77, the area offers exceptional accessibility and connectivity to Charlotte Douglas International Airport, Uptown Charlotte, and the broader metro region.

Anchored by Rivergate Shopping Center and surrounded by a strong mix of national and regional retailers, the corridor benefits from consistent consumer traffic driven by dense surrounding residential communities. Continued population growth in Southwest Charlotte—fueled by nearby master-planned neighborhoods and multifamily development—has created a stable and expanding customer base of families, professionals, and workforce residents.

With limited remaining retail nodes of this scale, the Rivergate area continues to attract retail, medical, and service-oriented users seeking high visibility and strong demographics. Its combination of established tenancy, strategic location, and ongoing residential growth positions it as a key destination within the greater South Charlotte market.



QUICK FACTS

- *Easy access to I-485, I-77 & CLT Airport*
- *One of Charlotte's fastest-growing submarkets*
- *Strong demand for retail, medical, industrial & flex uses*



FOR MORE INFORMATION
& INQUIRIES, CONTACT:



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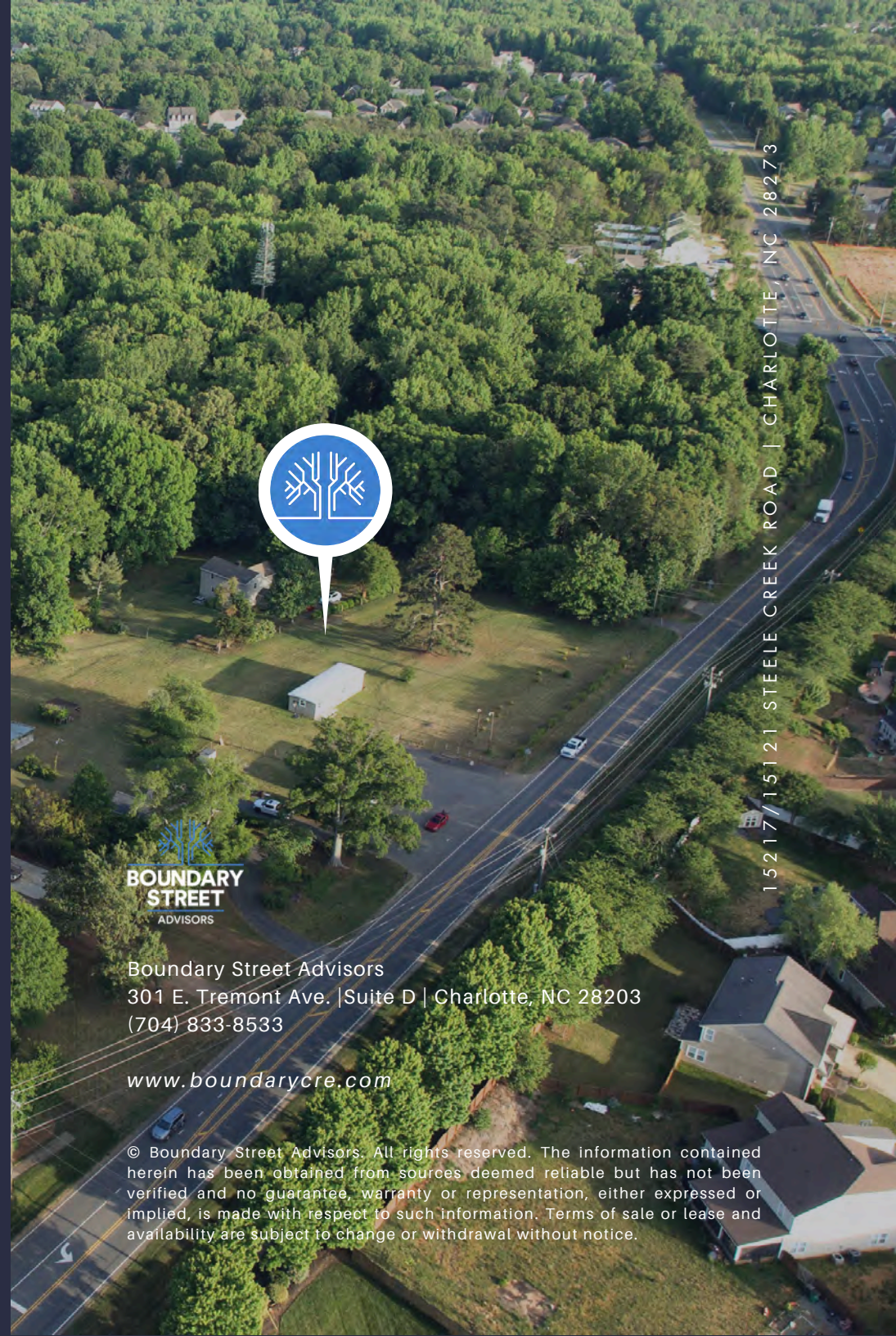
RFAULKNER@BOUNDARYCRE.COM



MARLEENE WASHINGTON

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MWASHINGTON@BOUNDARYCRE.COM



15217 / 15121 STEELE CREEK ROAD | CHARLOTTE, NC 28273



Boundary Street Advisors
301 E. Tremont Ave. | Suite D | Charlotte, NC 28203
(704) 833-8533

www.boundarycre.com

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