

# TERRACES AT UNIVERSITY PLACE

9605 NORTH TRYON STREET, CHARLOTTE, NC



**NEW ALDI  
COMING 2024!**

## CONTACT

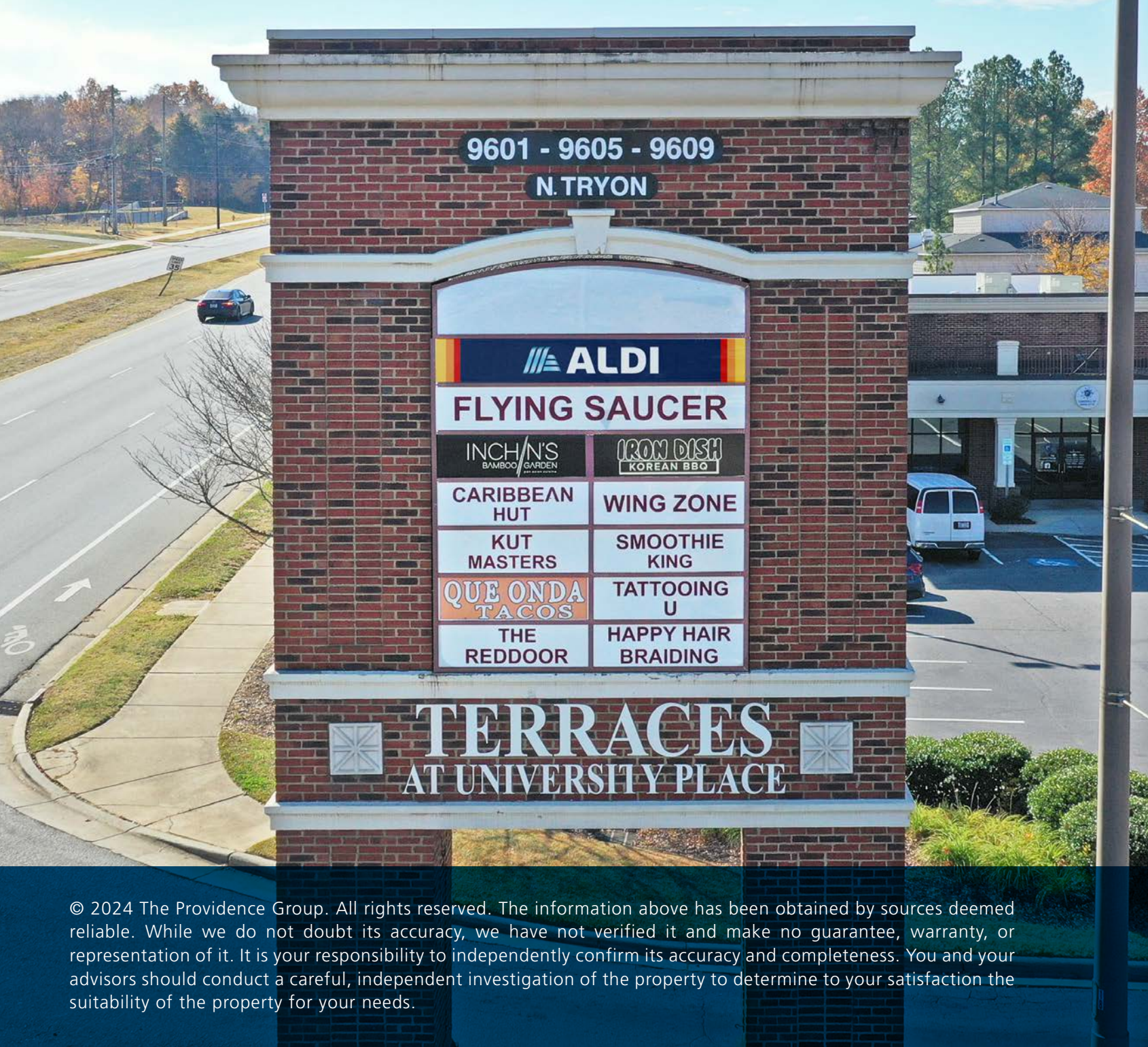
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N. Tryon Street 25,000 VPD



**PROPOSED  
TRAFFIC  
LIGHT**



# TERRACES AT UNIVERSITY PLACE

9605 NORTH TRYON STREET, CHARLOTTE, NC

### PROPERTY / LEASING INFO

Well established neighborhood center with a proposed new ALDI Foods anchor opening in third quarter 2024. The property is located on North Tryon Street in the heart of Charlotte’s dynamic University City.

