



THE GREEN

AT UNIVERSITY CITY



THE BONDED BUILDING INDUSTRIAL FOR LEASE

6601 N. I-85 Service Road

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CAMBRIDGE
PROPERTIES

831 E. Morehead St., Ste. 245
Charlotte, NC 28202

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BONDED BUILDING

AVAILABILITY

8,396 - 101,591 SF*

*Can be subdivided

BUILDING SPECS

22ft. Clear Ceiling Height

40ft. Min. Column Span

Zoned ML-1

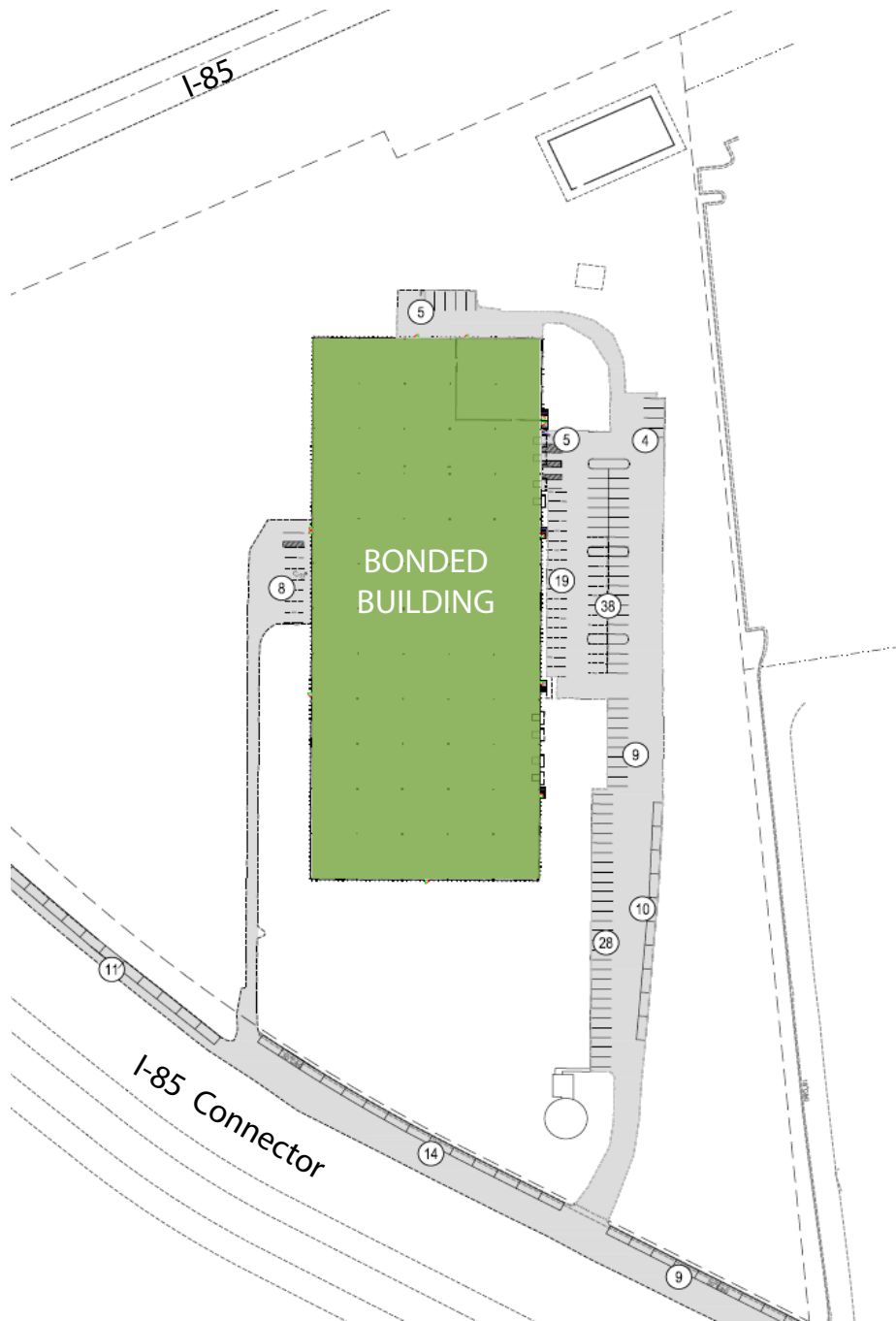
I-85 and I-85 Connector Rd Visibility

8 Loading Docks

PARKING

± 156 Parks (On & Off-Street Parking)

