



SINK KIMMEL  
THE NICHOLS COMPANY  
(O) 704.373.9797 (F) 704.373.9798  
sink@thenicholscompany.com  
www.thenicholscompany.com  
1204 Central Avenue, Suite 201  
Charlotte, NC 28204

Available Retail For Lease

# Wexford Plaza

10901 University City Blvd. | Charlotte, NC 28262

# PROPERTY OVERVIEW

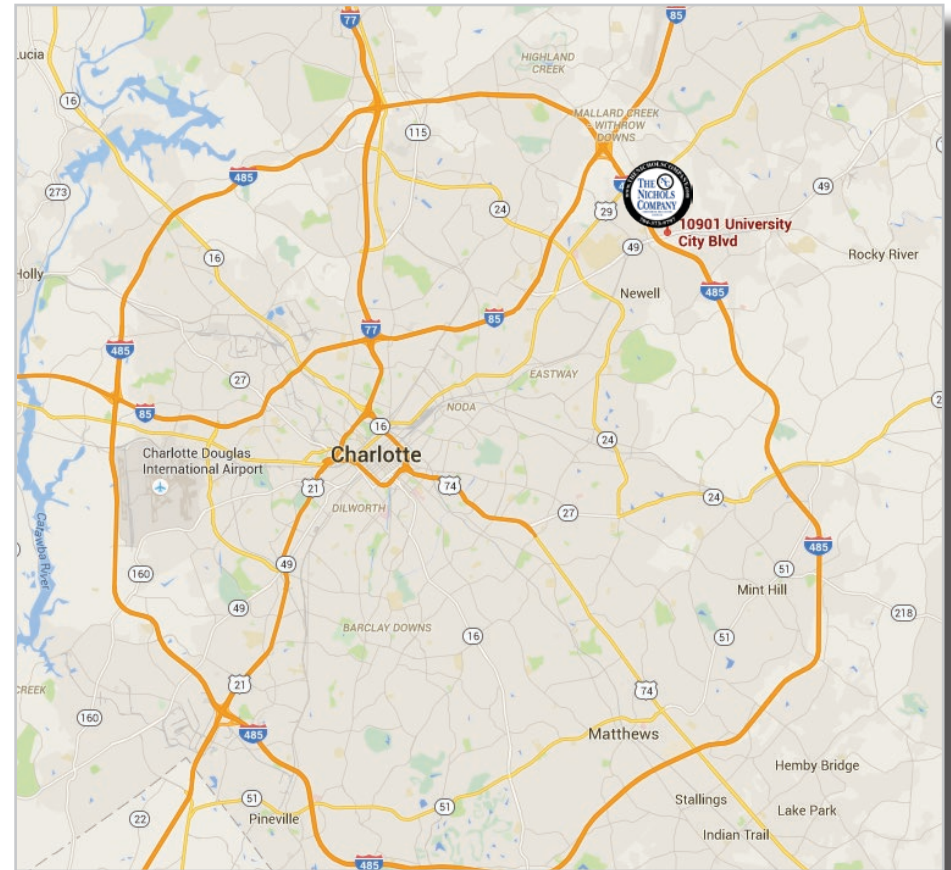
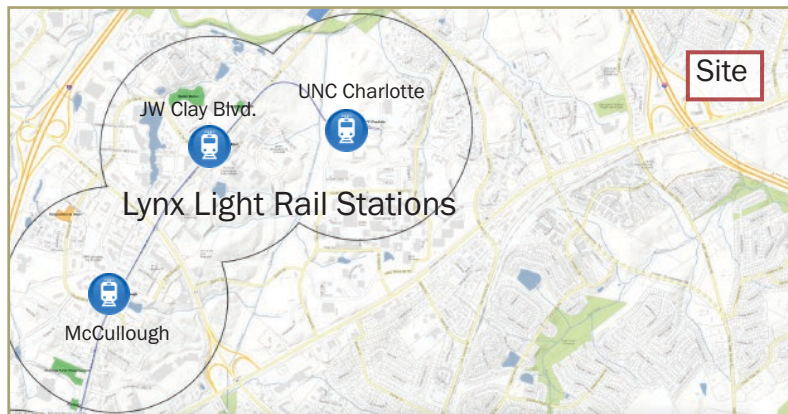
## ABOUT:

Wexford Plaza offers +/- 24,000 sf of inline retail space on University City Boulevard, adjacent to I-485, less than 1.5 miles from UNC Charlotte and its future Light Rail Station currently under construction. The center's proximity to several established retailers, combined with numerous new and existing multi-family developments, make this an ideal opportunity.

