



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

AVAILABLE FOR LEASE

# TERRACES AT UNIVERSITY PLACE

9605 North Tryon Street  
Charlotte, NC 28262

## CONTACT

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**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

**AVAILABLE**  
**1,254 SF**

**AVAILABLE**  
**2,477 SF**

**9601 N. Tryon St.**

**9605 N. Tryon St.**

Suite	Tenant	Square Feet
A	Inchin's Bamboo Garden	4,424 SF
C	Care Well	3,134 SF
F	Cuzzo's Cuisine	2,466 SF
H	Regional Finance	1,934 SF
I	Que Onda V	1,708 SF

Suite	Tenant	Square Feet
A	Flying Saucer	4,906 SF
C	Highlife	1,400 SF
<b>E</b>	<b>AVAILABLE</b>	<b>1,254 SF</b>
H	Iron Dish	6,680 SF
L	Lucky You	6,130 SF
Q	The Grid	5,985 SF
<b>S</b>	<b>AVAILABLE</b>	<b>2,477 SF</b>
T	Wing Zone	1,111 SF
U	Kutt Masters	1,026 SF
V	Smoothie King	940 SF
X	Happy Hair Braiding	955 SF
Y	Boost Mobile	1,021 SF
Z	NYPD Pizza	1,708 SF

**9609 N. Tryon St.**

Suite	Tenant	Square Feet
A	The Press Box	9,778 SF
G	Acme Tattoo	2,094 SF
I	Raj's Kitchen	1,452 SF
K	Caribbean Hut	1,797 SF



9601

9605

9609

North Tryon Street  
34,300 VPD

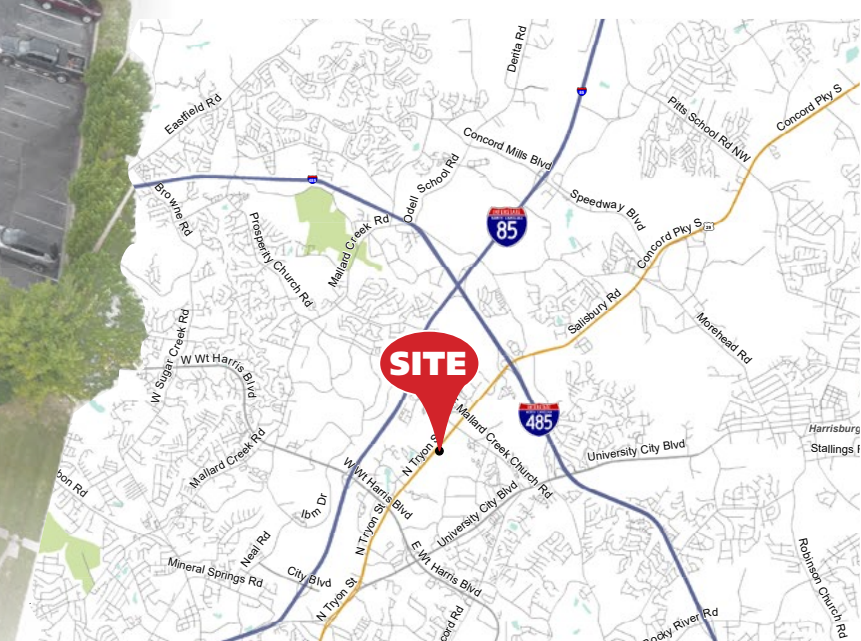
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# TERRACES @ UNIVERSITY PLACE

9605 North Tryon Street Charlotte, NC 28262



29,000 + Students | 3,000 + Faculty

## PROPERTY INFORMATION

- GLA - 65,112 SF
- Two spaces available - 1,254 SF & 2,477 SF
- Three access points along North Tryon (Hwy 49)
- Available immediately

## PROPERTY HIGHLIGHTS

- Directly across Hwy 49 from UNC Charlotte with enrollment over 30,000 students, this is one of the largest University campuses in North Carolina
- Within one mile of University Research Park
- Within 1.5 miles of PNC Pavilion – the largest outdoor music venue in Charlotte bringing approximately 20,000 fans to 26 events per season
- Lynx Blue Line now connects UNC Charlotte to Uptown Charlotte and all the way south to Pineville.

DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	10,030	75,014	183,611
AVERAGE HH INCOME	\$39,151	\$64,610	\$72,577
MEDIAN HH INCOME	\$44,019	\$58,320	\$63,010
BUSINESS ESTABLISHMENTS	780	2,830	5,618
DAYTIME EMPLOYEES	10,120	33,609	72,014



UPTOWN CHARLOTTE



University Place

Mallard Pointe



N Tryon Street  
34,300 VPD



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University Research Park  
Over 30,000 Employees

CLICK HERE FOR VIDEO



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