



Wexford Plaza

Charlotte, NC 28262



Available Retail & Outparcel

+/- 1,420 SF & 1,428 SF Inline Retail and +/- 0.25 AC Pad Site for Ground Lease or BTS

Property Overview

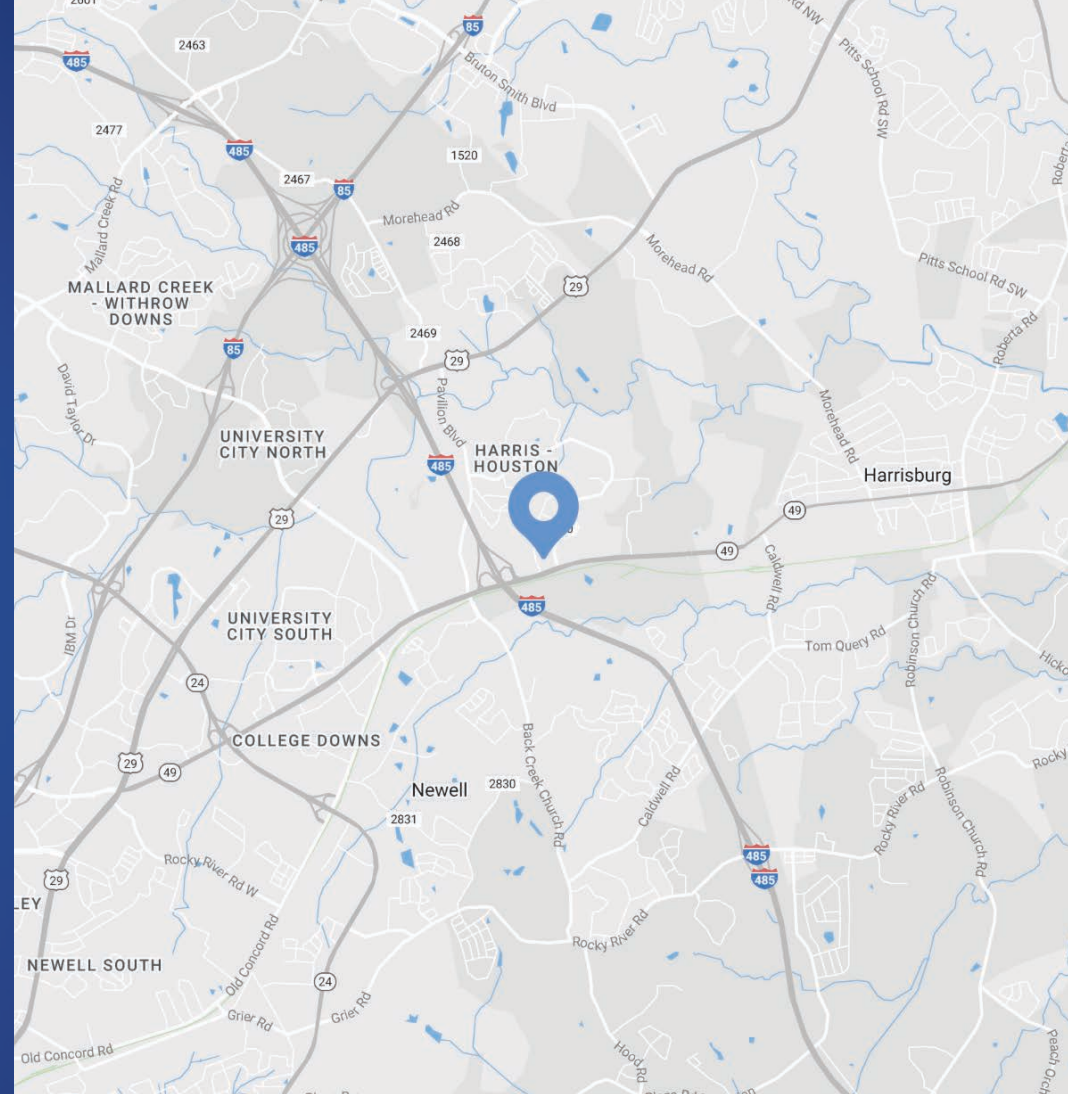
Wexford Plaza

Available for Lease, Ground Lease or BTS

Up to +/- 1,428 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

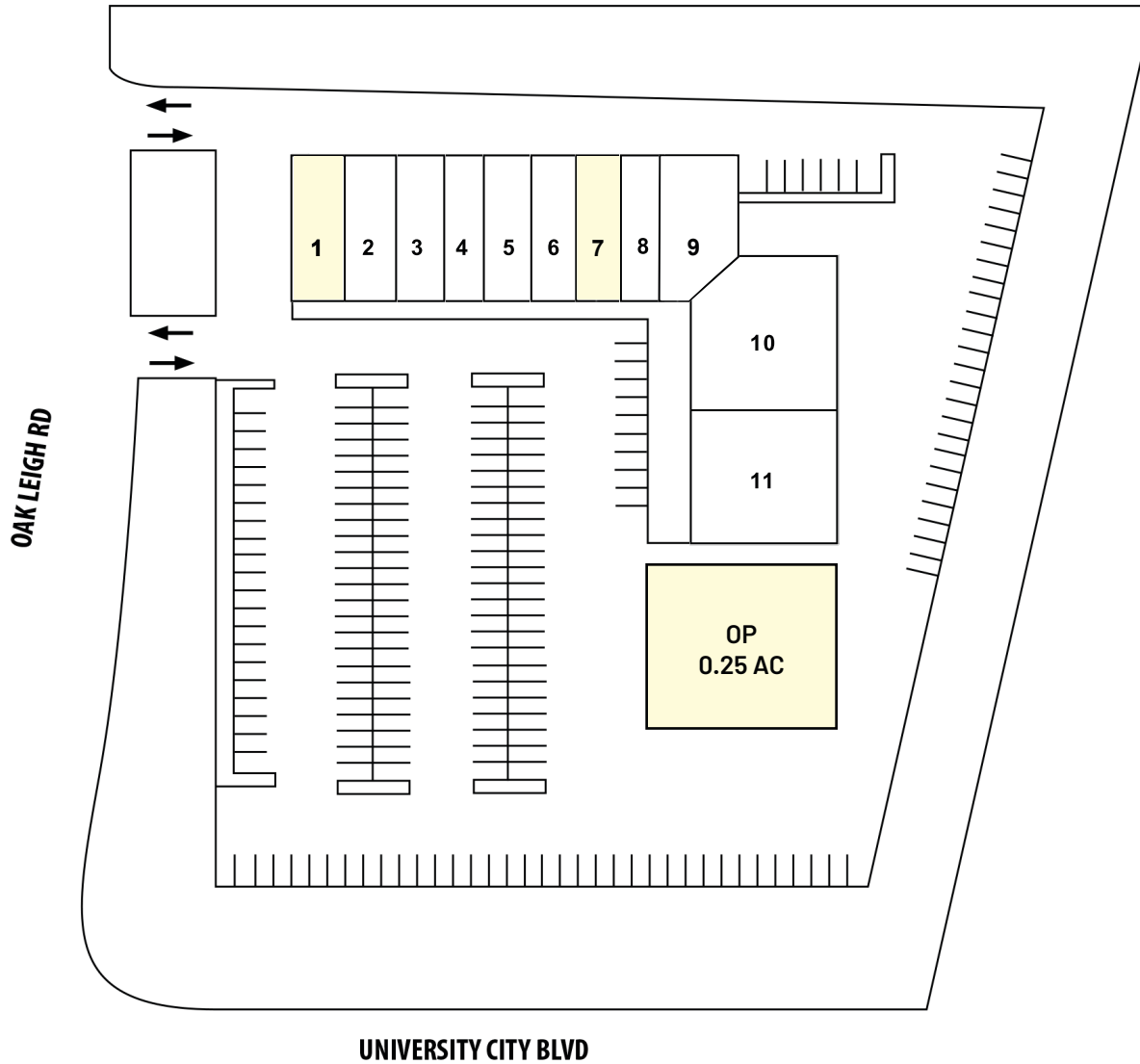
Address	10901 University City Blvd Charlotte, NC 28262
Availability	+/- 1,420 SF & 1,428 SF Inline Retail Space for Lease +/-0.25 Acre Pad Site for Ground Lease or Build to Suit
GLA	+/- 24,000 SF Retail Shopping Center
Zoning	B-1 (CD)
Year Built	1989
Parking	177 parking spaces
Traffic Counts	NC HWY 49 35,000 VPD I-485 113,000 VPD
Pricing	Call for Pricing



Demographics

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





Tenant Roster		
1	Available	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	Available	1,420 SF
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	Available	0.25 AC