## SITE ATTRIBUTES:

- Built 1989
- +/- 24,000sf Retail Shopping Center
- Zoned B-1 (CD)
- +/- 177 Parking spaces
- \$14.00/sf NNN
- Individual bays available from +/- 1,428sf
- Taxes, Insurance, & CAM charges \$4.88/sf

## PROXIMITY TO LIGHT RAIL:



Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,931	100,149	243,620
Total Households	5,222	46,105	107,188
Average HH Income	\$71,671	\$76,667	\$68,525
Traffic Counts: NC Hwy 49 - 35,000 VPD   I-485 - 50,000 VPD			

# LOCATION



## NEIGHBORING TENANTS:

- Plato's Closet
- Family Dollar
- Monkey Joe's
- Little Caesars
- Planet Fitness
- Yoga One
- Hungry Howie's
- Wendy's
- 7-Eleven
- Smokin' Cues
- Cici's Pizza
- WilcoHess
- Dunkin' Donuts
- USPS
- Food Lion

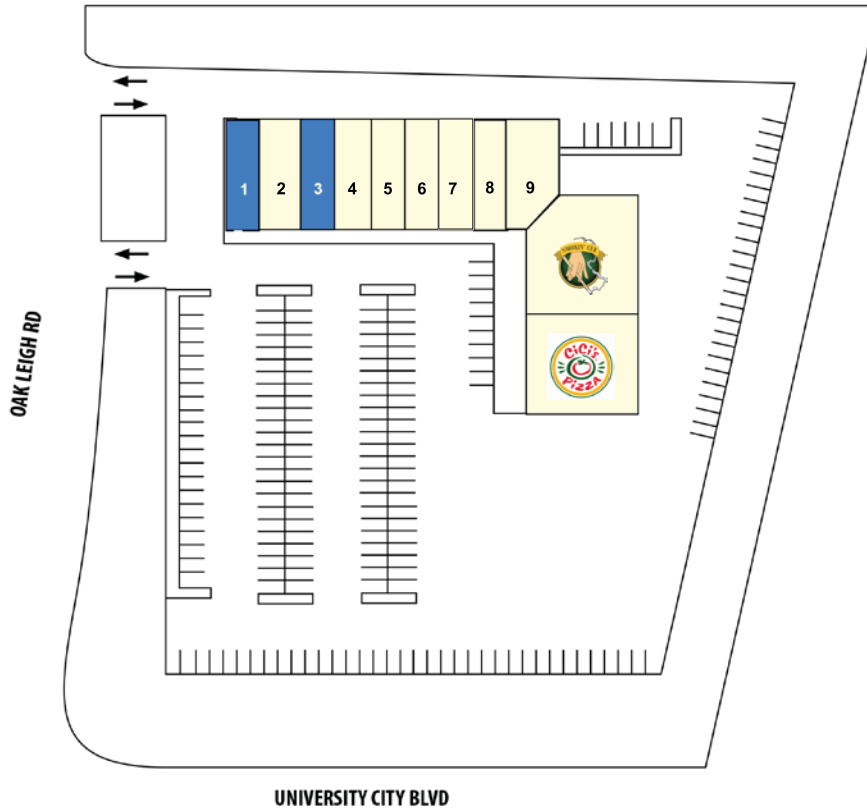
## NEARBY MULTI-FAMILY NEIGHBORHOODS:

- Circle University City
- University House Apartments
- Millennium One
- Hilton Park Apartments
- Wexford Park Apartments
- University Square Senior Apartments



# POTENTIAL FUTURE RETAIL DEVELOPMENT PAD





1) Available	1,491 SF
2) KuttMasters Barber Shop	1,428 SF
3) Available	1,428 SF
4) Alsalam Market	1,428 SF
5) Kiya's	1,420 SF
6) Kiya's	1,420 SF
7) Trace Staffing	1,420 SF
8) Diva Salon	1,428 SF
9) Dollar Xpress	2,700 SF
10) Smokin' Cue	5,540 SF
11) Cici's Pizza	4,286 SF



SINK KIMMEL | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798  
 Sink@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.