



RETAIL SPACE | FOR LEASE

8104 University City Boulevard | Charlotte

Great leasing opportunity in the large retail corridor in the University area, minutes from I-485.

EVAN HODGES
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 **COLDWELL
BANKER
COMMERCIAL**
MECA



PROPERTY INFORMATION

SF*

18,444 SF

ACREAGE*

1.99 Acres

FEATURES

- Freestanding building
- Ample surface parking
- 206,000+ five mile population
- Daytime employment of over 69,000 within 5 miles
- One mile to I-85 and less than two miles to I-485

LIST PRICE

Contact Broker for pricing

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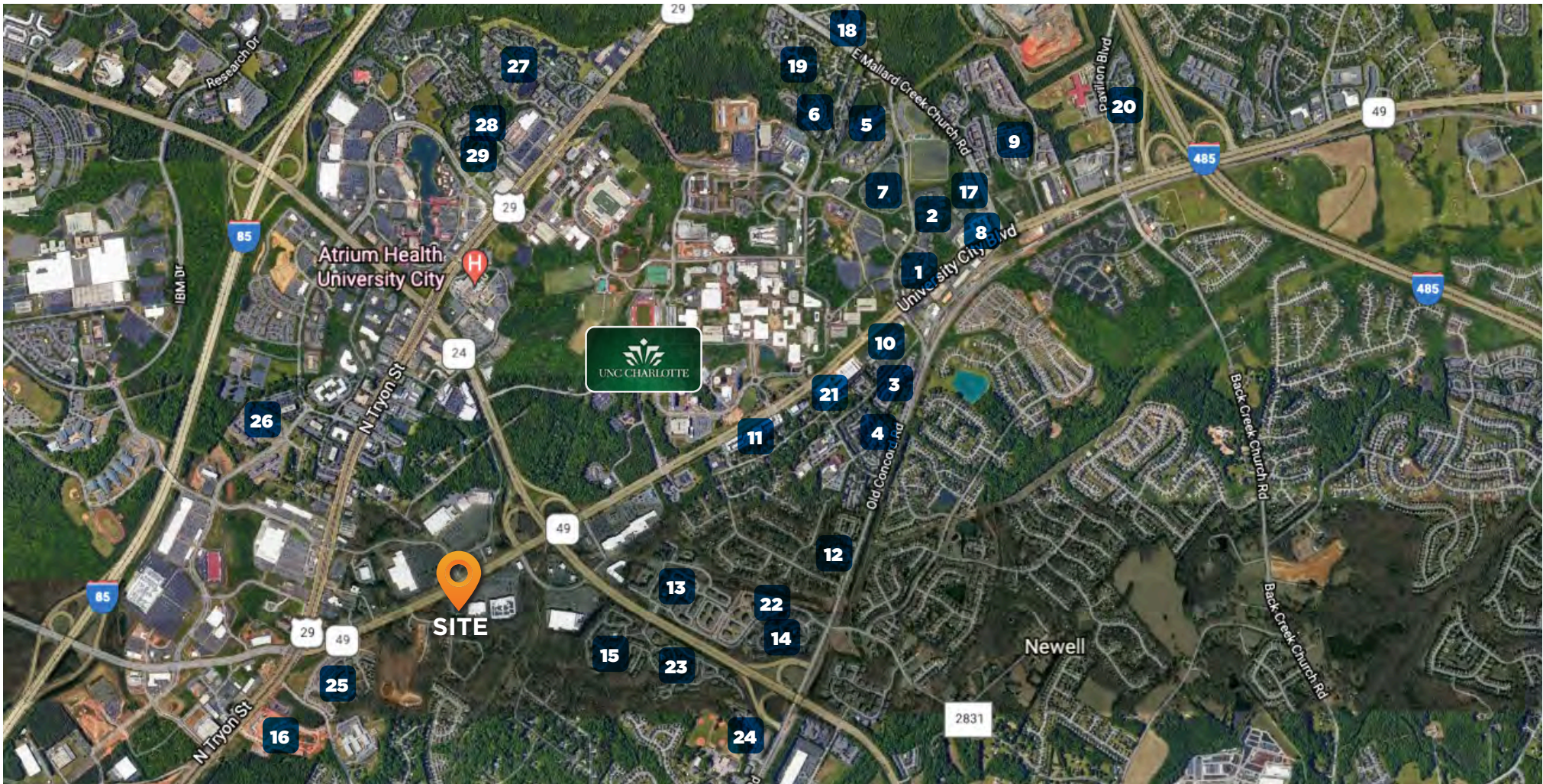
2320 W. Morehead St. | 2nd Floor

Charlotte, NC 28208

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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COMPLEX NAME	BEDS
1 University Terrace	40
2 University Terrace North	84
3 Colville Gardens	30
4 Colville Townhomes	15
5 Campus Walk	21
6 Alexander Townhomes	6
7 The Edge	716
8 Boulevard 98	700
9 49 North	520
10 University Walk	430

COMPLEX NAME	BEDS
11 University Crossings	546
12 Shannon Green II	72
13 Heather Ridge	456
14 The Piedmont Apts	558
15 Magnolia Terrace	396
16 V & Three Apt Homes	676
17 The Union	198
18 The Mill	386
19 Mallard Green Apartments	220
20 Pavilion at UC	498

COMPLEX NAME	BEDS
21 Rush Student Living	918
22 Aspen Heights Charlotte	480
23 MAA Chancellor Park	680
24 Belle Haven Apartments	332
25 Arcadia Student Living	765
26 Cortland Belgate	460
27 MAA University Lake	538
28 Walden Station	216
29 Walden Court Apartments	220



2021 Total Enrollment
30,146



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