



UNIVERSITY BUSINESS PARK

UNIVERSITY BUSINESS PARK
9700 RESEARCH DRIVE, CHARLOTTE NC 28262

THE PROPERTY

Location **9700 Research Drive
Charlotte, NC 28262**

County **Mecklenburg**

HIGHLIGHTS

- Month to month leases available
- Free conference room and break room
- Free parking
- Free personal mailbox
- 24 hour building access
- Utilities included in rent (except internet and phone)
- Walking trails nearby
- Located in the popular University area
- Direct access to I-85 and Harris Blvd



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	5,037	82,064	190,043

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$65,095	\$71,394	\$73,924

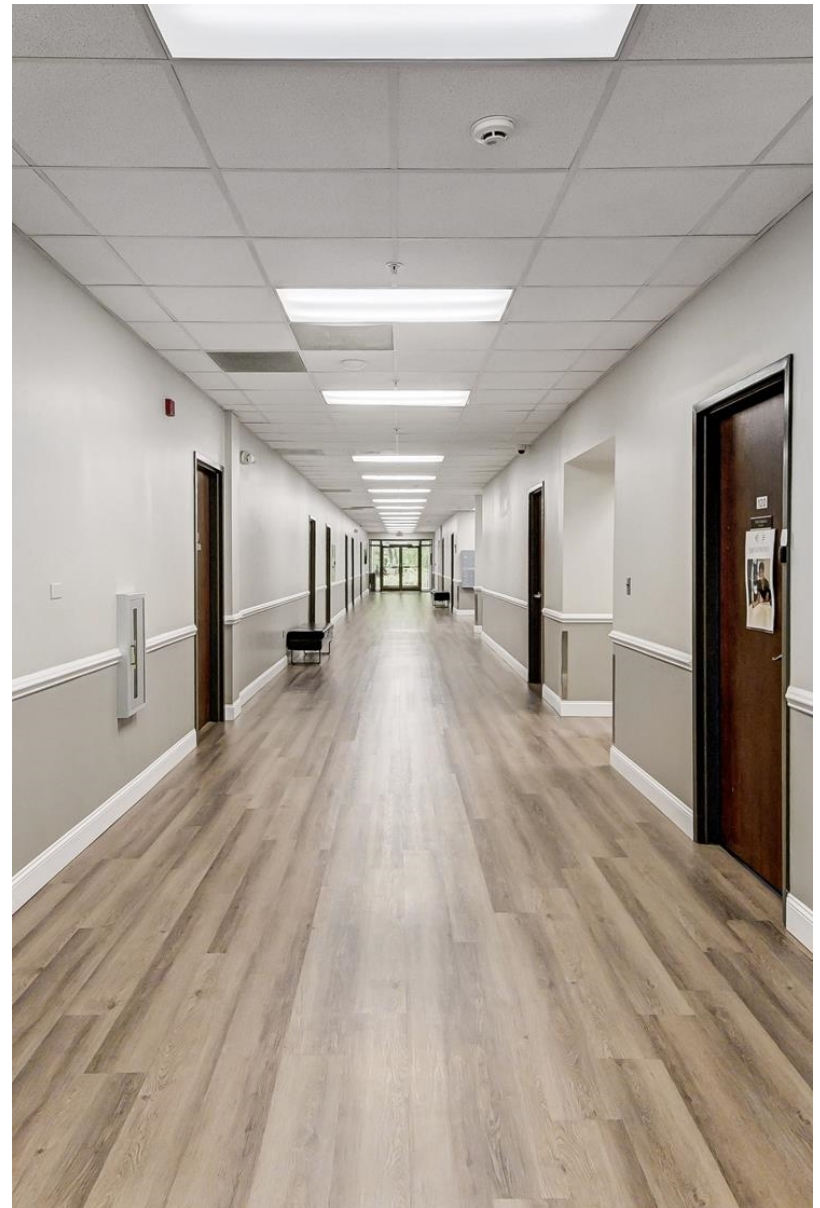
NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	2,528	32,249	71,532

Suite Tenant	Floor	Square Feet	Lease Type Notes
135-D n/a	1	144 +/- SF	Gross \$475 per month
149 n/a	1	420 +/- SF	Gross \$1,071 per month
107 n/a	1	522 +/- SF	Gross \$1,553 per month

PROPERTY FEATURES

BUILDING SF	21,065
GLA (SF)	21,065
LAND ACRES	4.03
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	60
PARKING RATIO	2.89 per 1,000 sf



About University Business Park

- University Business Park is a one-story office building in a tranquil office park minutes from I-85 and I-77 off WT Harris Blvd. This is a great University location near restaurants, shopping, and banks. The Park offers jogging trails and a quiet setting. Treat your business to a high traffic profile at an affordable rate.

