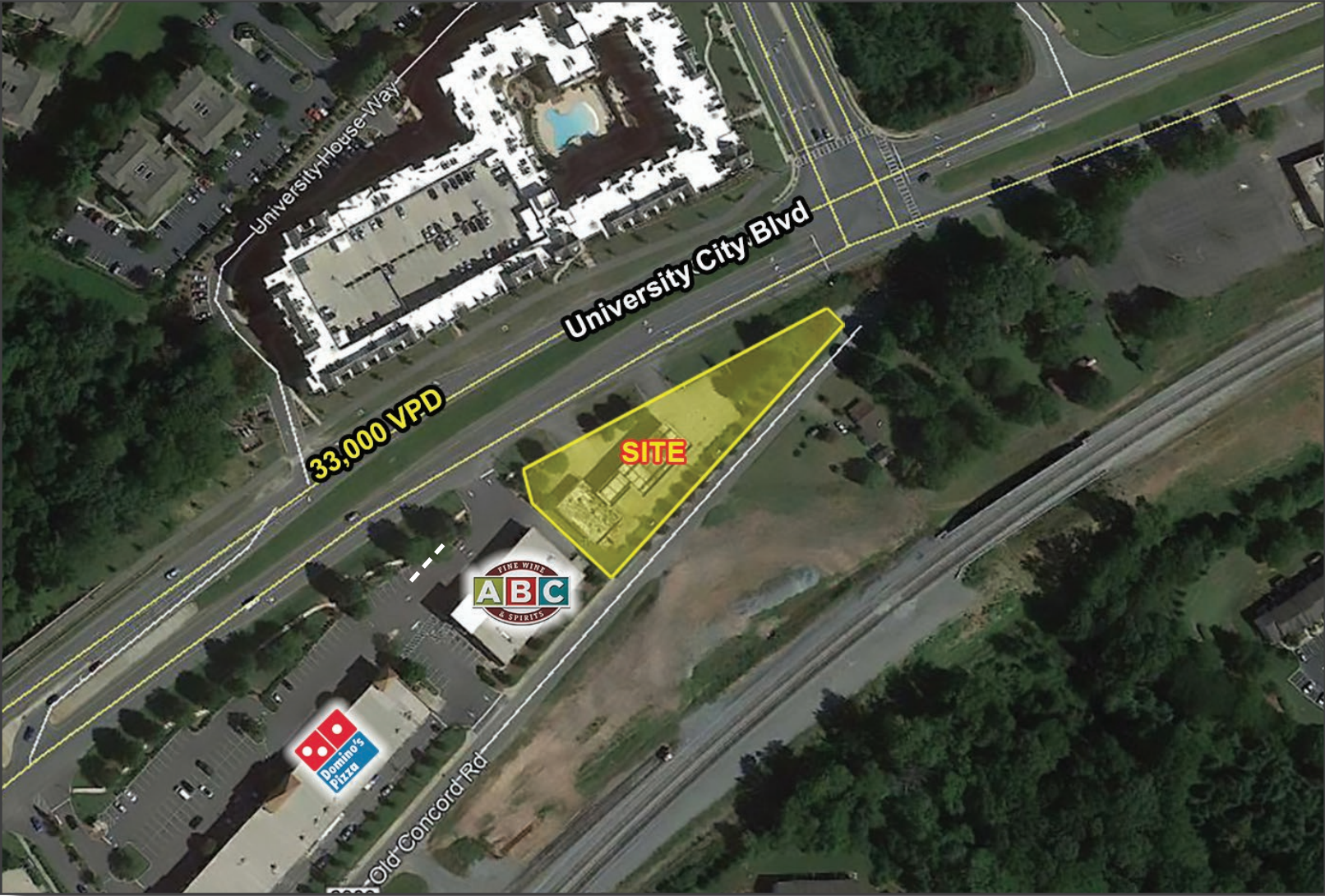


AVAILABLE  
Retail for Sale  
or Lease



# 9816 University City Blvd

Charlotte, NC 28213



