



# Wexford Plaza

Charlotte, NC 28262



## Available Retail & Outparcel

+/- 1,420 SF Inline Retail and +/- 0.25 AC Pad Site for Ground Lease or BTS



## Property Overview

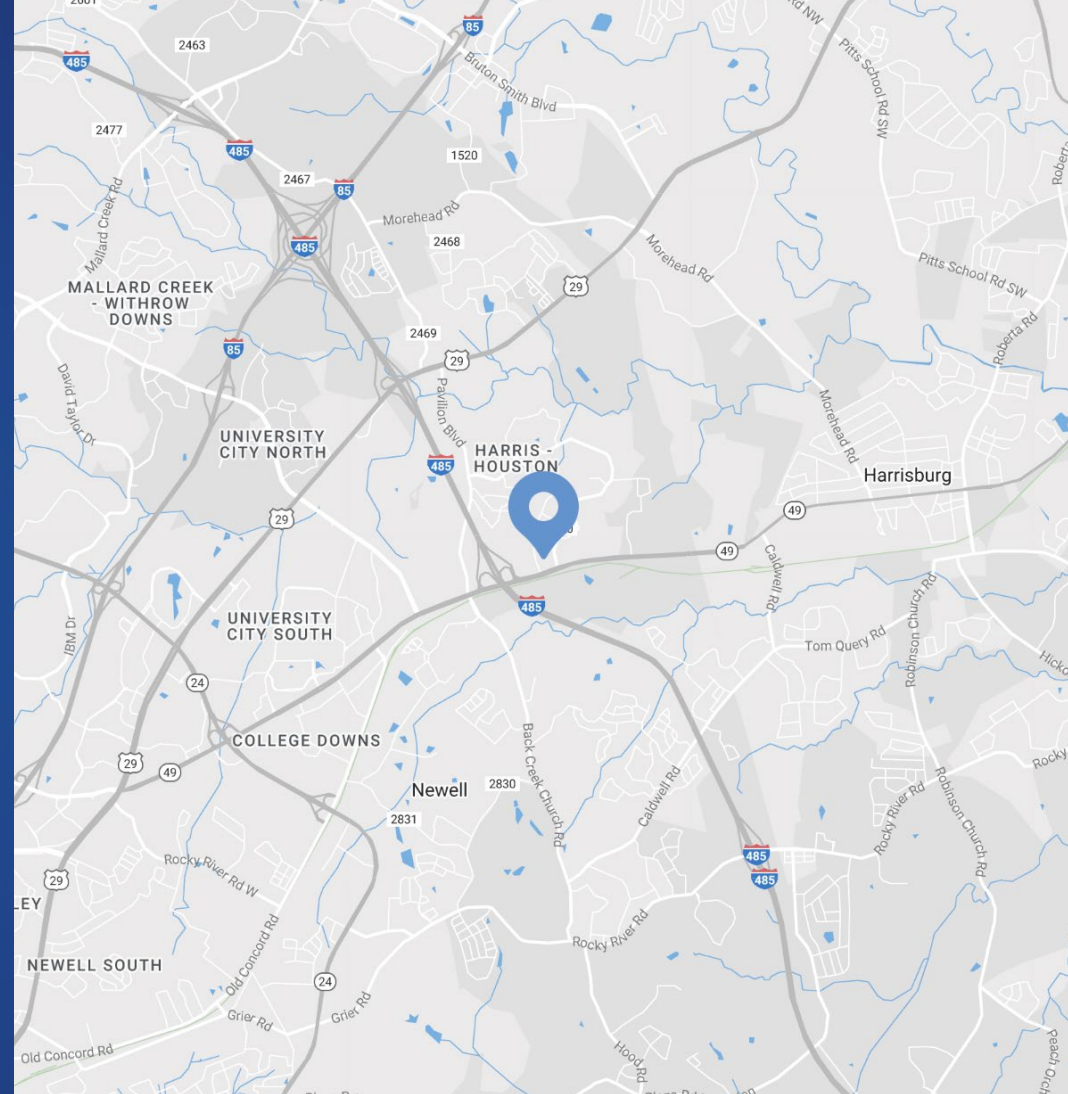
# Wexford Plaza

## Available for Lease, Ground Lease or BTS

+/- 1,420 SF inline retail space and +/- 0.25 AC pad site available at Wexford Plaza on University City Boulevard, adjacent to I-485, less than 1.5 miles from UNC Charlotte. The center's proximity to several established retailers, combined with numerous new and existing multi-family developments, make this an ideal opportunity.

