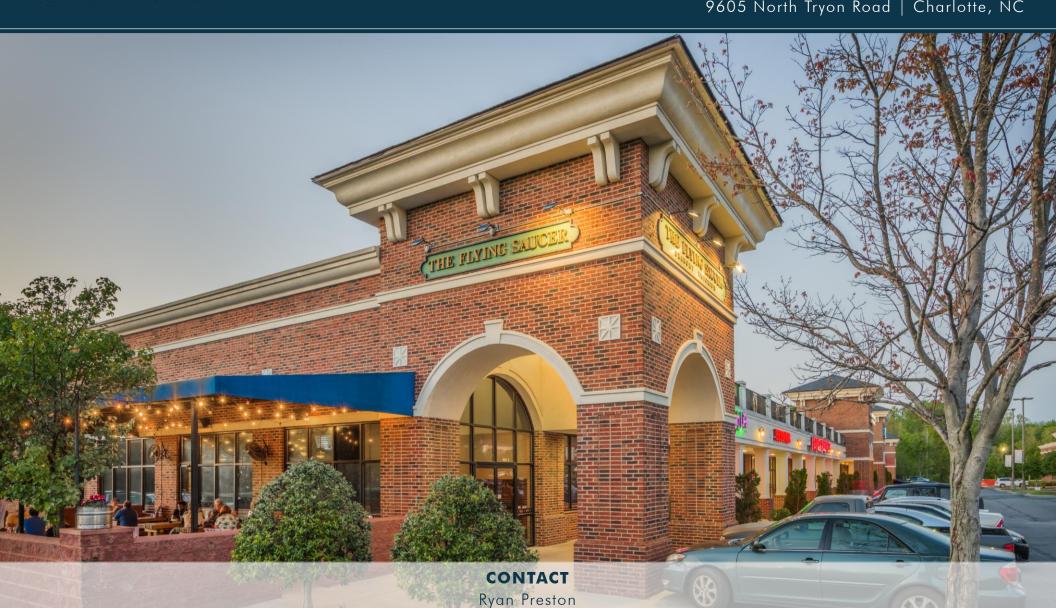


5,985 SF COMING AVAILABLE IN 2022

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



(704) 622-1801 | ryan@lbxinvestments.com www.lbxinvestments.com



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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.



CONTACT

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MATERIAL FACTS	
Gross Leasable Area	65,112 sf
Parking Count	340 spaces
5 Mile Average HH Income	\$72,577
5 Mile Population	183,611
5 Mile Daytime Employees	72.014

ENANTS I SO ET

TENA	A.I
A Flying Saucer 4,906 SF	
C High Life 1,400 SF	
E Red Door 1,254 SF	
H Iron Dish 6,680 SF	
L Lucky You 6,130 SF	
Q AVAILABLE IN '22 5,985 SF	9805
S Arkay Beauty 2,477 SF	
T Wing Zone 1,111 SF	
U Kut Masters 1,026 SF	
V Smoothie King 940 SF	
X Happy Braiding 955 SF	

183,611	
72,014	
I SQ FT	
Y Boost Mobile 1,021 SF Z NYPD Pizza 1,708 SF	9605
I Que Onda 1,708 SF	
H Regional Finance 1,934 SF	
F The Koffee Kup 2,466 SF	9601
C Care Well 3,134 SF	
A Bamboo Gardens 4,424 SF	
K Caribbean Hut 1,797 SF	
1 Raj's Kitchen 1,452 SF	600
G Acme Tattoo 2.094 SF	96
A The Press Box 9,778 SF	

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