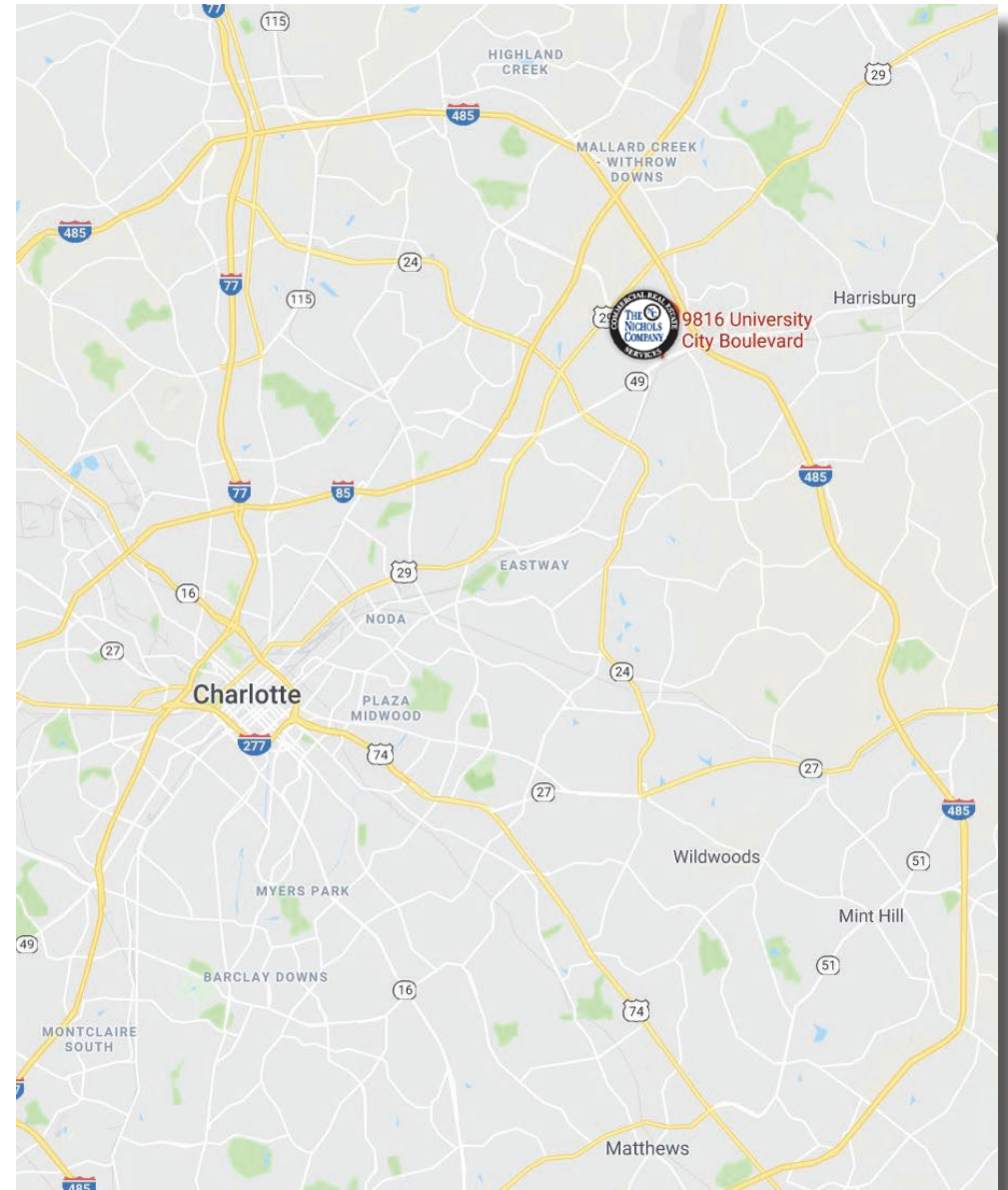
**ABOUT**

+/- 2,904 SF/1.101 AC Available for Sale or Lease in Charlotte, NC. The site is adjacent to numerous national retailers.