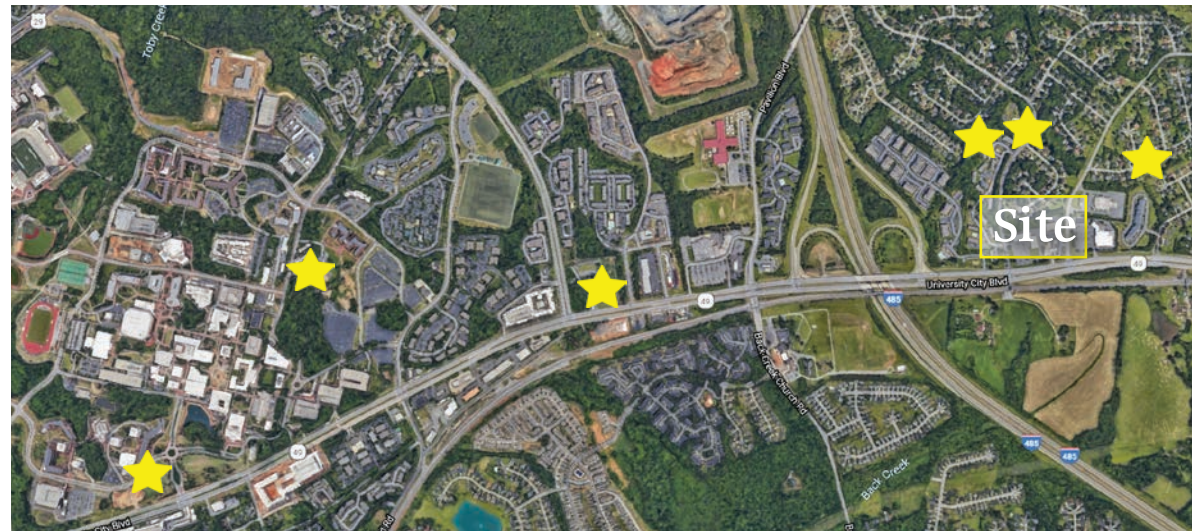


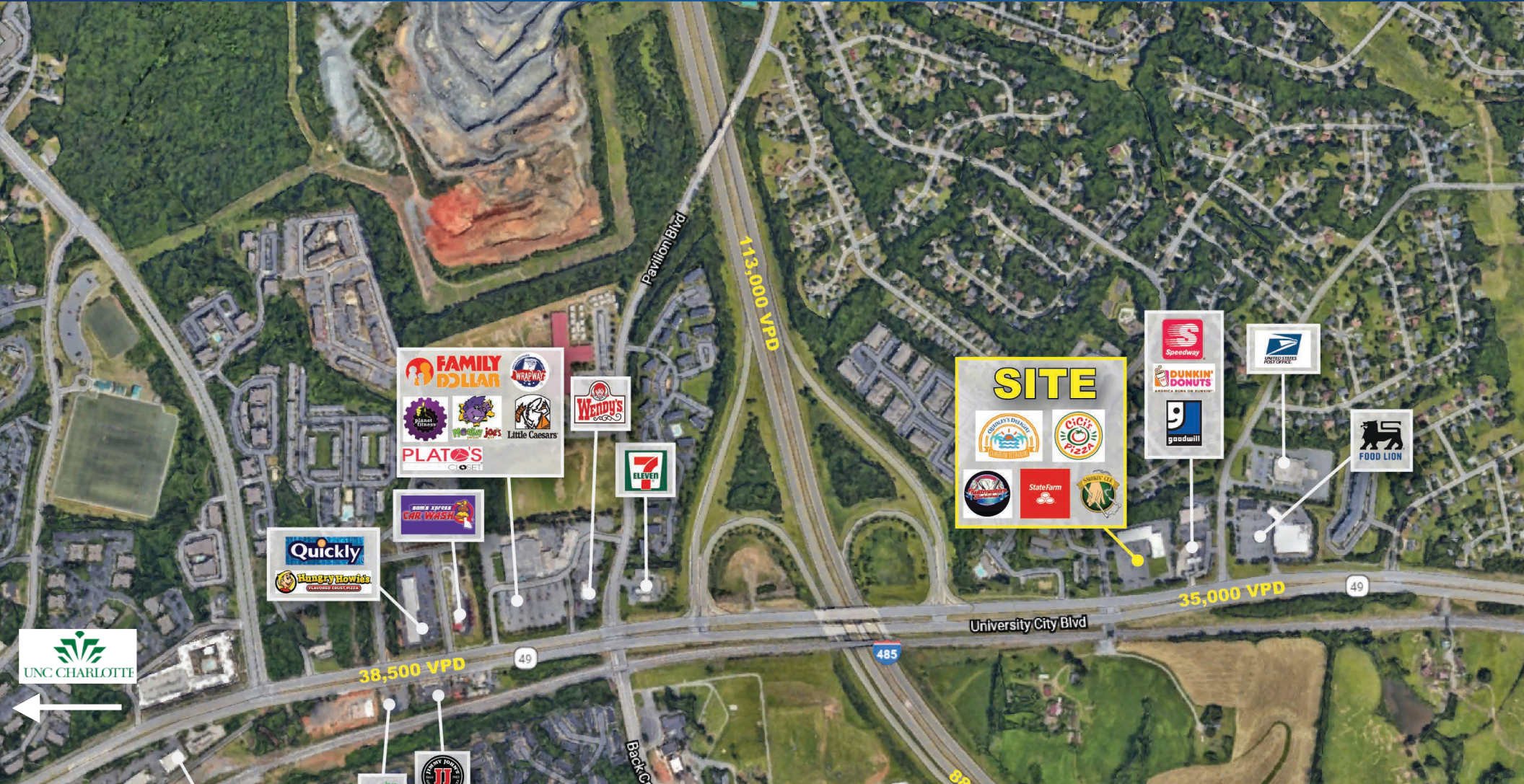
Potential Future Retail Development Pad



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

Kase Diehl

(704) 373-9797

kase@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.