

Outstanding Big Box Opportunity

UNIVERSITY PLACE Charlotte, North Carolina

45,761 S.F. BIG BOX AVAILABLE IN THE HEART OF UNIVERSITY CITY

Located on the dominant retail corridor of Charlotte's University City submarket

Mixed-use development with 469,056 square feet of retail space, including Dick's Sporting Goods, Ross Dress for Less, Michaels, Old Navy, TJ Maxx and Office Depot

Located adjacent to the University of North Carolina at Charlotte campus (20,000+ students), University City is a major shopping, dining and entertainment destination for Charlotte residents and tourists alike

Close to University Research Park (52,000+ employees), University Hospital, Lowe's Motor Speedway and the Charlotte/ Douglas International Airport

AVERAGE DAILY TRAFFIC COUNTS

W.T. Harris Blvd. - 60,000

US-29/Tryon St. - 56,000

Interstate 85 - 110,000

FOR MORE INFORMATION

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ncup-BBbox



KEY DEMOGRAPHICS

	THREE-MILE RADIUS	FIVE-MILE RADIUS	SEVEN-MILE RADIUS
POPULATION	62,180	154,520	154,520
HOUSEHOLDS	24,076	59,556	106,054
MEDIAN AGE	29 years	32 years	33 years
AVERAGE HOUSEHOLD INCOME	\$69,910	\$71,619	\$66,729

DAYTIME DEMOS

BUSINESSES	1,901	4,390	8,320
EMPLOYEES	34,264	69,816	117,496
COMBINED DAYTIME POPULATION	48,863	105,366	184,883

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