### PROPERTY HIGHLIGHTS

- Serving the University City area with it’s 80,000 employees, 30,000 UNC Charlotte students, variety of neighborhoods and diverse and growing population.
- Brand new grocery anchor planned for 2024.
- Walking distance to the Lynx Blueline station, UNC Charlotte campus & Mallard Creek Greenway
- 25,000 VPD on North Tryon Street

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	12,731	84,094	195,638
AVERAGE HH INCOME	\$69,391	\$89,151	\$92,272
DAYTIME EMPLOYMENT	3,781	25,637	56,919
ANNUAL POPULATION GROWTH 2010-2020	16.4%	11.7%	8.5%

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**9601 N. Tryon St.**

Suite	Tenant	Square Feet
A	Inchin's Bamboo Garden	4,424 SF
C	Care Well	3,134 SF
F	Cuzzo's Cuisine	2,466 SF
H	Regional Finance	1,934 SF
I	Que Onda V	1,708 SF

**9605 N. Tryon St.**

Suite	Tenant	Square Feet
A	Flying Saucer	4,906 SF
C	Highlife	1,400 SF
E	The Red Door	1,254 SF
H	Iron Dish	6,680 SF
L	Lucky You	6,130 SF
Q	Credit Union (coming soon)	5,985 SF
S	Caribbean Hut	2,477 SF
T	Wing Zone	1,111 SF
U	Kutt Masters	1,026 SF
V	Smoothie King	940 SF
X	Happy Hair Braiding	955 SF
Y	Kung Fu Tea	1,021 SF
Z	US Fried Chicken	984 SF

