

Space Available For Lease

HWY 49 Plaza

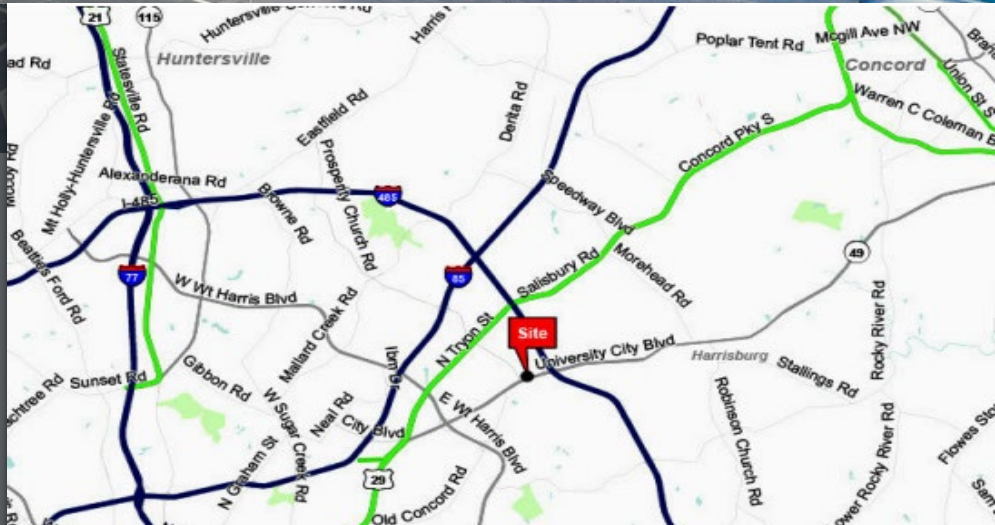
10039 UNIVERSITY CITY BLVD

Charlotte, NC 28262



PROPERTY INFORMATION

- AVAILABLE SF 2470 SF
- LEASE RATE Negotiable
- BUILDING SF 24,275 SF
- ZONING: B-1
- TICAM \$4.20/SF



2020 SUMMARY	1 MILE	3 MILES	5 miles
Population	12,681	60,155	154,600
Median Household Income	\$37,525	51,941\$	\$55,184
Avg Household Income	\$47,630	\$62,002	65,357\$
Business Establishments	321	1,643	4,874
Daytime Employment	3,923	20,623	80,556

Property Highlights

- Visible from Highway 49 - (University City Boulevard)
- 2,470 SF End Cap available (Suites A & B)
- Near UNC Charlotte and student housing -(4th largest UNC campus)
- Over 20,000 daytime employees within three miles

- 24, 275 SF Storefront Retail sitting on 3.42 Acres
- 96 parking spots (2.15/1,000 SF)
- Future improvements: Reduced Conflict Intersection & a 12 ft walking path