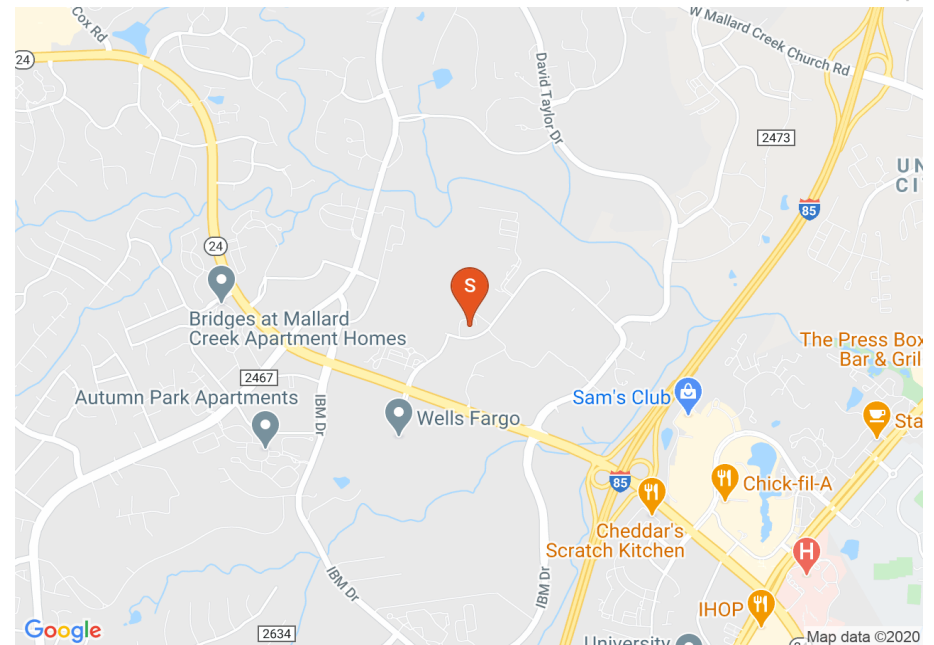
About Charlotte

- Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

