

UNIVERSITY POINTE

5700 UNIVERSITY POINTE BLVD. | CHARLOTTE, NC 28262



PROPERTY / LEASE INFORMATION

Space Available:	Fully Leased
Lease Rate:	Please call
Est. TICAM:	\$6.98 / SF
GLA:	42,481 SF

PROPERTY DESCRIPTION

- Shadow anchored by Walmart Supercenter
- Center sits perpendicular to the Charlotte Lynx Light Rail (18,000 riders per day)
- Well positioned off North Tryon Street (39,000 VPD)
- Quick access to I-85 (146,000 VPD)
- Center has established a well-diverse range of retail tenants including restaurants (29%), discount retail (41%), health & wellness (17%), and service (13%).

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	4,493	85,189	208,107
AVERAGE HH INCOME	\$53,135	\$60,077	\$68,420
MEDIAN HH INCOME	\$61,165	\$50,393	\$55,621
BUSINESS ESTABLISHMENTS	827	3,380	6,852
DAYTIME EMPLOYMENT	9,858	35,497	66,888

2020 TRAFFIC COUNTS (NCDOT)

26,000 VPD on North Tryon Street



CONTACT
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TENANT ROSTER

STE #	TENANT	SF
101	American Deli	2,308 SF
102	Rainbow USA	7,500 SF
103-4	Friendly Dentist	3,800 SF
105	Sally Beauty	1,600 SF
106	Juicy Crab	5,000 SF
107	GNC	1,600 SF
108	DaVinci's Pizza	2,,062 SF
109	University Tobacco and Vape	2,600 SF
110	Shoe Dept	5,000 SF
111	Cato	4,680 SF
112	Lee's Nails	1,400 SF
113	Cricket	1,400 SF
114	Liberty Tax	943 SF
115	Honey Baked Ham	2,588 SF
	TOTAL SF	42,481

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University Research Park
Over 30,000 Employees

University Place

- SAM'S CLUB
- Michaels
- ROSS DRESS FOR LESS
- Conn's
- ROOMS TO GO
- Guitar Center
- Office DEPOT
- FITNESS CONNECTION

Terraces at University

- CHARLOTTE SAUCER
- THE GRID
- SMOOTHIE KING
- PRESS BOX
- boost mobile

Mallard Pointe

- FOOD LION
- Tanera
- Citi Trends
- Jersey Mike's SUBS

Atrium Health University City

UNC CHARLOTTE
29,000 + students

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University Pointe

- Walmart SUPERCENTER
- CAFO
- SHOE DEPT.
- goodwill
- GNC GENERAL NUTRITION CENTERS

Belgate

- OLD NAVY
- SHOE CARNIVAL
- WORLD MARKET
- ULTA
- Marshalls
- HOBBY LOBBY
- PET SMART

Grand Promenade Village

- Total Wine & MORE
- ASHLEY

SITE

THE HOME DEPOT

BIG LOTS!

IKEA

Furniture Row

- TJ-maxx
- Burlington

The Commons at Chancellor Park

- Gabe's
- VALUE CITY Furniture
- DOLLAR TREE

LOWE'S

TARGET

Town Center Plaza

- Harris Teeter
- LIFETIME FITNESS

