



VERIS
PROPERTIES

RETAIL PROPERTY FOR LEASE



UNIVERSITY PLAZA

9620 University City Boulevard, Charlotte, NC 28213

Presented By

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VERIS PROPERTIES

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EXECUTIVE SUMMARY

UNIVERSITY PLAZA

9620 UNIVERSITY CITY BOULEVARD, CHARLOTTE, NC 28213



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Available SF: | 1,200 - 3,600 SF |
| Lot Size: | 3.95 Acres |
| Year Built: | 2000 |
| Building Size: | 39,200 |
| Renovated: | 2015 |
| Zoning: | B-1 |
| Market: | University |
| Submarket: | NC-Charlotte University |



PROPERTY OVERVIEW

3,600 SF
\$22 NNN
Negotiable Term

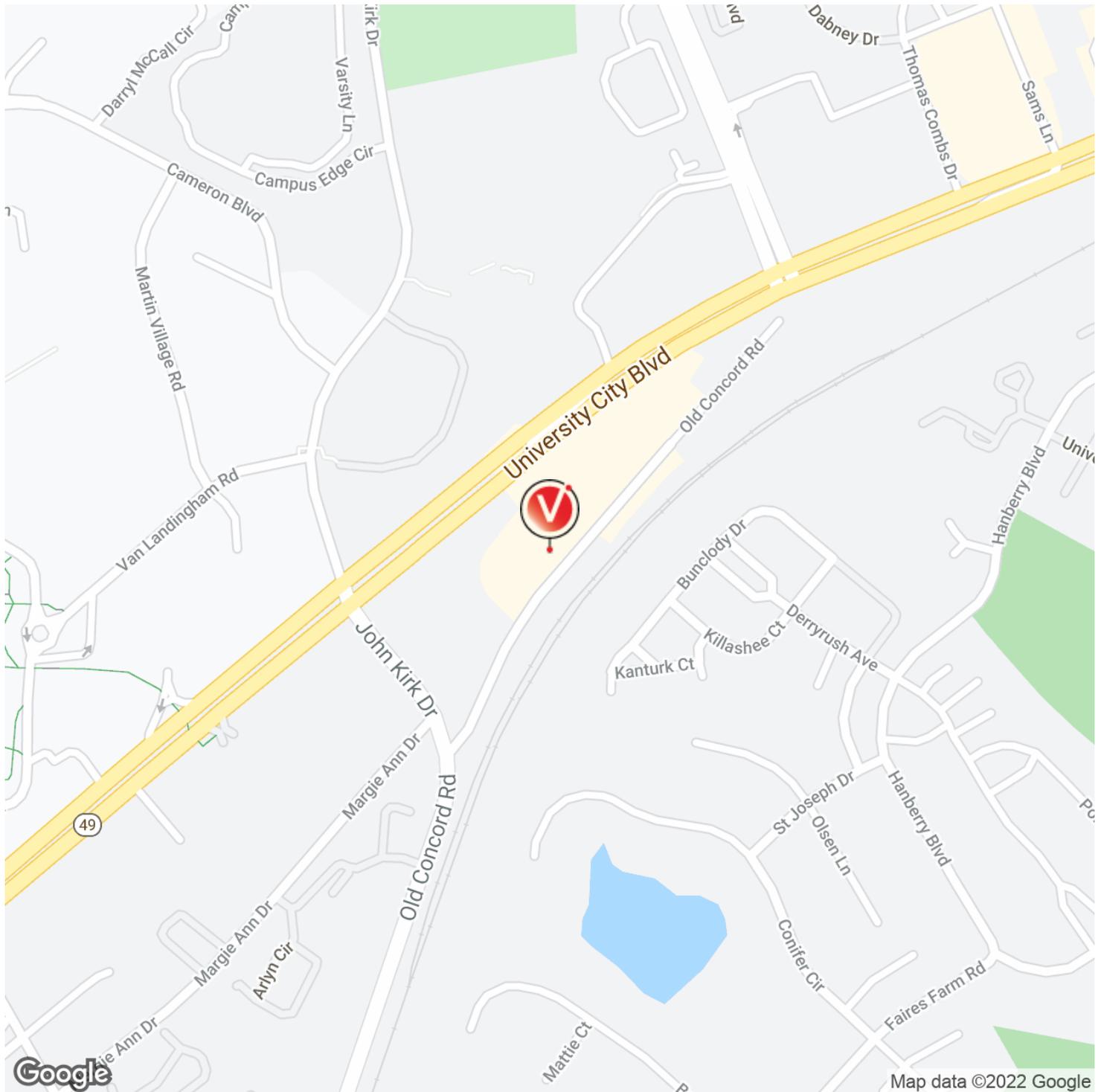


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LOCATION MAP

UNIVERSITY PLAZA