**9609 N. Tryon St.**

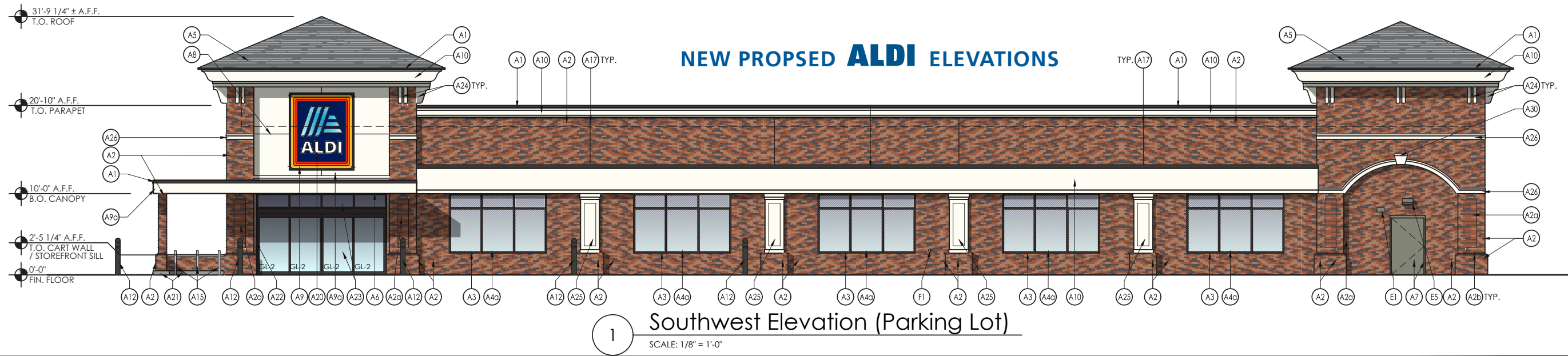
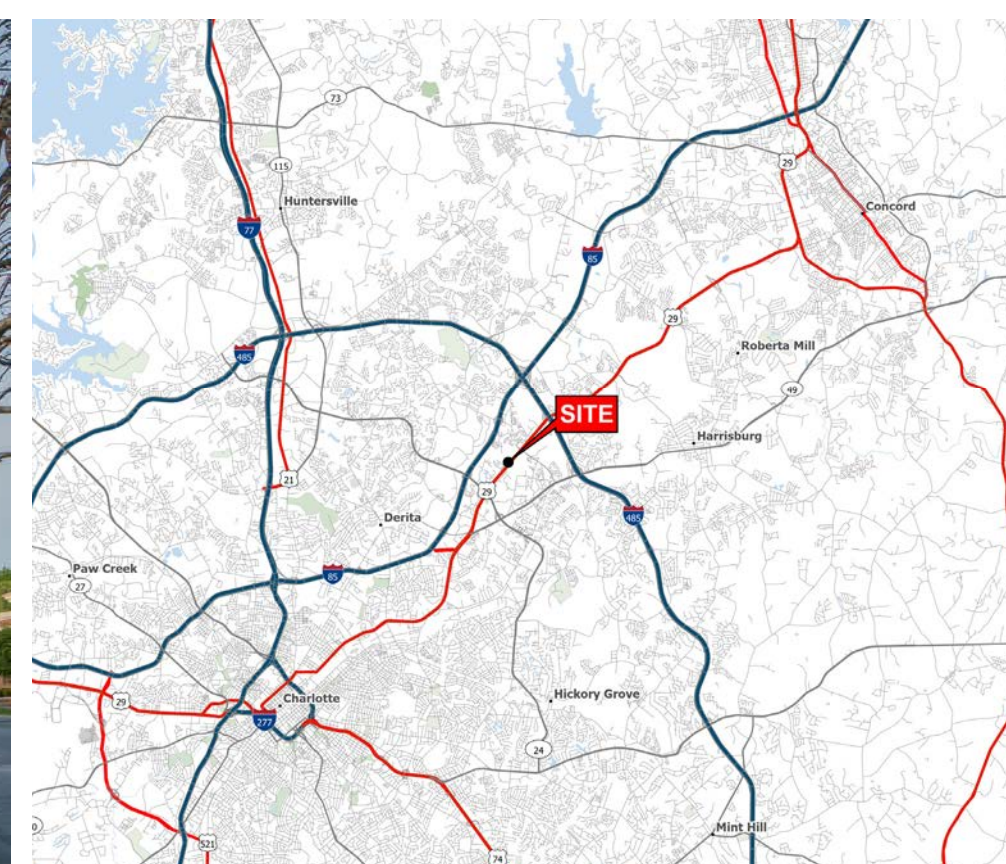
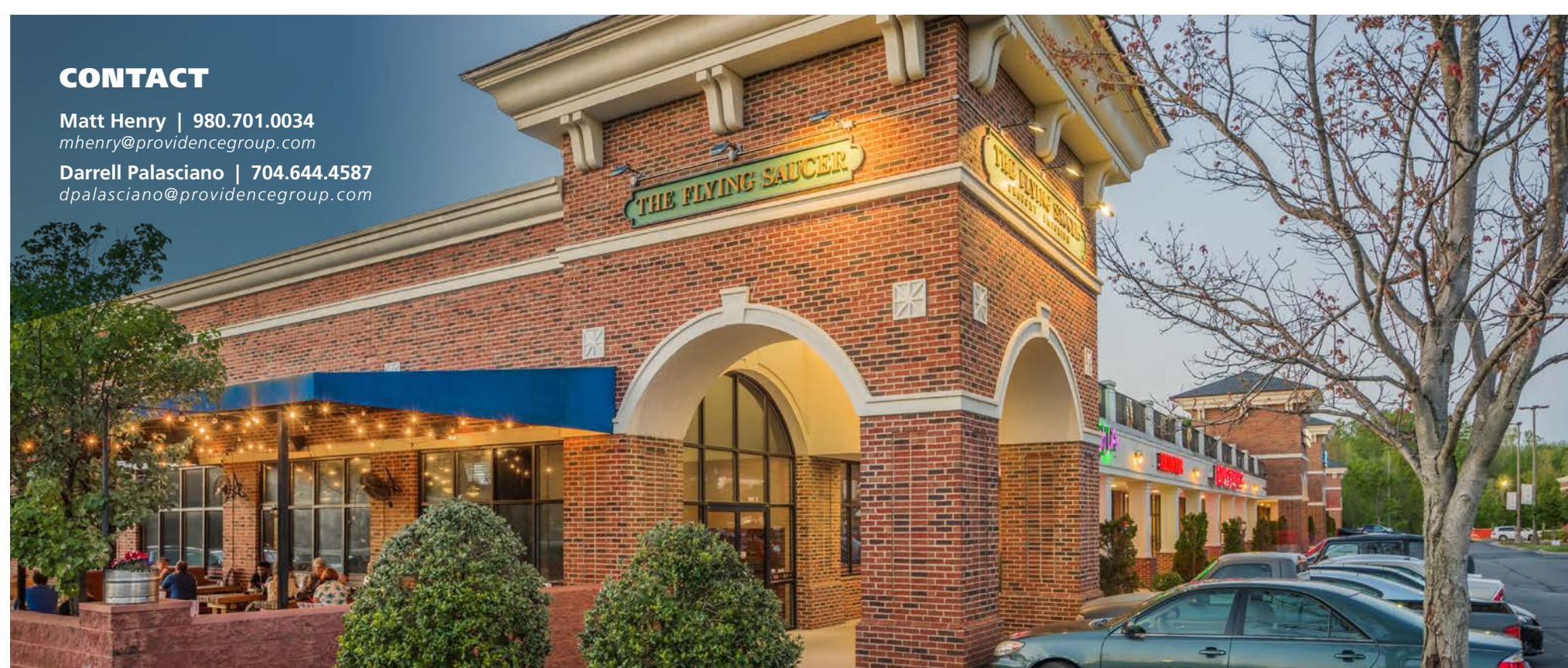
Suite	Tenant	Square Feet
A	ALDI Opening in 2024	19,209 SF

**ALDI**  
 NEW ALDI  
 COMING SOON!

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