



RETAIL PROPERTY FOR SUBLEASE

9518 UNIVERSITY CITY BLVD

CHARLOTTE, NC 28213



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Fantastic drive thru QSR building available for sublease.

PROPERTY HIGHLIGHTS

- For Sublease thru 7.31.30
- 5 miles from Charlotte Motor Speedway
- University Submarket
- Drive Thru
- Over 29,000 students UNC Charlotte
- High traffic location with 28,500 VPD
- Excellent visibility
- 1.0 miles to I-485
- 1.4 miles to Harris Boulevard

OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr NNN
Available SF:	3,712 SF
Lot Size:	1.14 Acres
Building Size:	3,712 SF

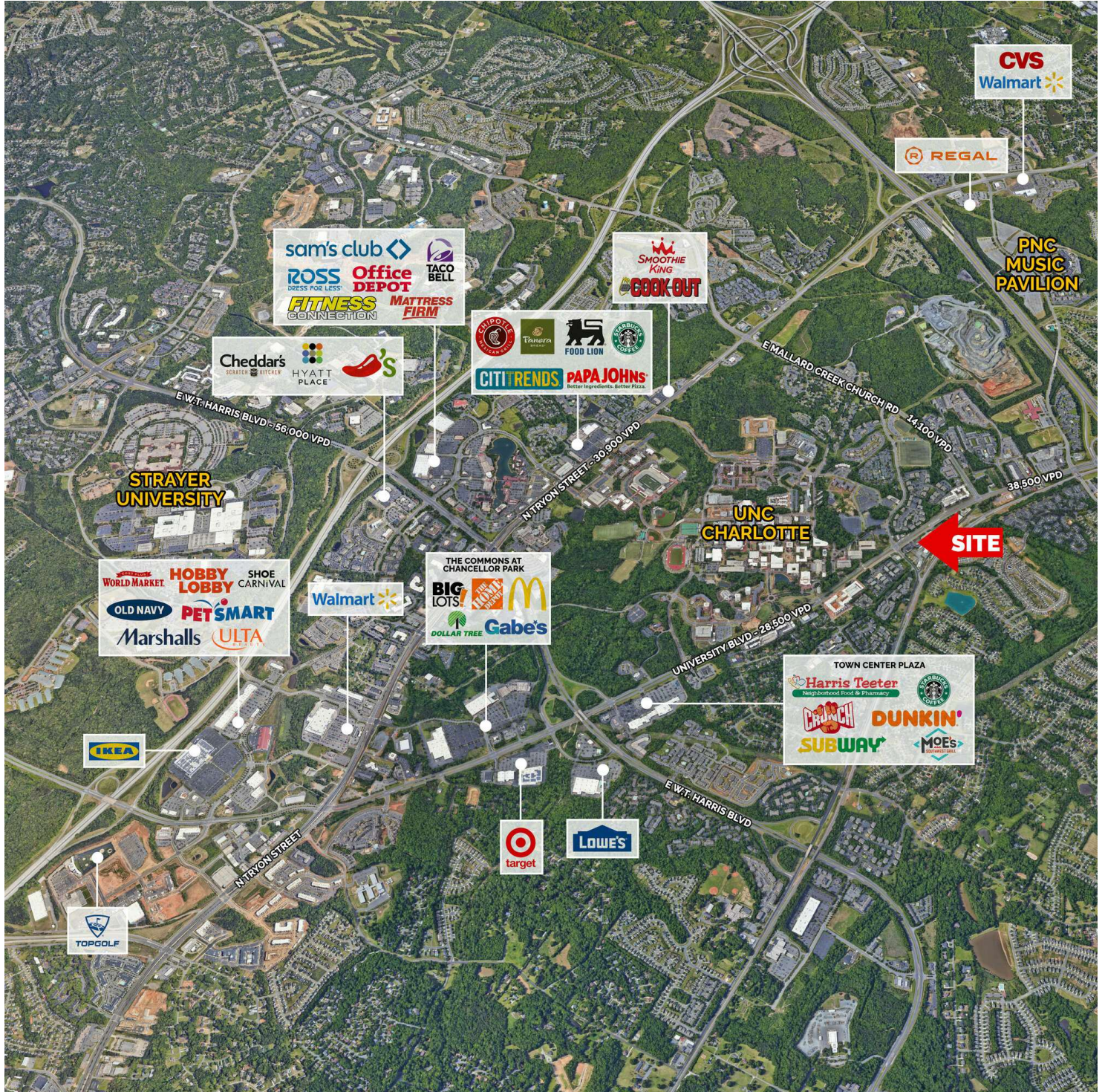
DEMOGRAPHICS

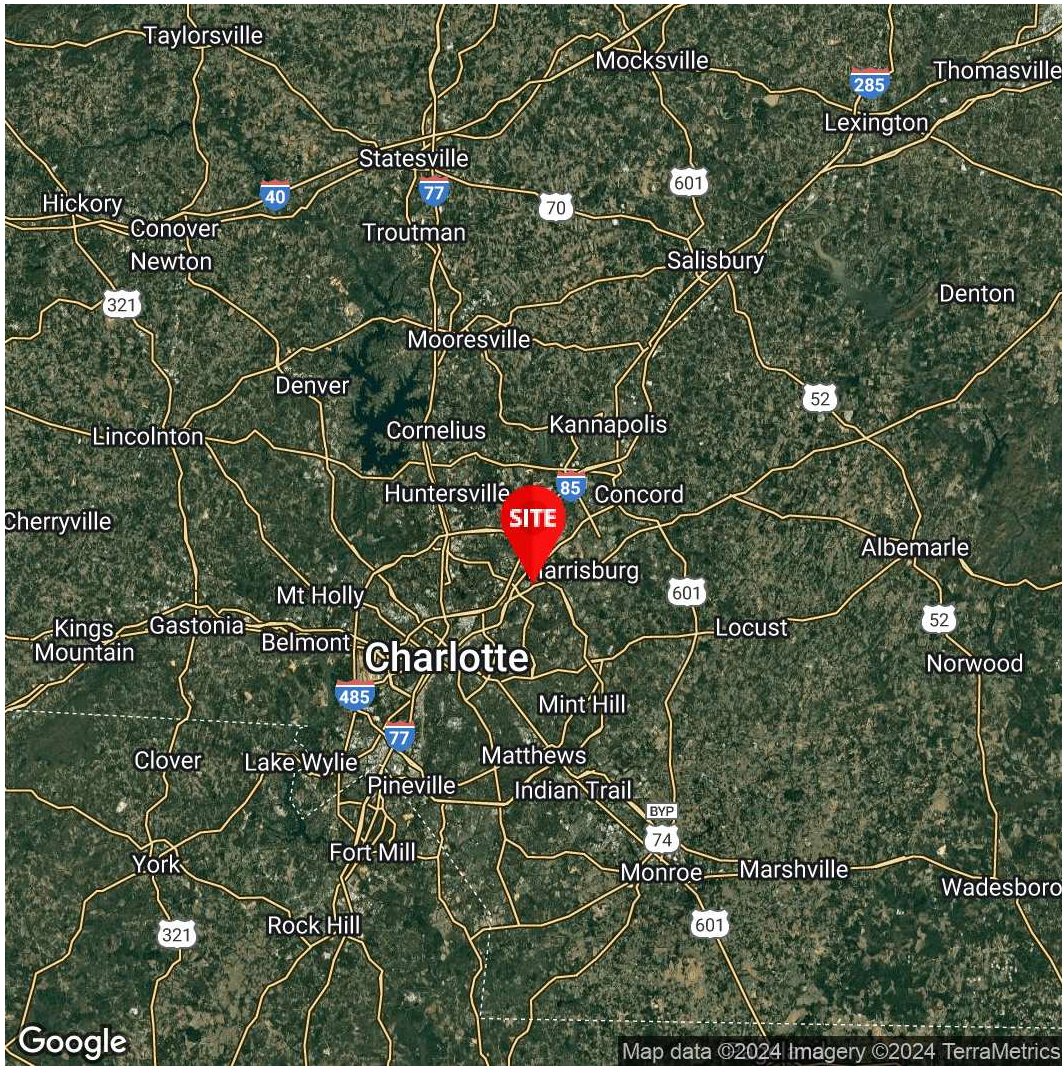
	1 MILE	3 MILES	5 MILES
Total Households	5,688	28,605	71,141
Total Population	20,188	77,297	190,682
Average HH Income	\$78,383	\$88,423	\$90,634
Daytime Population	2,059	36,535	71,686

