

BELGATE

7105 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262

FOR LEASE




LOCATION DESCRIPTION

883,156 SF dominant regional power center with great access & visibility to I-85

PROPERTY HIGHLIGHTS

- Anchored by the only Ikea between Atlanta, GA & Washington, DC
- Co-tenancy includes Cost Plus World Market, Marshalls, PetSmart, Burlington, Hobby Lobby, Furniture Row, Old Navy, & Outback Steakhouse
- Direct connection to Innovation Park (7,000 employees) via University Pointe Blvd
- Outparcel Opportunities: 1.45 AC & 3.68 AC available for Ground Lease or Build to Suit
- Traffic Counts: University City Blvd - 32,000 AADT; I-85 - 129,000 AADT; N Tryon St - 17,000 AADT



 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2024 Population Density	93,729	234,549	440,885
2024 Daytime Population	66,447	121,091	305,594
2024 Average HH Income	\$77,869	\$89,279	\$98,820

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SUITE	TENANT NAME	SPACE SIZE
D-1	Available	1.45 Acres
D-3	Available	3.68 Acres
B8-100	Phenix Salon Suites	5,250 SF
U-100	IKEA	367,000 SF
U-200	Walmart	176,000 SF
U-300	Furniture Row	70,000 SF
U-OPA1	Zaxby's	4,100 SF
U-OPA2	Culver's	4,310 SF
101	Hobby Lobby	55,002 SF
102	PetSmart	16,091 SF
103	Cost Plus World Market	18,338 SF
104	Old Navy	15,044 SF

SUITE	TENANT NAME	SPACE SIZE
105	Shoe Carnival	12,018 SF
106	Ulta	10,210 SF
107	Marshalls	26,001 SF
110	Visionworks	3,500 SF
111	Ultraskin Wax Centers	1,588 SF
112	Hibbett Sports	5,277 SF
120	Spectrum	4,497 SF
121	DTLR	4,000 SF
122	Ava Spa	1,933 SF
2A	Jason's Deli	4,690 SF
200	Burlington	50,000 SF
205	TJ Maxx	22,000 SF

SUITE	TENANT NAME	SPACE SIZE
215	Rack Room Shoes	5,500 SF
215A	Good Feet Store	2,007 SF
220	Outback Steakhouse	6,497 SF
400	Starbucks Coffee	2,240 SF
301	Mattress Firm	4,500 SF
410	AT&T	1,750 SF
415	Smallcakes	2,100 SF
420	Tropical Grille	2,800 SF
430	Firehouse Subs	2,100 SF
435	Venice Nail Bar	2,240 SF
440	Chipotle	2,310 SF



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