

Shoppes at University Place

Charlotte, North Carolina | 103,264 square feet



Shoppes at University Place is a mixed-use development ideally located in the heart of University City, Charlotte's fastest growing submarket. The center's close proximity to University Research Park (11,996 + employees,) UNC Charlotte (the fourth largest college in the state with 28,000+ students,) and Atrium Health (1,375+ employees) brings significant daytime traffic to the area and serves a trade area of over 476,000 people. Redevelopment is planned in connection with the LYNX Blue Line extension (24,000 daily riders) on N. Tryon St. and the new J.W. Clay Station which includes an 800-car parking garage. Across the lake, new EB Arrow development Water's Edge is planned for 2021 delivery and will include 260,000 s.f. commercial, 600 residential units, and 400 hotel rooms.

Leasing Contact

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Key Tenants

UPTOWN
CHEAPSKATE

FAMOUS  TOASTERY

chico's



Key Demographics

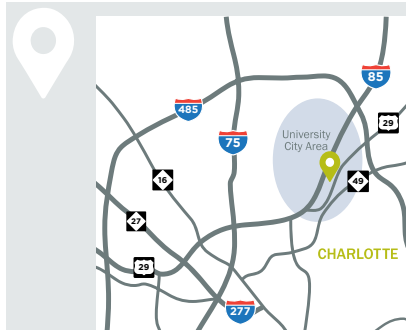
	5-Mile Radius	Median Age	33 years
Population			
Current Estimated Population	196,588	Daytime Demographics	
Projected Population (5 Years)	212,046	Number of Businesses	7,126
2010 Census Population	160,730	Number of Employees	65,589
Households			
Current Estimated Households	76,523	Total Daytime Population	120,942
Projected Households (5 Years)	83,131	Consumer Expenditures	
2010 Census Households	60,513	Total Retail Expenditures	\$1.97 B
Income			
Average Household Income	\$69,674	Per Household per Month	\$2,144
Household Income \$50,000+	57.7%		

Location

Intersection of US-29/N. Tryon Street and J.W. Clay Boulevard., Charlotte, North Carolina (35.3108772, -80.751646)
Click to navigate to Google Maps

Traffic Counts

W.T. Harris Boulevard: 64,003
US-29/Tryon Street: 11,996
I-85: 141,875



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Tenant names, building sizes and shopping center configuration are subject to change.

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Space	Tenant	Size
1000	Metro PCS	2,936 s.f.
1010	Contender eSports	2,494 s.f.
1020	Premier Grooming Lounge	1,350 s.f.
1030	Velocity Boutique	1,860 s.f.
1040	Legacy Streetwear	2,321 s.f.
1050	GameStop	1,392 s.f.
1060	Rio Body Wax	1,392 s.f.
1070	AVAILABLE	2,898 s.f.
1080	Zapata's Mexican Restaurant	4,615 s.f.
1090	AVAILABLE	7,962 s.f.
1100	A Tax Office	728 s.f.
1105	AVAILABLE	442 s.f.
1120	Charlotte Warehouse	4,158 s.f.
1130	AVAILABLE	4,308 s.f.
1170	Crafty Crab	4,106 s.f.
1180	The Famous Toastery	3,040 s.f.
1200	Boardwalk Billy's	7,224 s.f.

Space	Tenant	Size
1220	Wine Vault	3,132 s.f.
1240	Fruiticup Frozen Yogurt	1,349 s.f.
1250	Ninety's Ice Cream	1,282 s.f.
1260	AVAILABLE	1,728 s.f.
1270	Gallery of Flowers	1,038 s.f.
1280	Chico's Outlet	3,500 s.f.
1290	Pro Nails	2,117 s.f.
1300	Uptown Cheapskate	4,475 s.f.
2000	AVAILABLE	764 s.f.
2010-2035	AVAILABLE (Office)	5,244 s.f.
2040	Atmore Properties	1,341 s.f.
2050	Carolinas Continue Care	822 s.f.
2060	AVAILABLE (Office)	1,051 s.f.
2070	Metropolitan Insurance	859 s.f.
2080	AVAILABLE (Office)	1,610 s.f.

Space	Tenant	Size
2090	AVAILABLE (Office)	1,428 s.f.
2095	CASTO Offices	428 s.f.
2110	Dan Prichard, Attorney	746 s.f.
2120	AVAILABLE (Office)	1,336 s.f.
2130	AVAILABLE (Office)	1,051 s.f.
2140	AVAILABLE (Boardwalk)	2,447 s.f.
2145	AVAILABLE (Boardwalk)	1,601 s.f.
2160	AVAILABLE (Boardwalk)	1,728 s.f.
2170-2180	Rochelle Salon Suites	2,080 s.f.
2190	City Art Room	910 s.f.
2200	AVAILABLE (2nd Floor)	1,763 s.f.
2210	AVAILABLE (2nd Floor)	1,966 s.f.
2220	AVAILABLE (2nd Floor)	2,208 s.f.

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