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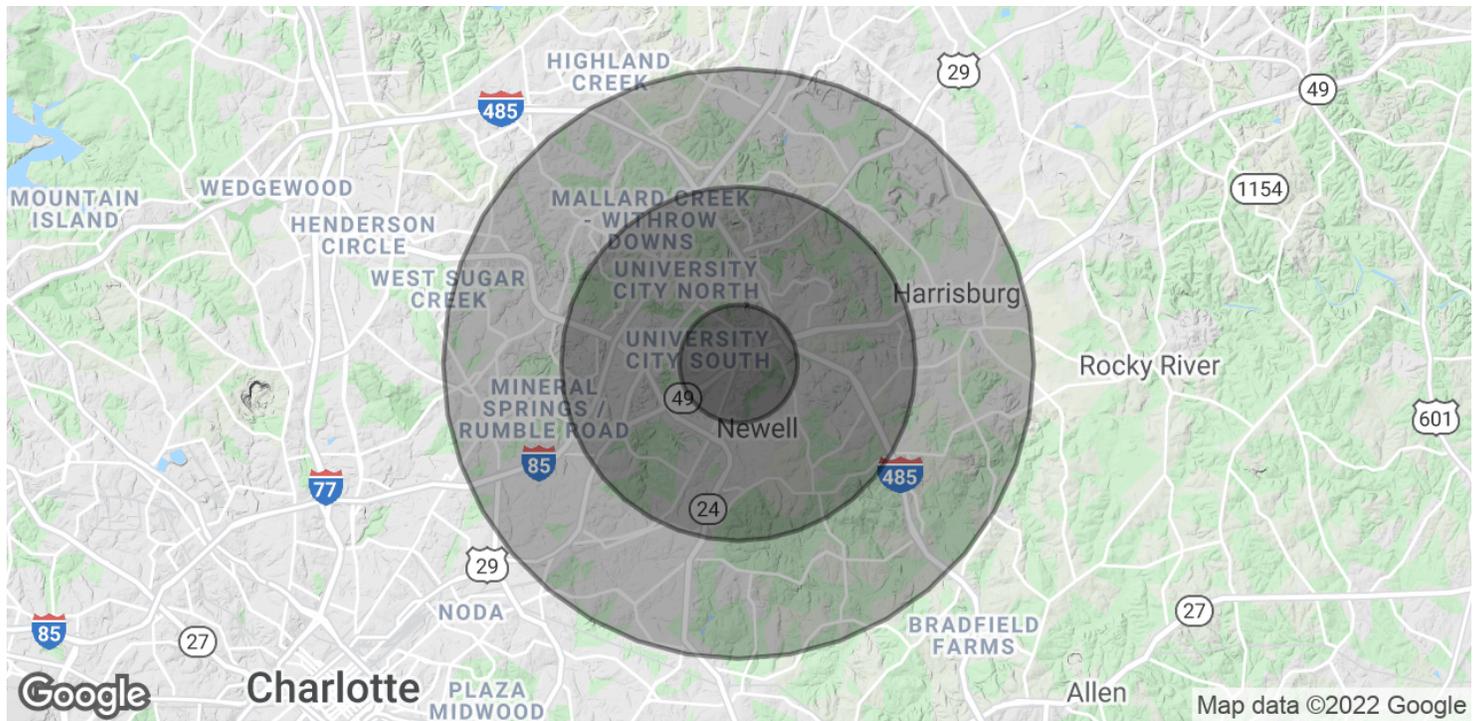


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DEMOGRAPHICS MAP & REPORT

UNIVERSITY PLAZA

9620 UNIVERSITY CITY BOULEVARD, CHARLOTTE, NC 28213



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 9,056 | 54,368 | 139,034 |
| Average Age | 26.1 | 27.7 | 30.2 |
| Average Age (Male) | 26.6 | 27.9 | 30.0 |
| Average Age (Female) | 25.5 | 27.7 | 30.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,917 | 19,322 | 51,353 |
| # of Persons per HH | 3.1 | 2.8 | 2.7 |
| Average HH Income | \$51,129 | \$59,134 | \$63,121 |
| Average House Value | \$134,533 | \$133,190 | \$155,488 |

* Demographic data derived from 2010 US Census



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