



VERIS
PROPERTIES

RETAIL PROPERTY FOR LEASE



UNIVERSITY PLAZA

9620 University City Boulevard, Charlotte, NC 28213

Presented By

HARRIS DOULAVERIS

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VERIS PROPERTIES

11200-D Nations Ford Road

Pineville, NC 28134

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EXECUTIVE SUMMARY

UNIVERSITY PLAZA

9620 UNIVERSITY CITY BOULEVARD, CHARLOTTE, NC 28213



OFFERING SUMMARY

Lease Rate:	\$24-\$27 SF/yr (NNN)
Available SF:	1,100-2,200SF
Lot Size:	3.95 Acres
Year Built:	2000
Building Size:	39,200
Renovated:	2015
Zoning:	B-1
Market:	University
Submarket:	NC-Charlotte University

PROPERTY OVERVIEW

Strategically located between I-485 and University of North Carolina Charlotte
 Highly visible location with prominent signage and exposure to a high traffic count of 32,500 vehicles per day
 1,100-2,200 Continuous Square Feet
 \$24-\$27 NNN
 Negotiable Term

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
9620 University City Boulevard	\$24.00 SF/yr	1,100 SF
9620 University City Boulevard	\$24.00 SF/yr	1,100 - 2,200 SF
9630 University City Boulevard	\$26.00 SF/yr	1,200 SF

