

UNIVERSITY PLACE REDEVELOPMENT

8813 JW Clay Blvd, Charlotte, NC 28262

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Final retail space available in one of the largest mixed-use projects currently under development in Charlotte. University Place, when complete, will include up to 300,000 square feet of office and retail, a 20,000 square foot public library, and 600 multi-family units.



PROPERTY HIGHLIGHTS

- 7,189 sf foot end cap space available beside Michaels and facing Sam's Club
- Final retail space in the project inline with Ross, Office Depot, Michaels, and Guitar Center
- Completely redeveloped retail building and brand new façade
- Walking distance to the LYNX Blue Line Light Rail station and UNC Charlotte
- Traffic Counts: West WT Harris Blvd - 64,000 AADT; I-85 - 155,000 AADT
- 29,615 Students at UNC Charlotte

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Population Density	3,699	84,986	194,165
2020 Daytime Population	6,945	41,262	88,848
2020 Median HH Income	\$43,288	\$51,407	\$54,238

EXCLUSIVE AGENT(S)

MOLLY PRINCE SARN • molly.prince@tscg.com • 704.335.5455



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
310-B	Available	7,189 SF

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