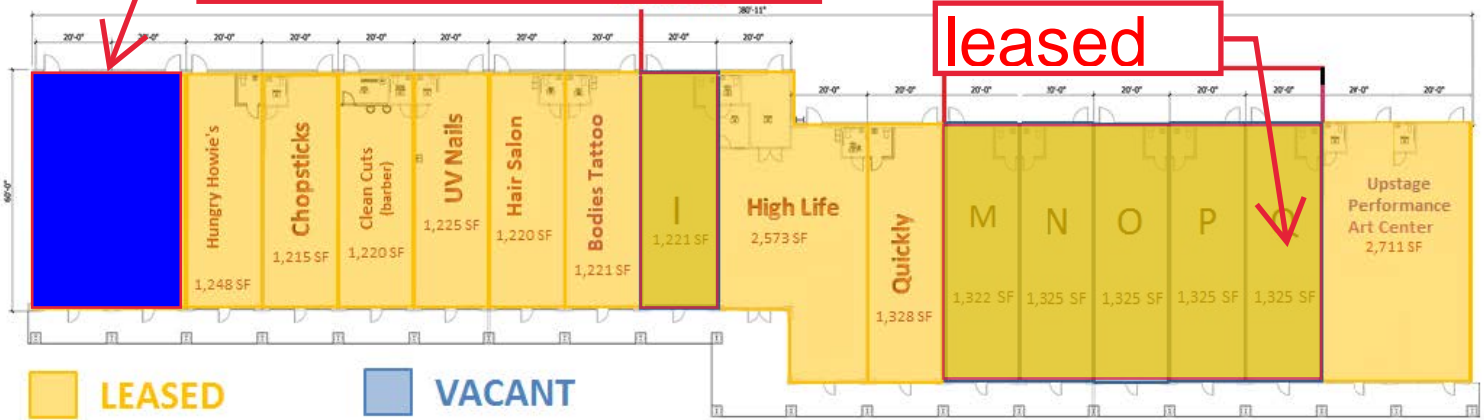
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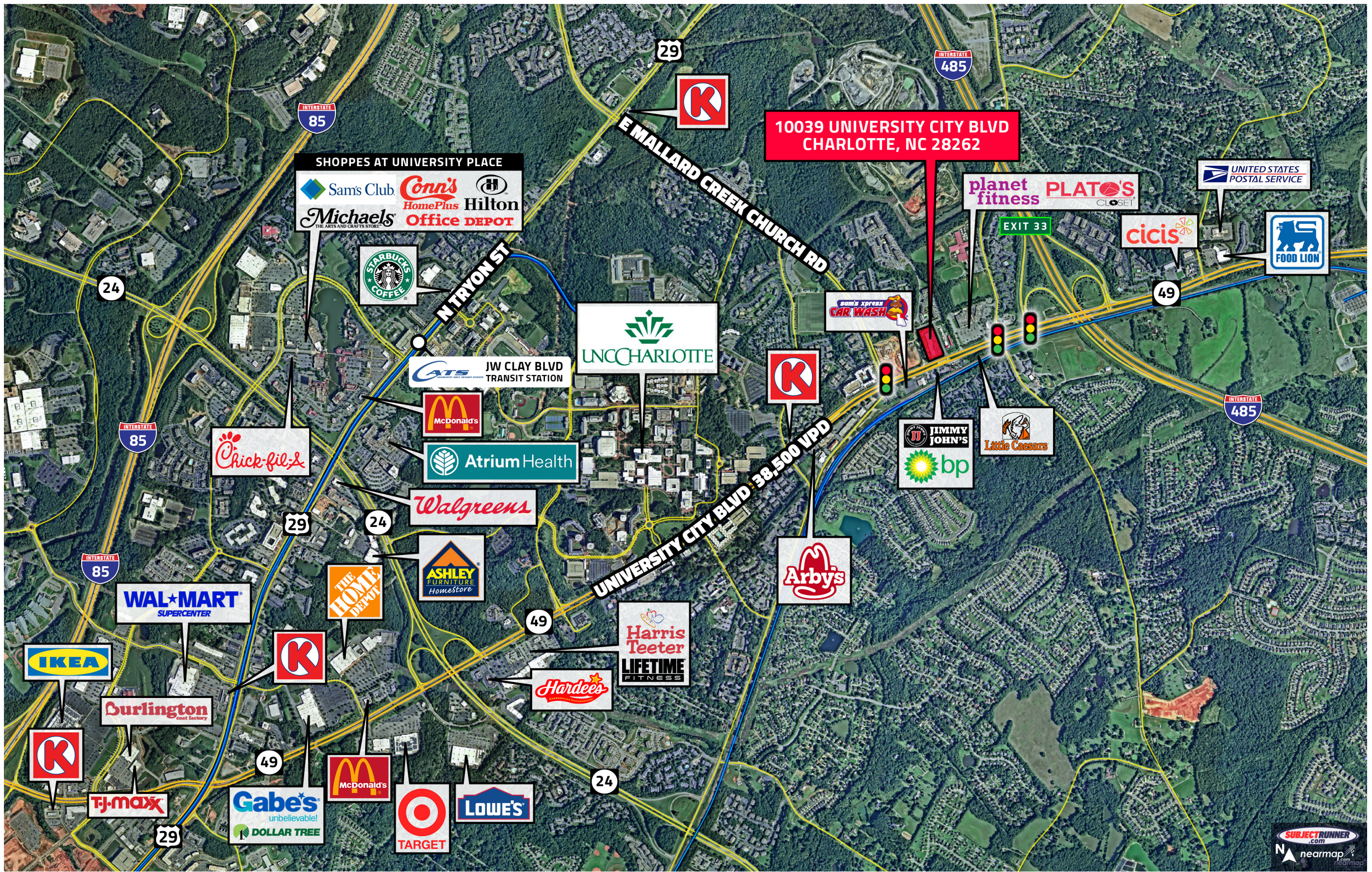


TRAFFIC COUNTS 2020 (NCDOT)
38,500 VPD University City Blvd.

For more information:



HIGHWAY 49 PLAZA



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