

Retail Outparcels and Grocery Site for Sale



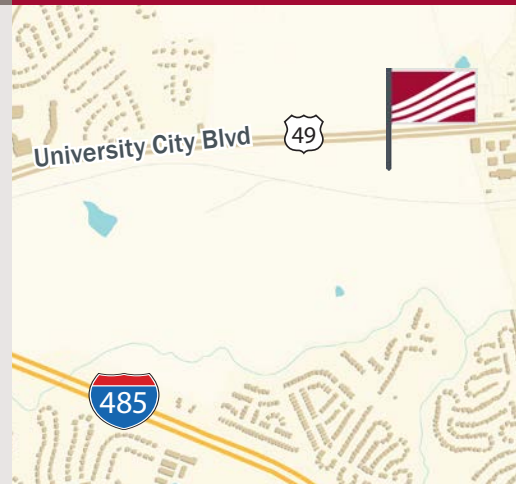
► Highway 49 near I-485

11820 University City Blvd, Charlotte, NC



Retail Land For Sale

- Excellent location for retail outparcel users and an anchor grocery store.
- The outparcels will be delivered by Seller in pad-ready condition.
- Nearby attractions include: Harrisburg Town Center, Concord Mills, UNC Charlotte and Charlotte Motor Speedway.
- Located just 1-mile from the I-485 interchange (Exit 33) and 2.5 miles from UNC Charlotte.
- First buildable site from I-485 on the 'going home' side of Highway 49. Entitled for up to 125,000 SF.
- Possible new stop light at entrance.
- Traffic Counts AADT 32,600 ('12)
- Mecklenburg County Zoning: B-1S(CD)



► Contact

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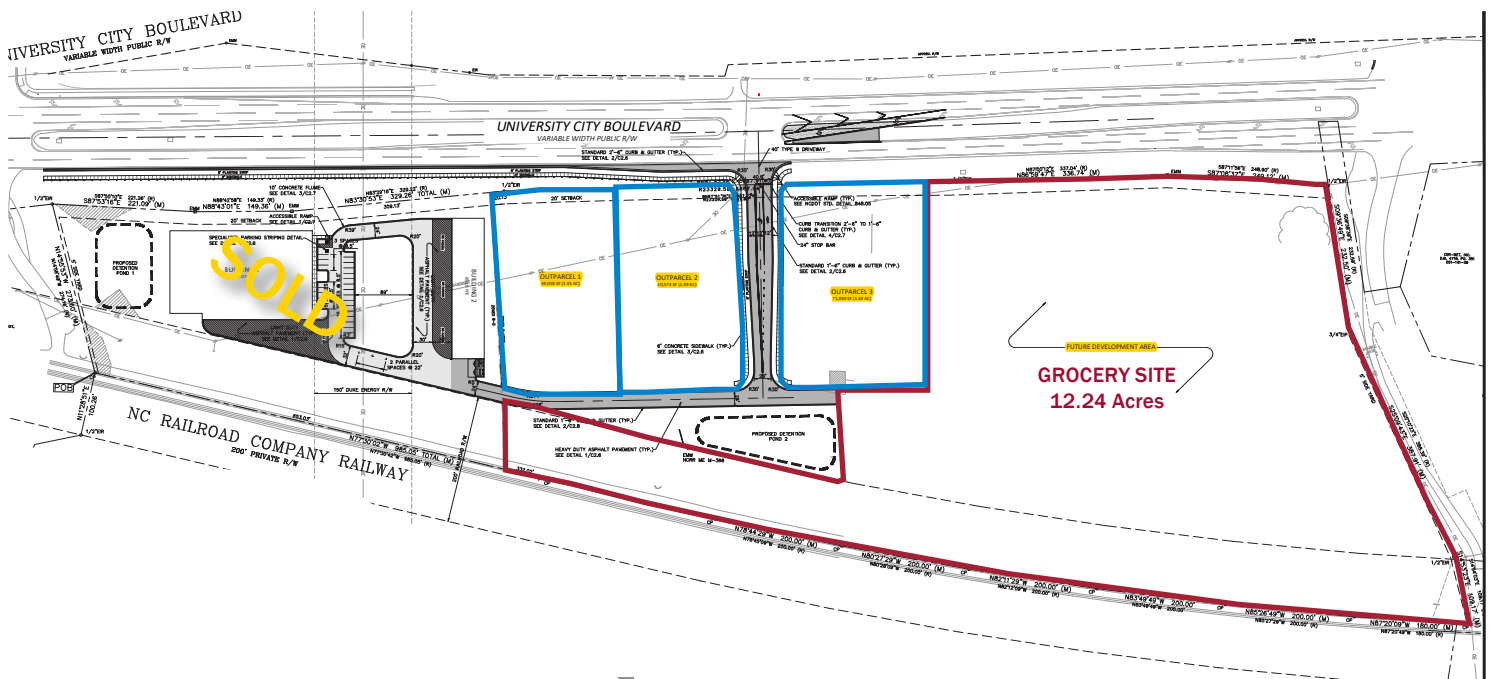
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Pricing

