

# University Place

8709 JW Clay Boulevard, Charlotte, NC 28262  
Mecklenburg County

**TRICOR**



## HIGHLIGHTS

For Lease  
County: Mecklenburg  
Type: Retail  
Total SF: 40,977  
Market: Charlotte, NC

## CONTACT

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- 40,977 SF retail space available in The Shoppes at University Place
- Superbly located in the densely populated University trade area of Charlotte with great sight line visibility from WT Harris Blvd. Highly desirable location, anchored by newly renovated Conn's Home Plus and Fitness Connection. Fantastic light rail access connecting UNCC to this high traffic intersection.
- On the signalized intersection at JW Clay Blvd. with quick access to WT Harris Blvd and Interstate 85.
- Surrounded by a 33 acre redevelopment that will include over 100,000 SF of office, 50,000 SF of retail and 600+ residential units.
- The Charlotte Mecklenburg Library will relocate from their current location to a new 20,000 SF facility across the street.

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	4,608	86,977	192,690
Households	2,237	33,136	71,997
Average Household Income (\$)	55,596	63,345	68,484

## RETAILERS INCLUDE



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A	Conn's	45,945 SF
A-01	Available	2,000 SF
A-02	Available	2,000 SF
A-03	Available	2,000 SF

A-04	Available	2,000 SF
B	Hope Beauty Supply	40,977 SF
C	Fitness Connection	60,419 SF