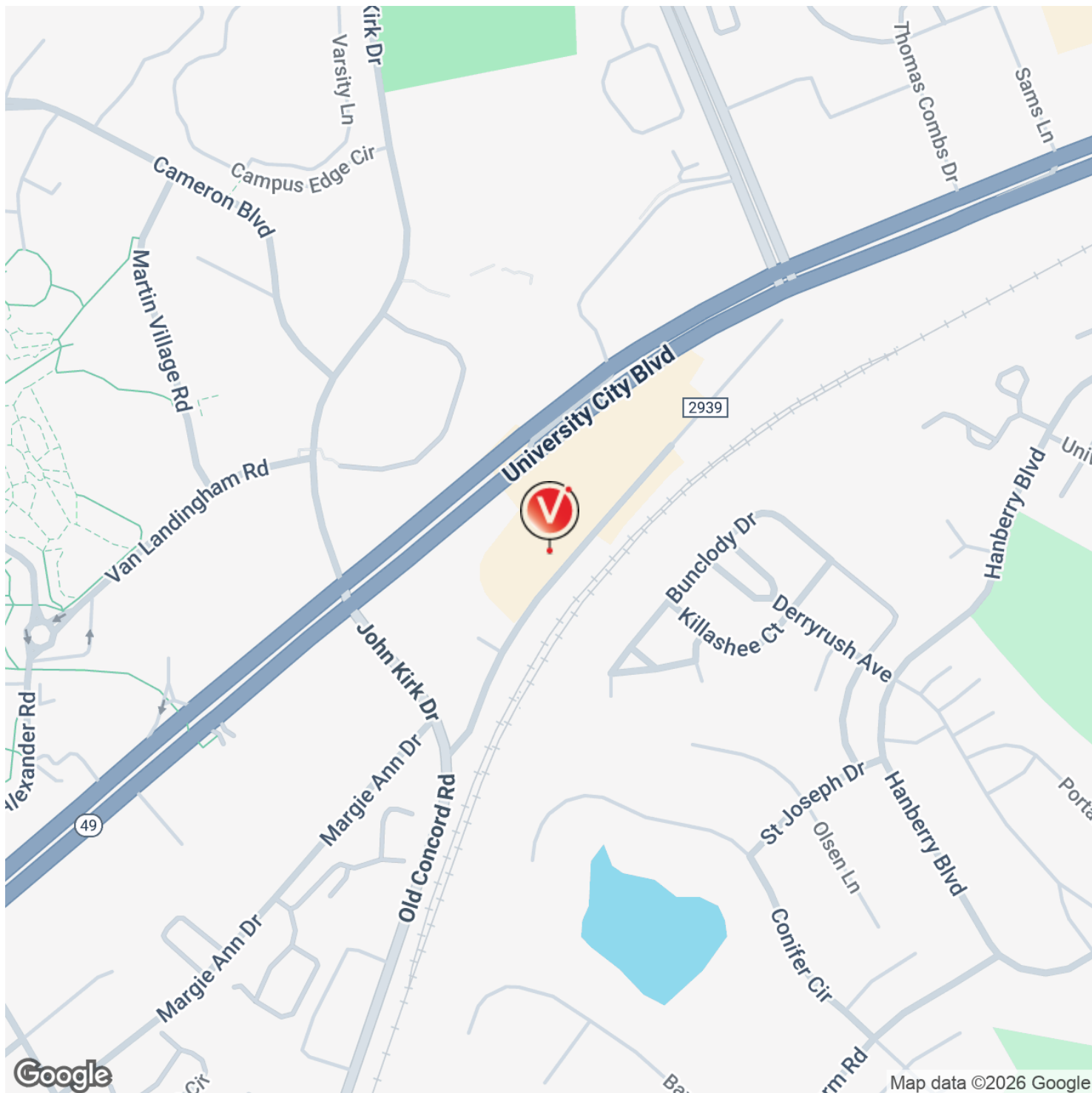


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LOCATION MAP

UNIVERSITY PLAZA

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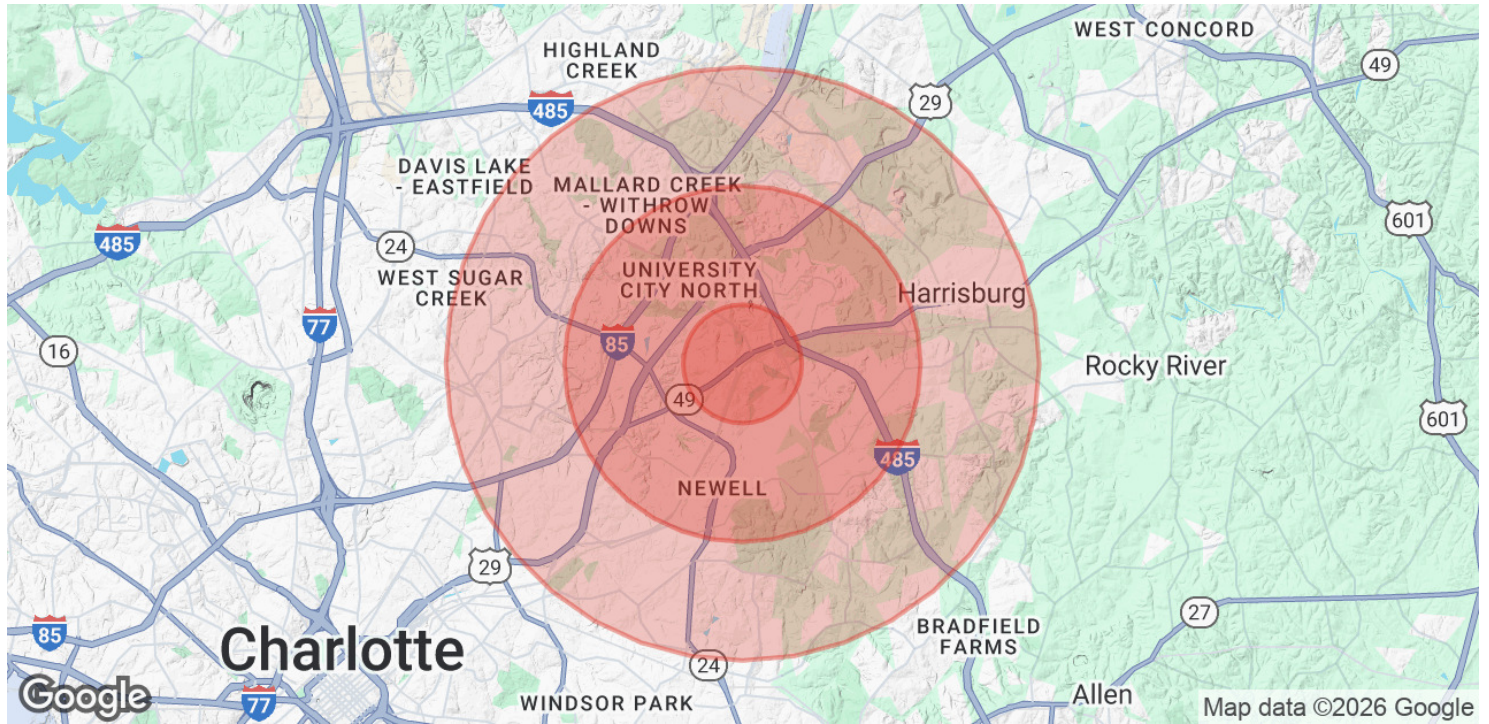


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DEMOGRAPHICS MAP & REPORT

UNIVERSITY PLAZA

9620 UNIVERSITY CITY BOULEVARD, CHARLOTTE, NC 28213



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,056	54,368	139,034
Average Age	26.1	27.7	30.2
Average Age (Male)	26.6	27.9	30.0
Average Age (Female)	25.5	27.7	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,917	19,322	51,353
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$51,129	\$59,134	\$63,121
Average House Value	\$134,533	\$133,190	\$155,488

* Demographic data derived from 2020 ACS - US Census



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