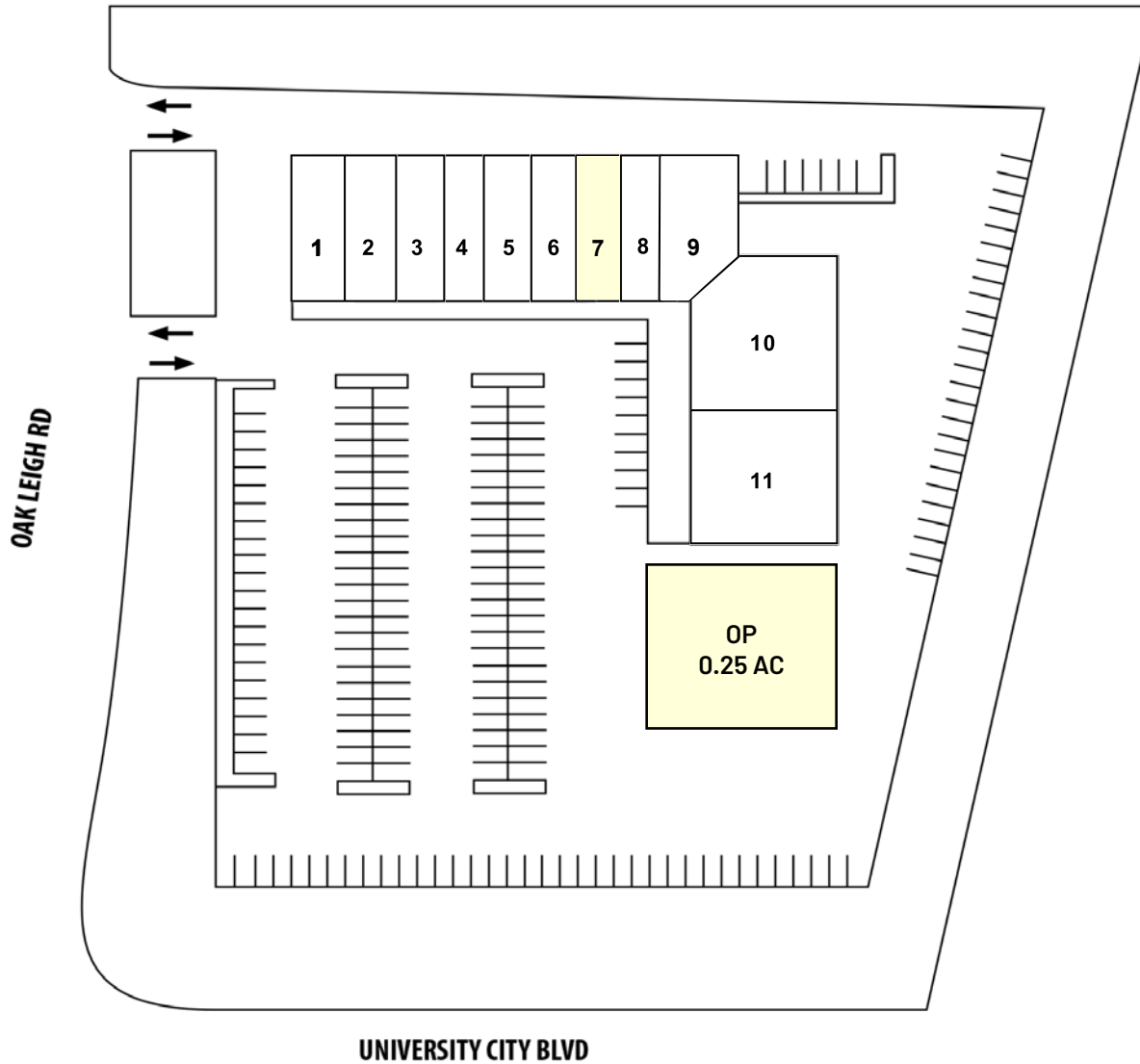
## Property Details

<b>Address</b>	10901 University City Blvd   Charlotte, NC 28262
<b>Availability</b>	+/- 1,420 SF Inline Retail Space for Lease +/-0.25 Acre Pad Site for Ground Lease or Build to Suit
<b>GLA</b>	+/- 24,000 SF Retail Shopping Center
<b>Zoning</b>	B-1 (CD)
<b>Year Built</b>	1989
<b>Parking</b>	177 parking spaces
<b>Traffic Counts</b>	NC HWY 49   35,000 VPD I-485   113,000 VPD
<b>Pricing</b>	Call for Pricing