≤ 0.7 miles walking distance from the University City Blvd. Light Rail Station







DEMOGRAPHIC PROFILE



STUDY AREA: Radii	3 Miles	5 Miles	7 Miles
Population 2029 Forecast	99,830	165,579	228,006
Population 2024 Projection	91,912	151,374	211,402
2024 Total Daytime Population	112,385	128,485	287,974
Median HH Income 2029 Forecast	\$65,373	\$80,376	\$93,901
Median HH Income 2024 Projection	\$55,162	\$67,063	\$77,791

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data. Prepared: 8/5/24

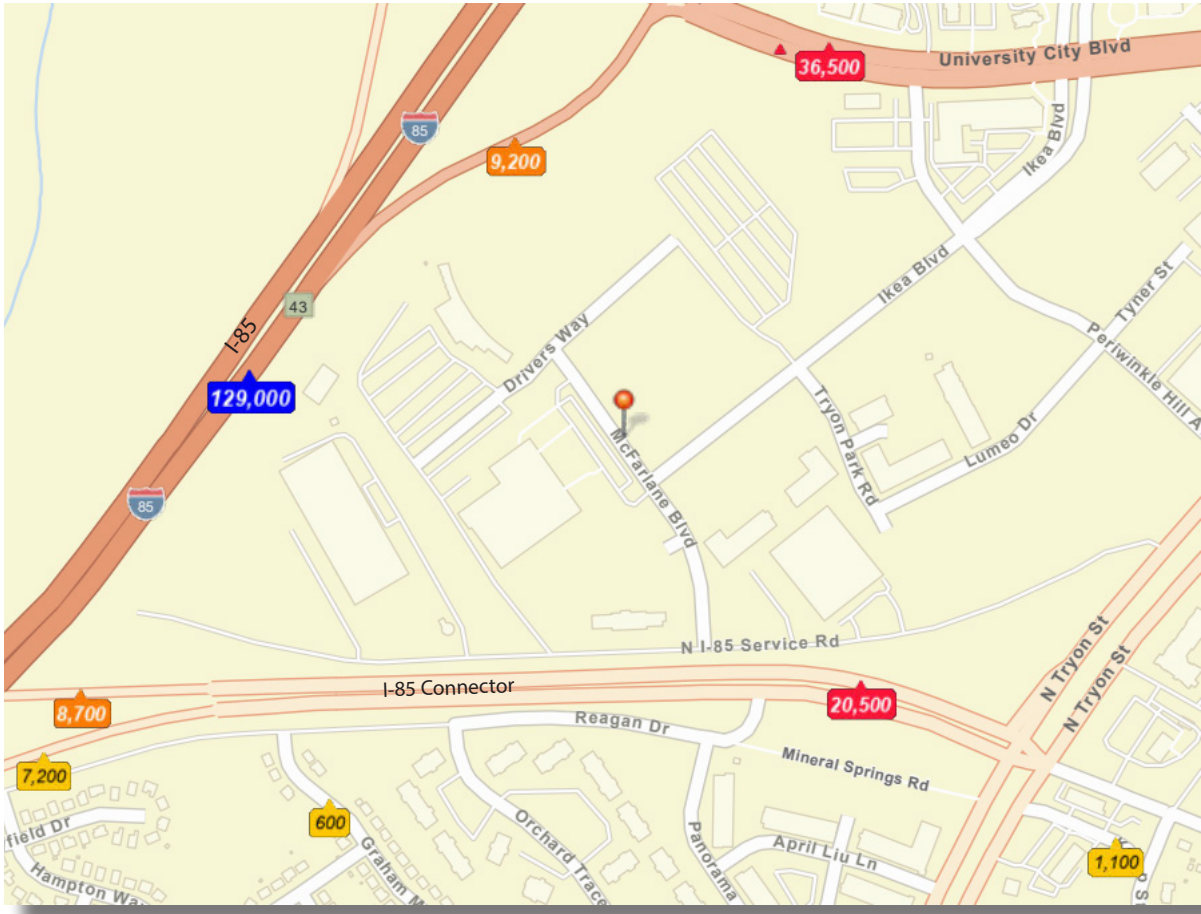
Exceptional Development Since 1990

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TRAFFIC PROFILE



TRAFFIC COUNTS

I-85 (0.12 miles of Site)	129,000 AADT
University City Boulevard (0.27 miles of Site)	36,500 AADT
I-85 Connector (0.21 miles of Site)	20,500 AADT

Source: ©2023 Kalibrate Technologies (Q3 2023)



Exceptional Development Since 1990