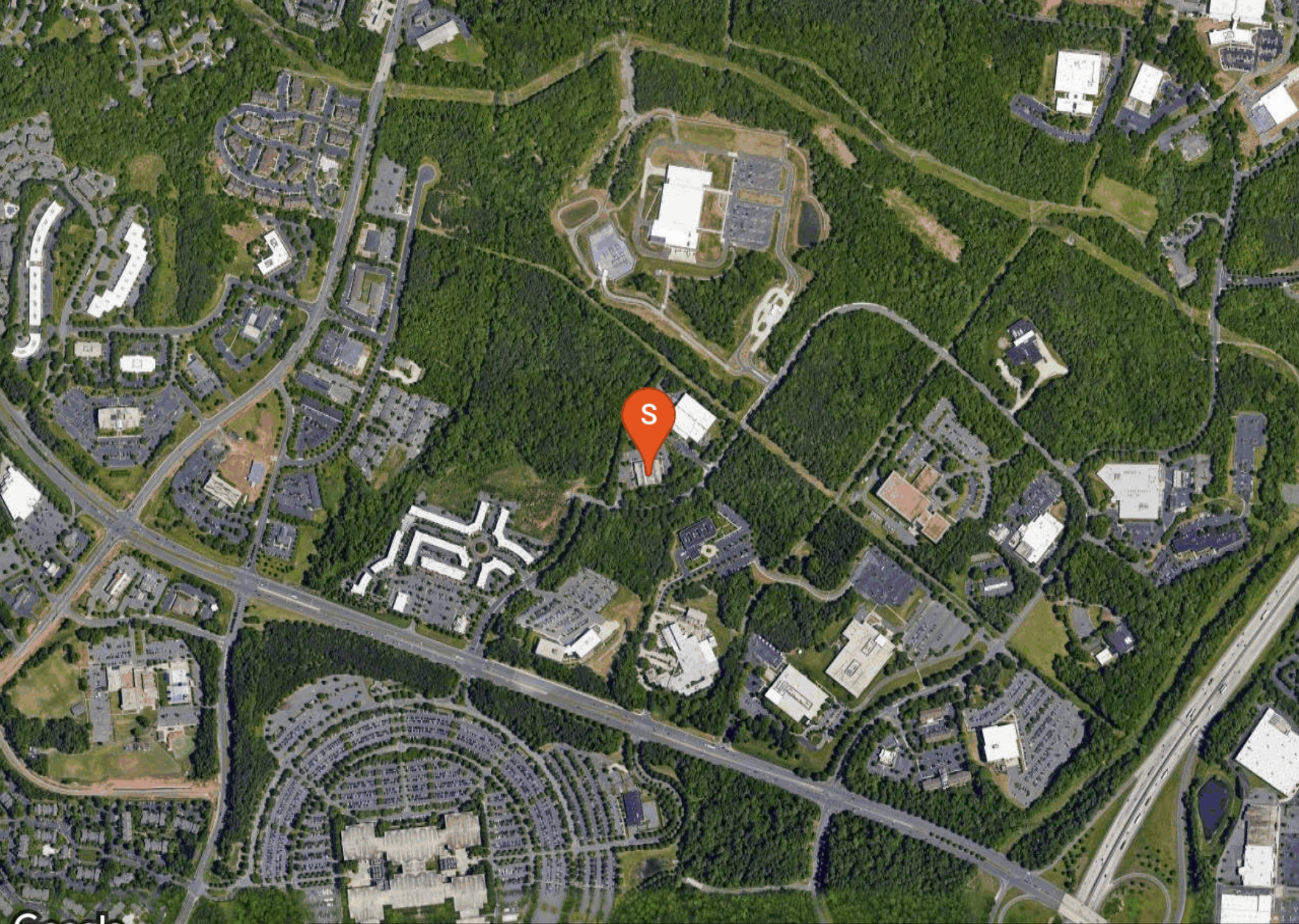
Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

