



**CONTACT**

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**PROPERTY INFORMATION**

- GLA: 65,112 SF
- One space coming available in 2022: 5,985 SF
- Three access points along North Tryon (Hwy 49)
- Available immediately

**PROPERTY HIGHLIGHTS**

- Directly across Hwy 49 from UNC Charlotte with enrollment over 30,000 students, this is one of the largest University campuses in North Carolina
- Within one mile of University Research Park, which has more than 30,000 employees, including IBM, Wells Fargo and Duke Energy
- Within 1.5 miles of PNC Pavilion – the largest outdoor music venue in Charlotte bringing approximately 20,000 fans to 26 events per season
- Lynx Blue Line now connects UNC Charlotte to Uptown Charlotte and all the way south to Pineville.

**DEMOGRAPHICS (2020)**

| METRIC                  | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| POPULATION              | 10,030   | 75,014   | 183,611  |
| AVERAGE HH INCOME       | \$39,151 | \$64,610 | \$72,577 |
| MEDIAN HH INCOME        | \$44,019 | \$58,320 | \$63,010 |
| BUSINESS ESTABLISHMENTS | 780      | 2,830    | 5,618    |
| DAYTIME EMPLOYEES       | 10,120   | 33,609   | 72,014   |



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## SPACE FOR LEASE

### 5,985 SF COMING AVAILABLE IN 2022

Terraces at University Place  
9605 North Tryon Road | Charlotte, NC



| MATERIAL FACTS           |            |
|--------------------------|------------|
| Gross Leasable Area      | 85,112 sf  |
| Parking Count            | 340 spaces |
| 5 Mile Average HH Income | \$72,577   |
| 5 Mile Population        | 183,811    |
| 5 Mile Daytime Employees | 72,014     |

| TENANTS   SQ FT                        |                                |
|--|--------------------------------|
| A Flying Saucer<br>4,906 SF            | Y Boost Mobile<br>1,021 SF     |
| C High Life<br>1,400 SF                | Z NYPD Pizza<br>1,708 SF       |
| E Red Door<br>1,254 SF                 | I Que Onda<br>1,708 SF         |
| H Iron Dish<br>6,680 SF                | H Regional Finance<br>1,934 SF |
| L Lucky You<br>6,130 SF                | F The Koffee Kup<br>2,466 SF   |
| <b>Q AVAILABLE IN '22<br/>5,985 SF</b> | C Care Well<br>3,134 SF        |
| S Arkey Beauty<br>2,477 SF             | A Bamboo Gardens<br>4,424 SF   |
| T Wing Zone<br>1,111 SF                | K Caribbean Hut<br>1,797 SF    |
| U Kut Masters<br>1,026 SF              | I Raj's Kitchen<br>1,452 SF    |
| V Smoothie King<br>940 SF              | G Acme Tattoo<br>2,094 SF      |
| X Happy Braiding<br>955 SF             | A The Press Box<br>9,778 SF    |

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**University Research Park**  
(30,000+ Employees)

IBM | DUKE ENERGY | WELLS FARGO

**University Place**

Sams Club | Michaels | ROSS DRESS FOR LESS

**Mallard Pointe**  
FOOD LION

**SITE**

**LOWE'S**  
Home Improvement Warehouse  
MOTOR SPEEDWAY  
NASCAR

~3.5 Miles from Site →

**TJ-maxx**  
Burlington Coat Factory

Belgate  
**HOBBY LOBBY**  
Marshalls  
**OLD NAVY**

University Pointe  
**Walmart** Supercenter

**Total Wine & MORE**

25,000 VPD

WT Harris Blvd

Atrium Health

**UNC CHARLOTTE**  
29,000+ Students

verizon  
amphitheatre

The Commons at Chancellor Park  
**Gabe's** DOLLAR TREE

**LOWE'S**  
Home Improvement Warehouse

**HOME DEPOT**

**BIG LOTS!**

Town Center Plaza  
**Harris Teeter**  
Neighborhood Food & Pharmacy  
**LIFETIME FITNESS**

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