

OUTPARCEL REDEVELOPMENT

8420 University City Blvd, Charlotte, NC 28213

EXECUTIVE SUMMARY



LOCATION OVERVIEW

High profile outparcel redevelopment. Traffic light corner at the entrance to Town Center Plaza, the Harris Teeter and Life Time anchored shopping center, and within extremely close proximity to UNCC (29,000+ students).



PROPERTY HIGHLIGHTS

- Former O'Charley's restaurant to be redeveloped into a new retail strip
- Traffic light corner that connects to WT Harris Blvd on-ramp
- Sits on the Toby Creek Greenway, which has direct connection to the campus of UNCC
- 1,200 – 8,100 square feet for retail or restaurant available
- Drive thru capability
- Traffic Counts: University City Blvd (Hwy 49) - 30,000 AADT; E WT Harris Blvd - 45,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population Density	8,192	79,970	195,202
2019 Daytime Population	8,334	43,475	75,859
2019 Median HH Income	\$37,408	\$47,079	\$52,290

EXCLUSIVE AGENT(S)

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Available	8,100 SF

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