## Demographics

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2023 Population</b>	10,231	72,838	165,239
<b>Avg. Household Income</b>	\$75,103	\$89,816	\$95,542
<b>Median Household Income</b>	\$56,109	\$65,135	\$73,303
<b>Households</b>	3,946	26,665	61,395
<b>Daytime Employees</b>	988	19,981	71,842



Tenant Roster		
1	Off the Boat	1,428 SF
2	KuttMasters Barber Shop	1,428 SF
3	State Farm	1,428 SF
4	Alsalam Market	1,428 SF
5	Kiya's	1,420 SF
6	Kiya's	1,420 SF
7	<b>Available</b>	<b>1,420 SF</b>
8	Humidor & Tobacco	1,428 SF
9	Happy Puppy	2,700 SF
10	Smokin' Cue	5,540 SF
11	Cici's Pizza	4,286 SF
OP	<b>Available</b>	<b>0.25 AC</b>



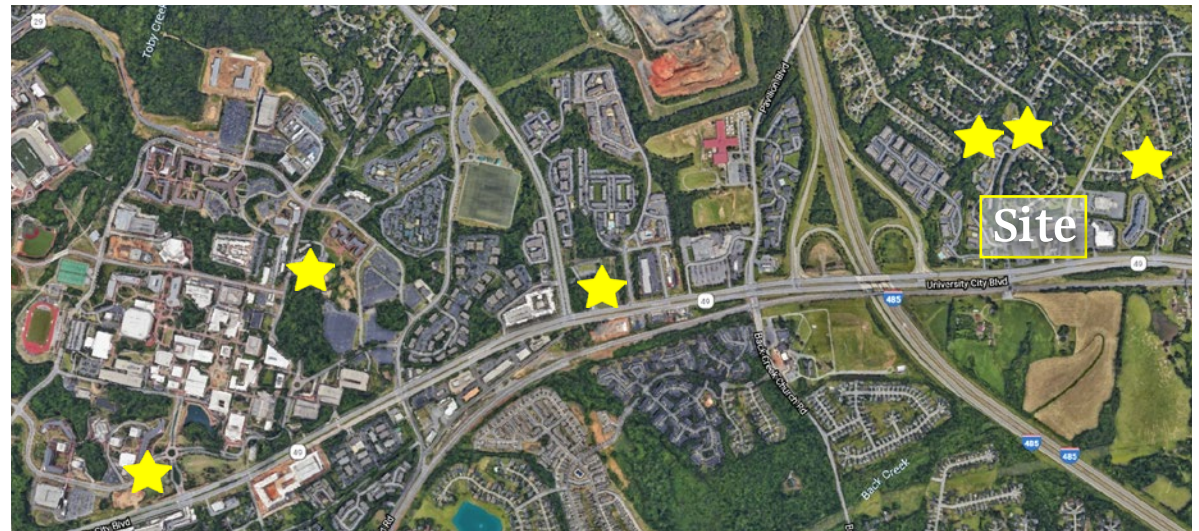


## Potential Future Retail Development Pad



### Nearby Multi-Family Developments

- Circle University City
- University House Apartments
- Millennium One
- Hilton Park Apartments
- Wexford Park Apartments
- University Square Senior Apartments







### Neighboring Tenants

- Plato's Closet
- Family Dollar
- Monkey Joe's
- Little Caesars
- Planet Fitness
- Wrapway
- Zaytuna Halal Market
- Essence Beauty Supply
- Sam's Car Wash
- Jimmy Johns
- Goodwill
- Cici's Pizza
- Quidley's Delight
- Dunkin' Donuts
- USPS
- Hungry Howie's
- Wendy's
- Cottage
- 7-Eleven
- Smokin' Cues







Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.