Locator Map



Regional Map



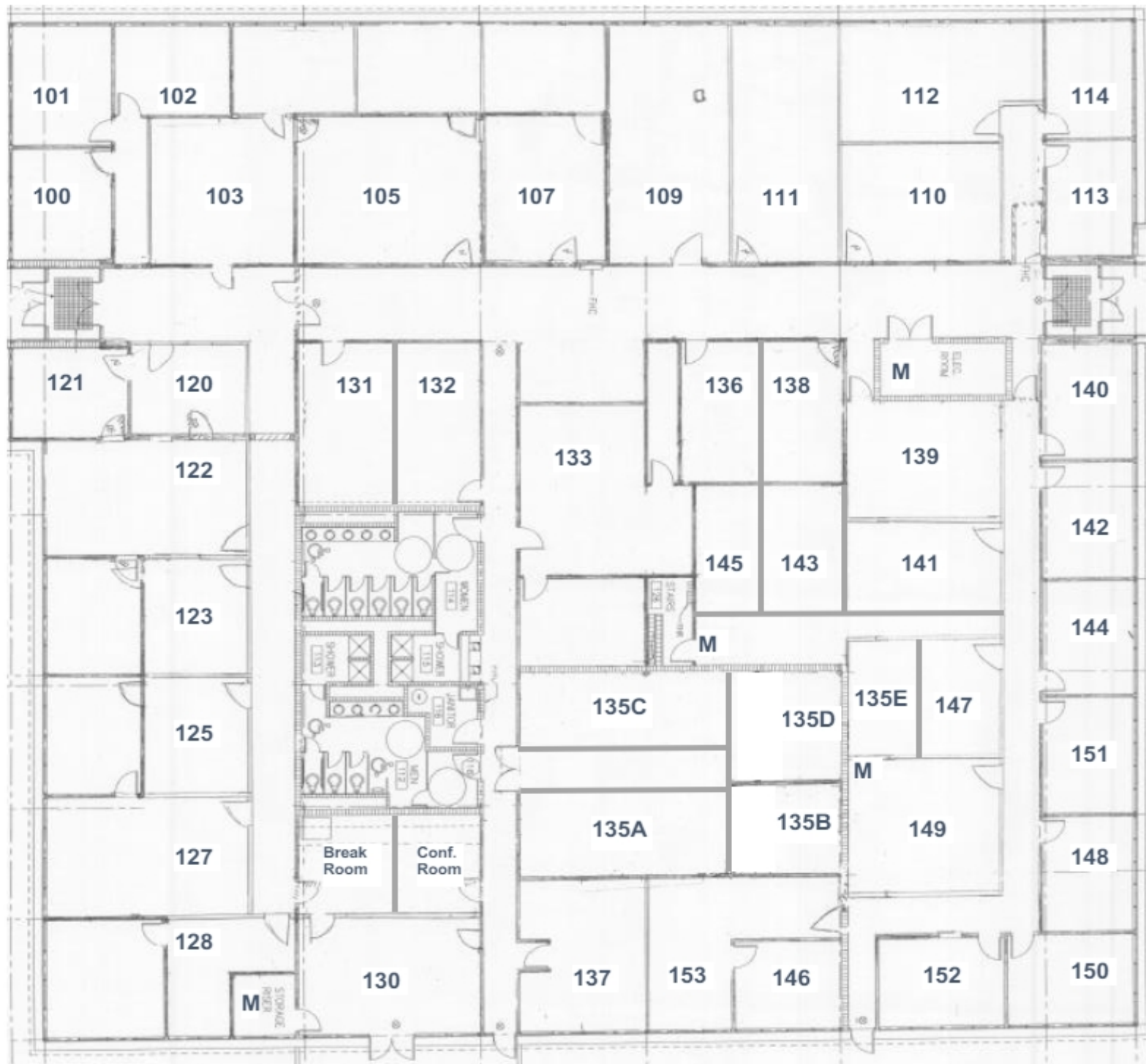


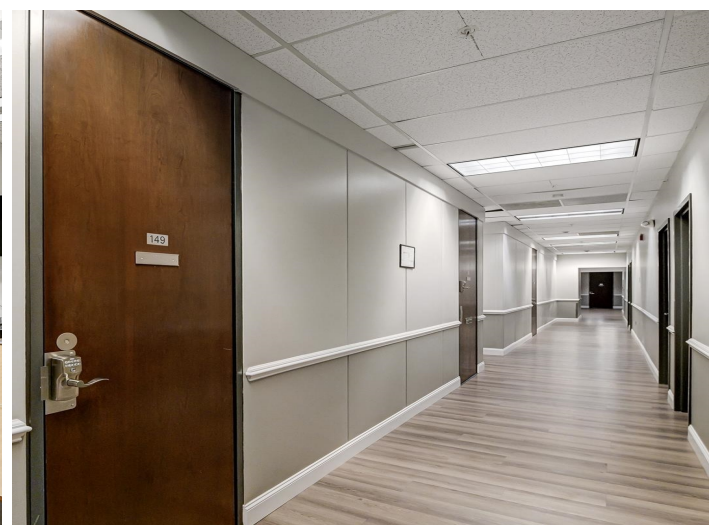
Google

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University Business Park
9700 Research Drive, Charlotte

Unit #	Size	Status
100	224	
101	224	
102	198	
103	520	
105	728	
107	522	
109	448	
110	232	
111	586	
112	400	
113	192	
114	192	
120	195	
121	730	
122	?	
123	431	
124	?	
125	414	
127	440	
128	350	
130	230	
131	244	
132	275	
133	672	
135-A	185	
135-B	155	
135-C	167	
135-D	144	
135-E	117	
136	224	
137	343	
138	279	
139	340	
140	186	
141	288	
142	186	
143	220	
144	186	
145	180	
146	172	
147	300	
148	186	
149	420	
149A	100	
150	204	
151	200	
152	216	
153	299	