Outparcels	\$695,000 per acre
Remaining Land	\$195,000 per acre

► Site Plan and Pricing

Highway 49 near I-485
Charlotte, NC



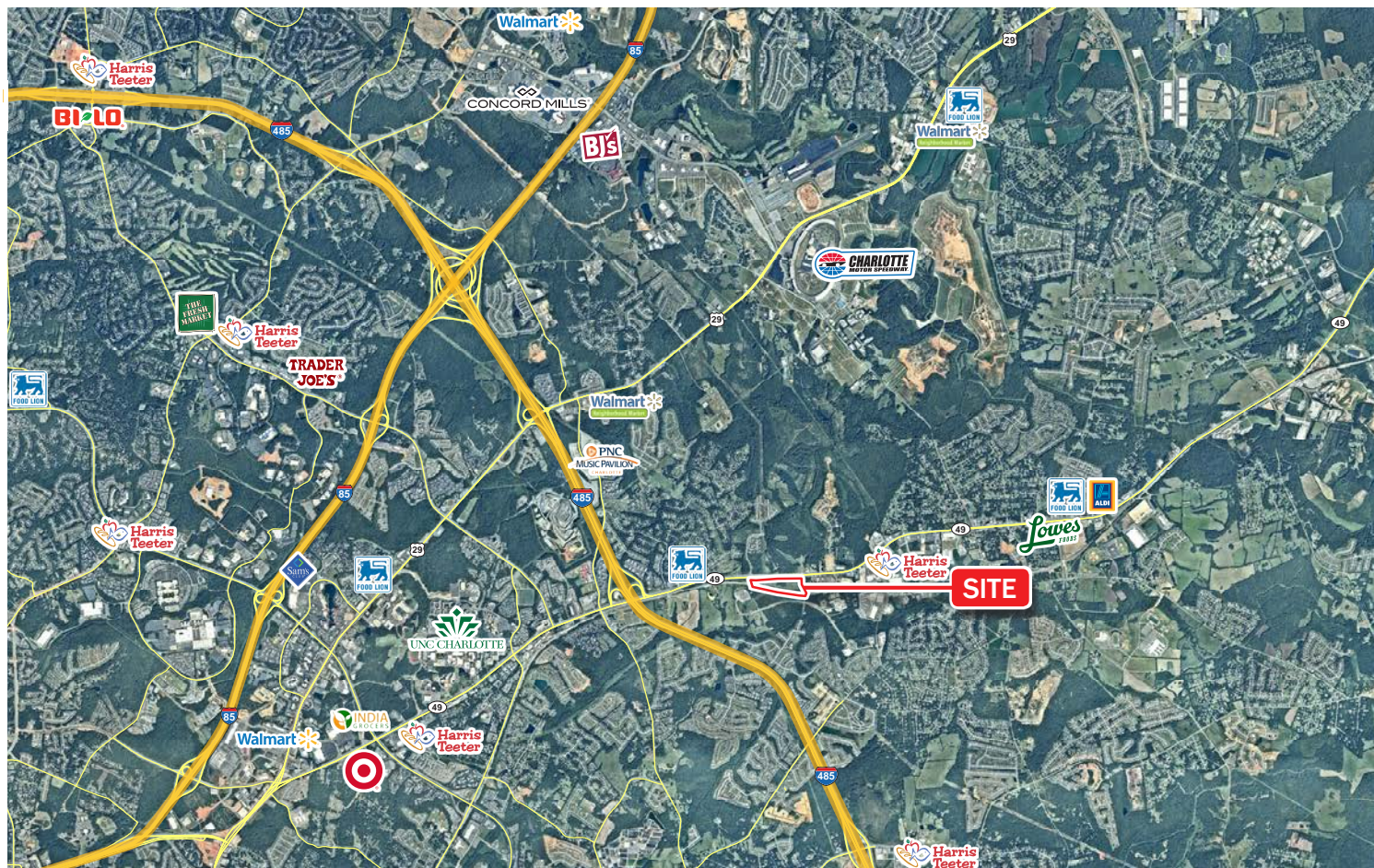
Pricing

Outparcel 1	1.35 acres	\$695,000/acre	\$938,250 Total
Outparcel 2	1.39 acres	\$695,000/acre	\$966,050 Total
Outparcel 3	1.63 acres	\$695,000/acre	\$1,132,850 Total
Grocery Site	12.24 acres	\$195,000/acre	\$2,386,800 Total

► Area Retail and Demographics

Highway 49 near I-485
Charlotte, NC

Grocers in the Area



Demographics	1 mile	3 mile
2016 Est. Population	5,114	52,239
2016 Est. Housing Units	1,934	18,067
2016 Est. Average HH Income	\$74,422	\$73,423

5 Mile Radius

- Charlotte Motor Speedway
- Concord Mills
- Goodwill
- Lowe's Home Improvement
- IKEA
- Target
- UNC Charlotte
- United States Postal Service
- Walmart

► **University City**

Highway 49 near I-485
Charlotte, NC

University City Facts

The greater University City area has tripled in population in the last 25 years and is projected to reach nearly 200,000 by 2015.

Within the University City boundaries, these amenities can be found:

- 23 shopping areas
- 130 restaurants in University City's
- Over 2,000 hotel rooms
- CMC-University with the addition of 150 medical practices.



Other Key Developments

- 2009 – IKEA opened at Belgate
- 2010 – BECO South began renovations at Innovation Park (within University Research Park) and increased occupancy rates for the nearly 2 Million square foot campus from 30% to 80%.
- 2014 (December) – Completion of I-485 Outer Loop and major improvements for I-85
- 2017 – Completion of 'proposed' 9-mile light rail extension connecting Center City Charlotte to the UNC Charlotte campus.



*Enrollment includes over
25,000 students with 900
full-time faculty.*

University Research Park

Over 30,000 employees that include these major employers:

AON Hewitt	Classic Graphics	Digital Optics	Rack Room Shoes
Areva	CMS – Governor's	Duke Energy	TIAA CREF
AT&T	Village	Electrolux	Wells Fargo
AXA Equitable	Convergys	Fox Sports 1	Wilkinson & Associates