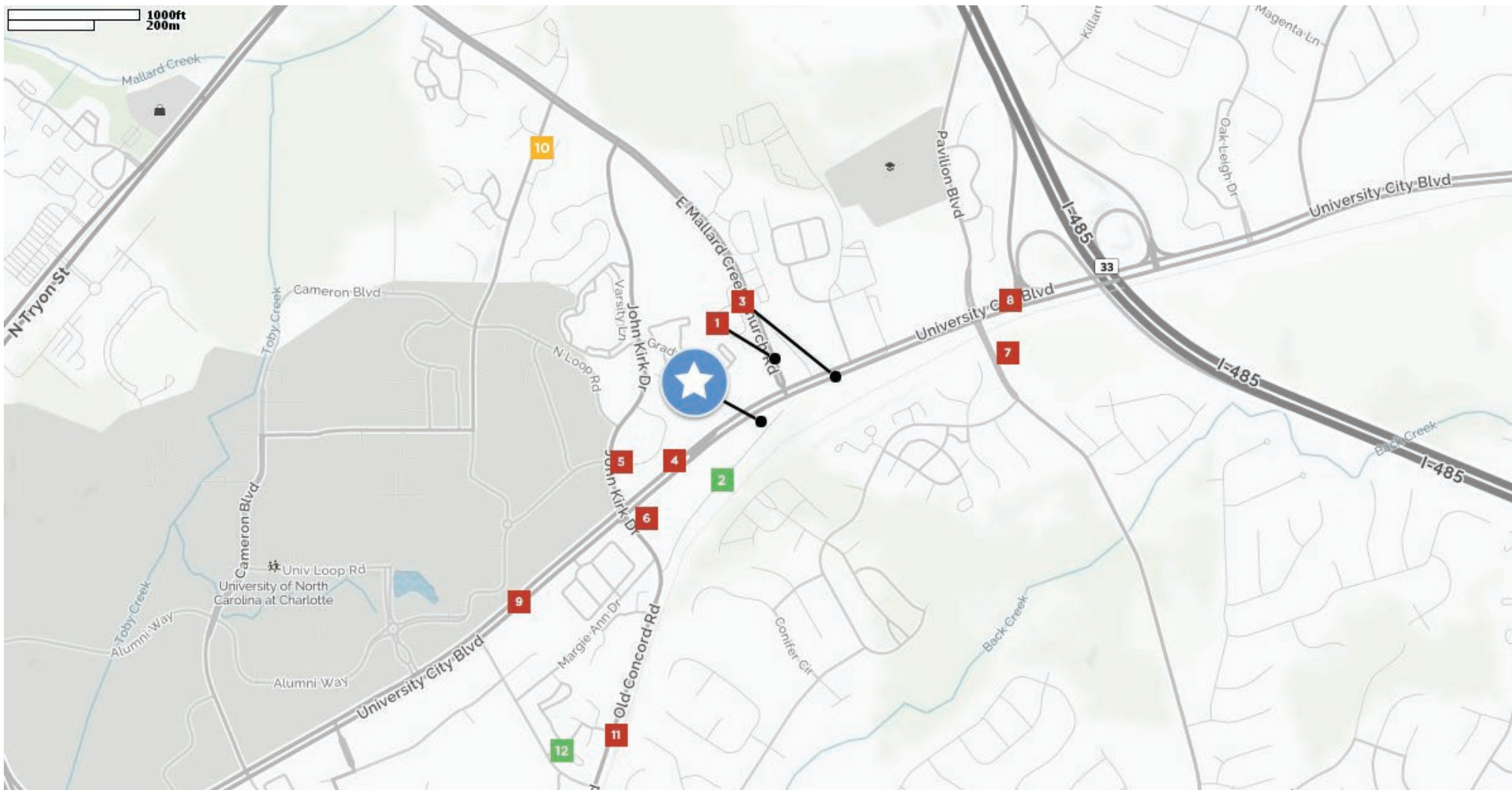
**PROPERTY DETAILS**

- +/- 2,904 SF/1.01 AC
- Retail Available for Sale or Lease
- Zoned B-1
- Parcel ID: 5112105
- Lease Price: \$80,000
- Sale Price: \$1,200,000

Demographics	1 Mile	3 Miles	5 Miles
Total Population	14,272	62,294	159,981
Average HH Income	\$47,422	\$67,854	\$72,749
Daytime Employees	1,434	25,792	61,045
Traffic Counts: University City Blvd. 33,000 VPD			







