

## Property Description

- Retail opportunity primely located in University Commons Shopping Center
- ±3,200 SF of shop space available for sublease
- Nearby retailers include Target, Kohl’s, Best Buy, Dick’s Sporting Goods, Ulta and Starbucks
- Call broker for details on pricing



### AVAILABLE SUITE

ADDRESS	1469 University Dr, Burlington, NC
SUITE	Suite C
SIZE	±3,200 SF
STATUS	Available - Sublease

### Traffic Counts

University Dr	<b>33,761</b>
	VPD
I-40	<b>115,504</b>
	VPD

### CONTACT

**Charlie Robinson**  
 +1 704 618 9500  
 Charlie.Robinson@cbre.com



### Household Income

2025 Estimates

1 MILE	\$112,478
3 MILE	\$105,927
5 MILE	\$99,751



### Households

2025 Estimates

1 MILE	2,136
3 MILE	14,414
5 MILE	30,193



### Population

2025 Estimates

1 MILE	5,056
3 MILE	36,741
5 MILE	74,779



### Daytime Population

2025 Estimates

1 MILE	6,478
3 MILE	42,304
5 MILE	79,049