

# WEXFORD PLAZA

10901 UNIVERSITY CITY BLVD. | CHARLOTTE, NC 28262



CONTACT FOR DETAILS

WALTER REID

(704) 373-9797

Walter@TheNicholsCompany.com

*Available Retail & Outparcel*

+/- 1,420 SF AVAILABLE FOR LEASE

0.25 ACRE PAD SITE FOR GROUND LEASE OR BUILD TO SUIT



PROPERTY OVERVIEW

# WEXFORD PLAZA

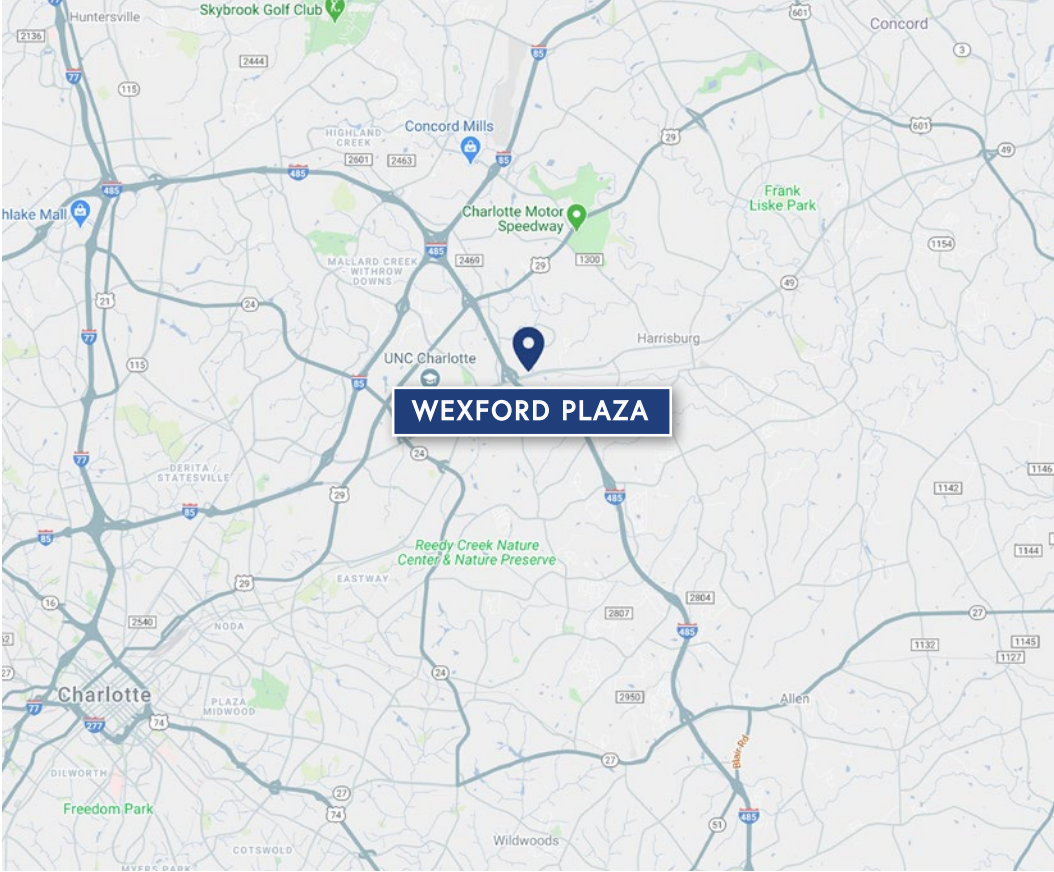
Wexford Plaza offers +/- 24,000 SF of inline retail space on University City Boulevard, adjacent to I-485, less than 1.5 miles from UNC Charlotte. The center's proximity to several established retailers, combined with numerous new and existing multi-family developments, make this an ideal opportunity.