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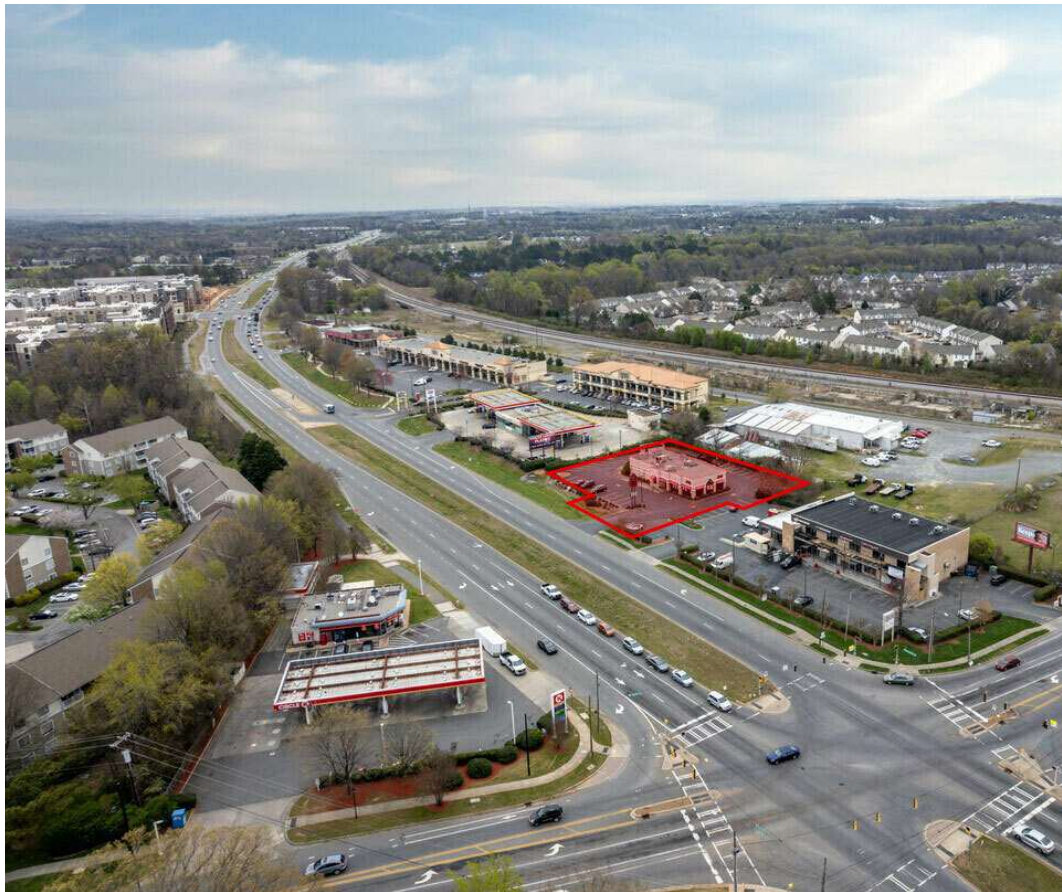
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LOCAL AREA





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