

FOR SALE



COMMERCIALLY-ZONED LAND READY FOR DEVELOPMENT

**Sale Price:
Contact Broker**

PROPERTY OVERVIEW

For Sale, Build to Suit, or Ground Lease

Raw land ready for development, zoned for Commercial use, in the heart of the University Area near the only IKEA in the Carolinas. Easy access to I-85, UNC Charlotte, Top Golf, IBM, and the Wells Fargo Campus. Borders the University Research Park which serves 80,000 employees and includes many major employers such as Duke Power, Michelin, Speed Channel, TIAA-CREF, EDS, AREVA, and Vanguard.

The Belgate Shopping Center across IKEA Boulevard is well established with various anchor tenants including Hobby Lobby, World Market, and Old Navy, and welcomes 1.6M visitors including both unique and returning guests for a total of 3.8M annually. This embeds this location in the 99th percentile for shopping centers across North Carolina, and 98th percentile for shopping centers across the United States. (Placer.ai).

PROPERTY HIGHLIGHTS

- Borders the University Research Park | 80,000 employees
- Signalized intersection between University Pointe Blvd & IKEA Blvd
- I-85: 152,000 VPD | 2min/.6mi. to Exit 43
- 0.6mi. from the LYNX Light Rail Stop
- 4mi. from PNC Music Pavilion
- 7mi. from the Charlotte Motor Speedway & Concord Mills Mall
- 8mi. to Concord Padgett Regional Airport
- 10mi. to Uptown Charlotte Central Business District
- 13mi. to Charlotte Douglas International Airport

AVAILABLE LAND

Belgate Land

3.56 Acres

FOR FURTHER INFORMATION, PLEASE CONTACT:

CHARLES S. NEIL, CCIM • Charles.Neil@Divaris.com • 980.819.0119

BELGATE LAND FOR SALE, BUILD TO SUIT, OR FOR GROUND LEASE

8145 IKEA BOULEVARD, CHARLOTTE, NC 28262

KEY DEMOGRAPHICS & LOCATION MAPS



3 Miles

5 Miles

10 Miles

93,699

29.8

Population

228,840

32.8

Population

742,508

34.4

Population

2.5

\$57,762

2.5

\$63,044

2.4

\$76,823

Average Household Size

Median Household Income

Average Household Size

Median Household Income

Average Household Size

Median Household Income



3,345

Total Businesses

39,972

Total Employees

7,031

Total Businesses

74,910

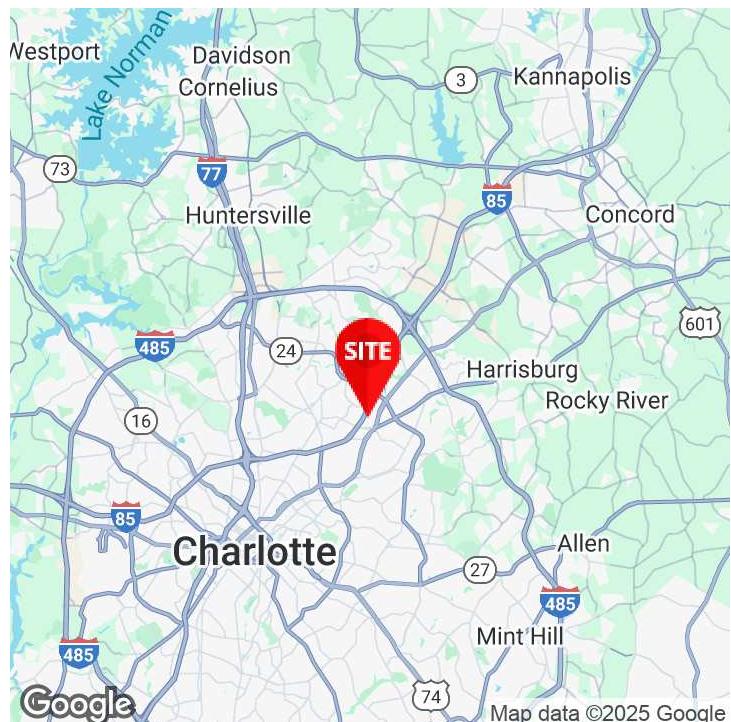
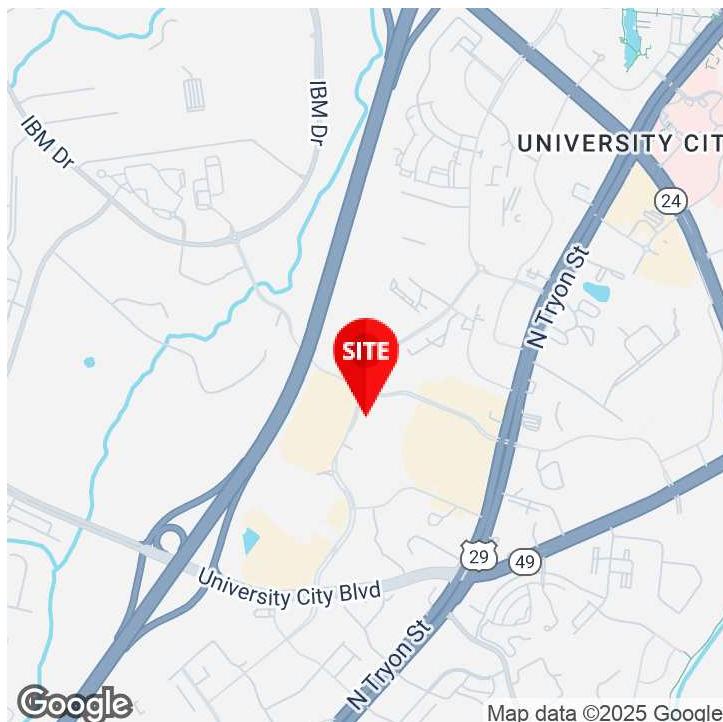
Total Employees

29,125

Total Businesses

347,670

Total Employees



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BELGATE LAND

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MARKET AERIAL

de DIVARIS
REAL ESTATE, INC.



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