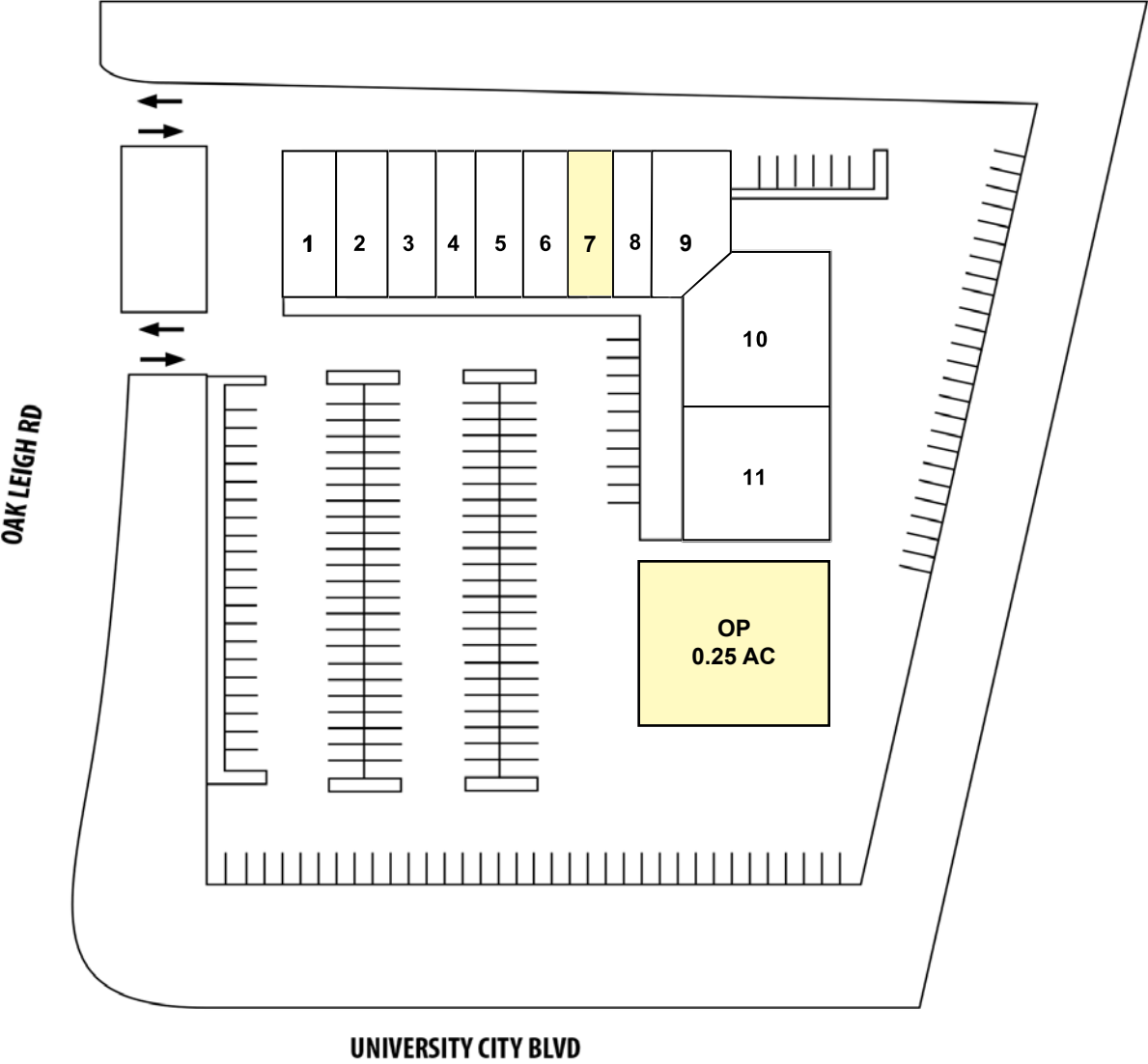
PROPERTY DETAILS

Address	10901 University City Blvd.   Charlotte, NC 28262
Availability	+/- 1,420 SF Available for Lease 0.25 Acre Pad Site for Ground Lease or Build to Suit
GLA	+/- 24,000 SF Retail Shopping Center
Zoning	B-1 (CD)
Year Built	1989
Parking	177 parking spaces
Lease Rate	\$18/SF NNN
TICAM	\$4.90/SF
Traffic Counts	NC HWY 49   35,000 VPD I-485   113,000 VPD