**SR 5394** 1  
 N OF NC 49  
 Year: 2014 14,000

**SR 2939 (JOHN KIRK DR)** 6  
 S OF NC 49  
 Year: 2014 14,000

**SR 2939 (OLD CONCORD RD)** 11  
 S OF VINCA CRK  
 Year: 2014 14,000

**SR 2939 (OLD CONCORD RD)** 2  
 E OF SR 2939  
 Year: 2014 3,000

**SR 2827 (BACK CREEK)** 7  
 S OF NC 49  
 Year: 2014 17,000

**SUTHER RD** 12  
 W OF SHANNON GREEN DR  
 Year: 2014 3,200

**NC 49** 3  
 E OF SR 5394 MALLARD CK CH RD  
 Year: 2014 44,000

**NC 49** 8  
 W OF I-485  
 Year: 2014 33,000

**NC 49** 4  
 E OF SR 2939  
 Year: 2014 36,000

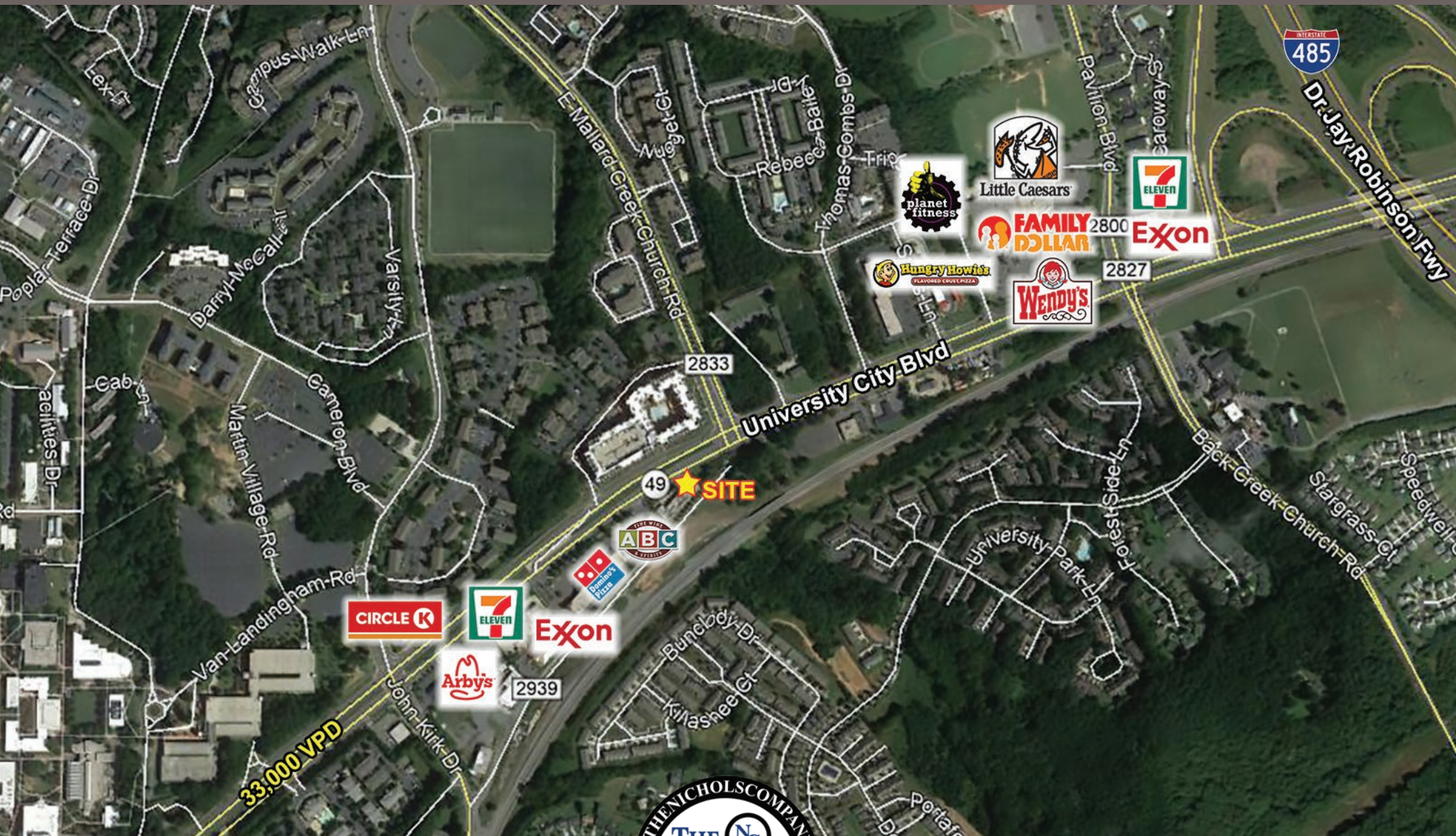
**NC 49** 9  
 E OF SUTHER RD  
 Year: 2014 32,000

**SR 2833** 5  
 N OF NC 49  
 Year: 2012 17,000

**MARY ALEXANDER RD** 10  
 S OF SR 5394  
 Year: 2014 8,300



SITE OVERVIEW



TRACY EFIRD | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798  
Tracy@thenicholscompany.com | www.thenicholscompany.com | 1204 Central Avenue, Suite 201, Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.