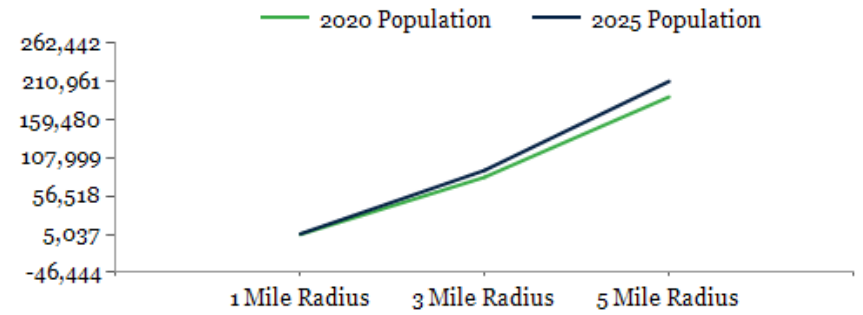




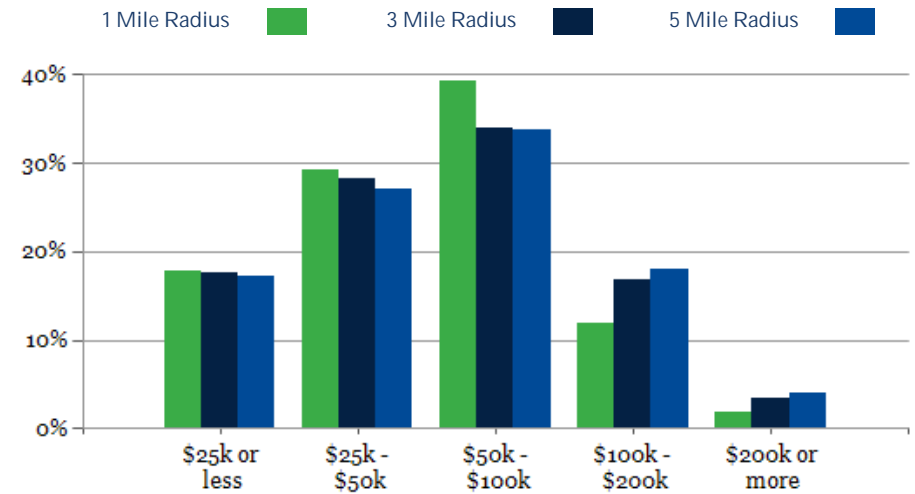
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,730	47,065	103,312
2010 Population	4,668	70,557	157,979
2020 Population	5,037	82,064	190,043
2025 Population	5,690	91,339	210,961
2020-2025: Population: Growth Rate	12.35%	10.80%	10.55%

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	200	2,926	6,055
\$15,000-\$24,999	251	2,723	6,314
\$25,000-\$34,999	249	3,593	7,967
\$35,000-\$49,999	488	5,500	11,405
\$50,000-\$74,999	641	6,767	14,330
\$75,000-\$99,999	352	4,212	9,753
\$100,000-\$149,999	157	3,848	9,418
\$150,000-\$199,999	143	1,550	3,428
\$200,000 or greater	46	1,132	2,864
Median HH Income	\$51,839	\$53,535	\$55,086
Average HH Income	\$65,095	\$71,394	\$73,924

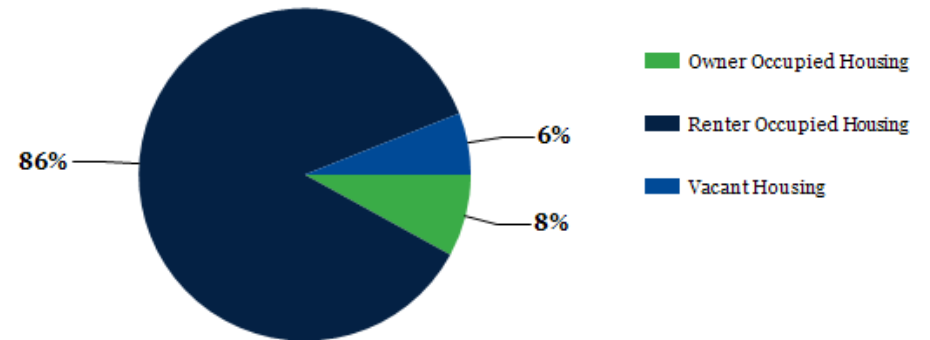
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,442	19,175	40,764
2010 Total Households	2,297	27,911	59,470
2020 Total Households	2,528	32,249	71,532
2025 Total Households	2,911	35,885	79,486
2020 Average Household Size	1.96	2.43	2.60
2020-2025: Households: Growth Rate	14.30%	10.80%	10.65%