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	11,139	66,762	151,762
2020 Total Households	3,888	24,719	55,685
Median Household Income	\$51,067	\$56,157	\$62,541





TENANT ROSTER		
1	Off The Boat Seafood Market	1,428 SF
2	KuttMasters Barber Shop	1,428 SF
3	State Farm	1,428 SF
4	Alsalam Market	1,428 SF
5	Kiya's	1,420 SF
6	Kiya's	1,420 SF
7	Available	1,420 SF
8	Diva Salon	1,428 SF
9	Forever Saddity	2,700 SF
10	Smokin' Cue	5,540 SF
11	Cici's Pizza	4,286 SF
OP	Available	0.25 AC



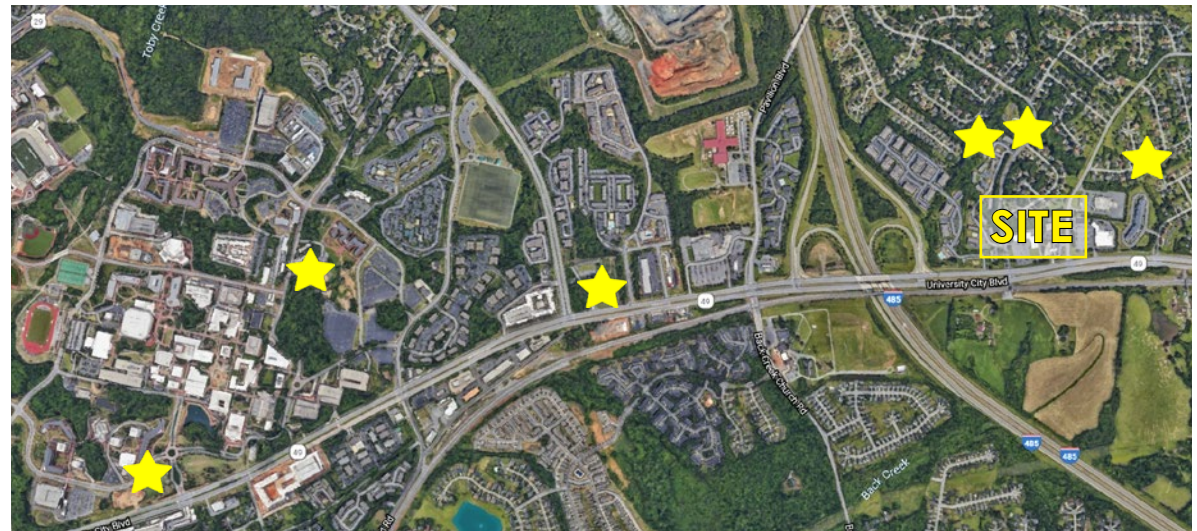


## POTENTIAL FUTURE RETAIL DEVELOPMENT PAD

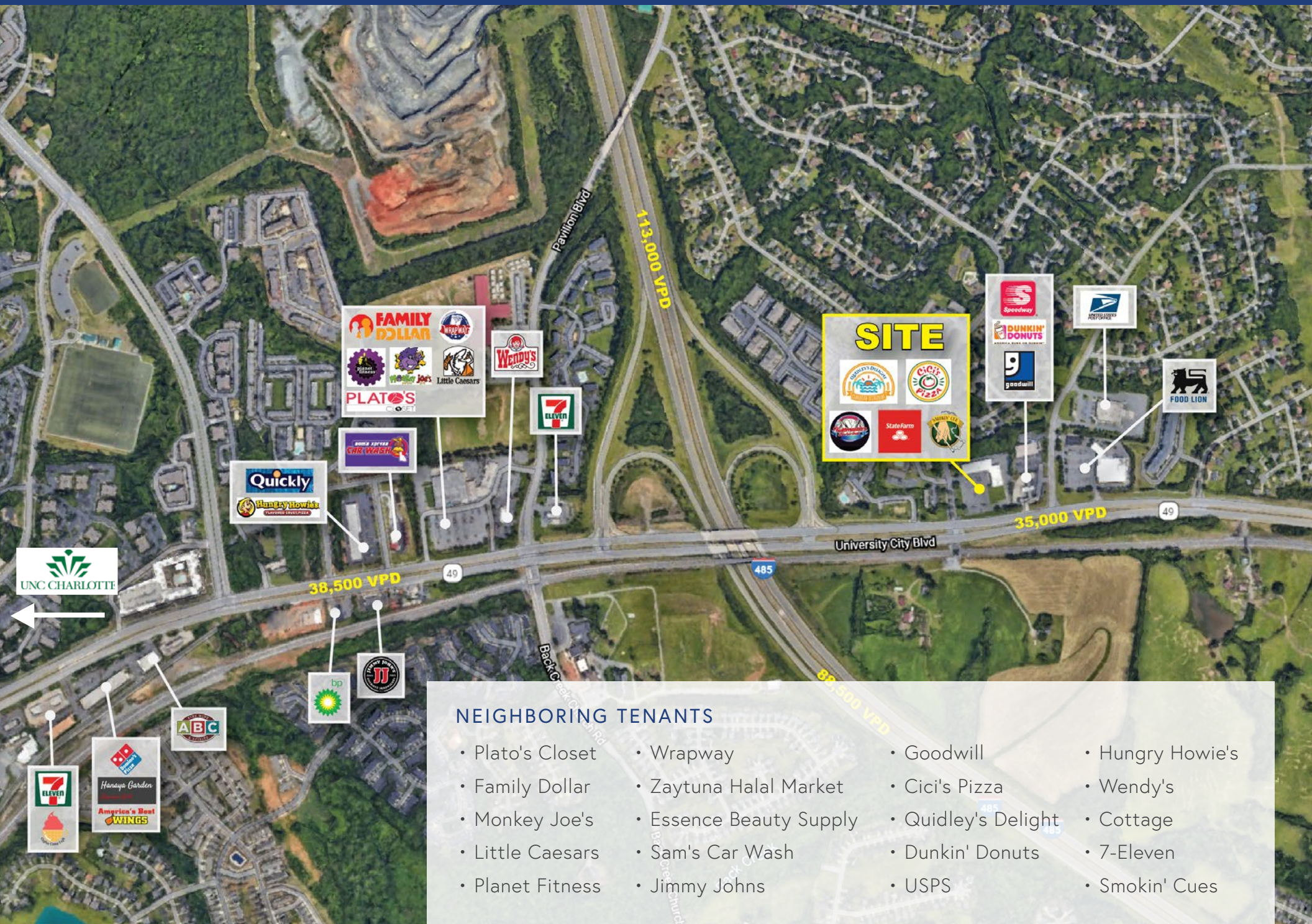


## NEARBY MULTI-FAMILY DEVELOPMENTS

- Circle University City
- University House Apartments
- Millennium One
- Hilton Park Apartments
- Wexford Park Apartments
- University Square Senior Apartments







## NEIGHBORING TENANTS

- |                  |                         |                     |                  |
|------------------|-------------------------|---------------------|------------------|
| • Plato's Closet | • Wrapway               | • Goodwill          | • Hungry Howie's |
| • Family Dollar  | • Zaytuna Halal Market  | • Cici's Pizza      | • Wendy's        |
| • Monkey Joe's   | • Essence Beauty Supply | • Quidley's Delight | • Cottage        |
| • Little Caesars | • Sam's Car Wash        | • Dunkin' Donuts    | • 7-Eleven       |
| • Planet Fitness | • Jimmy Johns           | • USPS              | • Smokin' Cues   |



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## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

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### Address

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