2020 Household Income



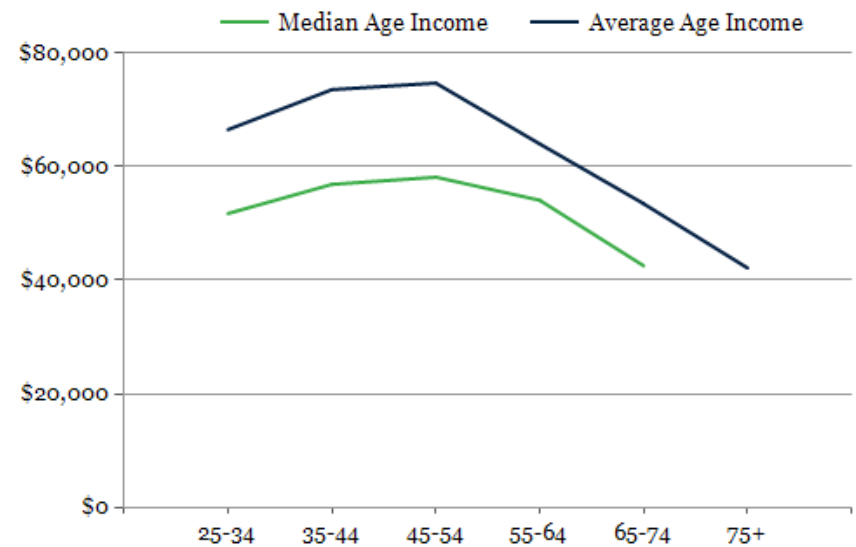
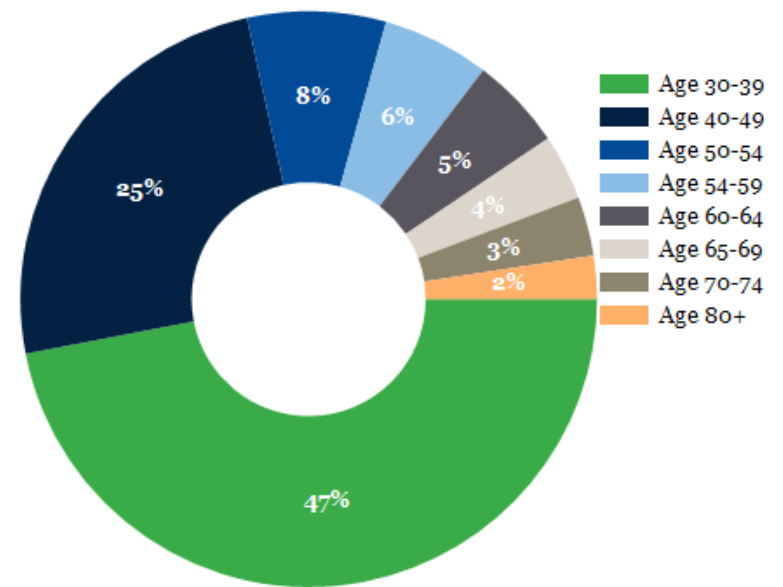
2020 Own vs. Rent - 1 Mile Radius



Source: esri

2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	604	7,334	16,685
2020 Population Age 35-39	557	6,299	14,859
2020 Population Age 40-44	372	5,187	13,003
2020 Population Age 45-49	236	4,788	12,437
2020 Population Age 50-54	192	4,228	10,801
2020 Population Age 55-59	149	3,600	9,414
2020 Population Age 60-64	129	3,062	8,059
2020 Population Age 65-69	91	2,316	6,296
2020 Population Age 70-74	82	1,638	4,530
2020 Population Age 75-79	60	1,008	2,666
2020 Population Age 80-84	34	576	1,474
2020 Population Age 85+	42	530	1,219
2020 Population Age 18+	4,169	65,704	145,564
2020 Median Age	30	30	32
2025 Median Age	30	30	32

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,732	\$52,254	\$53,769
Average Household Income 25-34	\$66,516	\$67,925	\$69,300
Median Household Income 35-44	\$56,876	\$60,197	\$64,445
Average Household Income 35-44	\$73,571	\$80,620	\$83,810
Median Household Income 45-54	\$58,151	\$64,921	\$67,555
Average Household Income 45-54	\$74,718	\$85,844	\$88,706
Median Household Income 55-64	\$54,078	\$62,128	\$59,424
Average Household Income 55-64	\$64,006	\$78,766	\$77,616
Median Household Income 65-74	\$42,531	\$52,591	\$48,055
Average Household Income 65-74	\$53,472	\$68,653	\$65,027
Average Household Income 75+	\$42,142	\$50,975	\$46,074



University Business Park

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