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The Nichols Company

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600 Queens Rd, Charlotte, NC 28207

Available

Retail For Lease



Wexford Plaza

10901 University City Blvd.
Charlotte NC, 28262

Wexford Plaza

ABOUT WEXFORD PLAZA

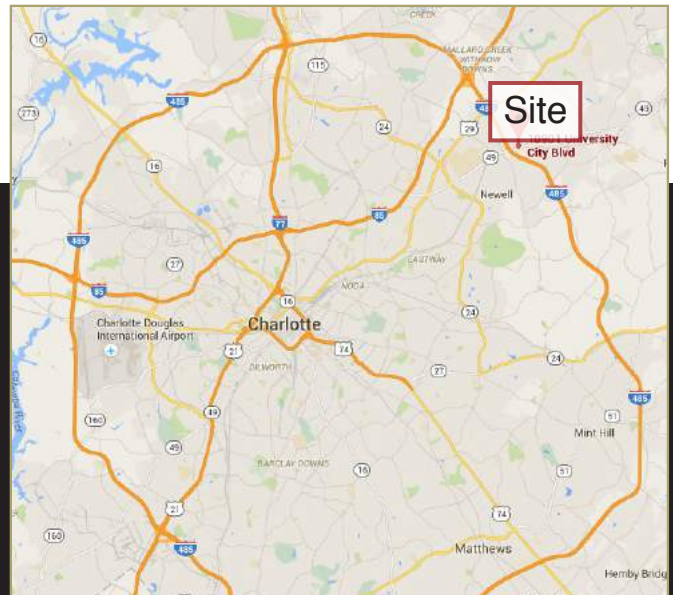


Wexford Plaza offers +/- 24,000 sf of inline retail space on University City Boulevard, adjacent to I-485, less than 1.5 miles from UNC Charlotte and its future Light Rail Station currently under construction. The center's proximity to several established retailers, combined with numerous new and existing multi family developments, make this an ideal opportunity.

<u>Demographics:</u>	Radius	1 Mile	3 Mile	5 Mile
2015 Population		10,131	56,359	135,856
2015 Households		3,613	21,898	50,351
2015 Avg HH Income		\$64,086	\$63,344	\$69,965

Traffic Counts:

- 35,000 vpd NC Hwy 49
- 50,000 vpd I-485



SITE ATTRIBUTES

- Built 1989
- +/-24,000sf Retail Shopping Center
- Zoned B-1 (CD)
- Up to +/- 14,000sf contiguous available for rent
- +/-187 Parking spaces
- \$14.00/ sf NNN
- Individual bays available from +/-1420 sf up to +/-2700 SF
- Taxes, Insurance & CAM charges \$4.88/ sf

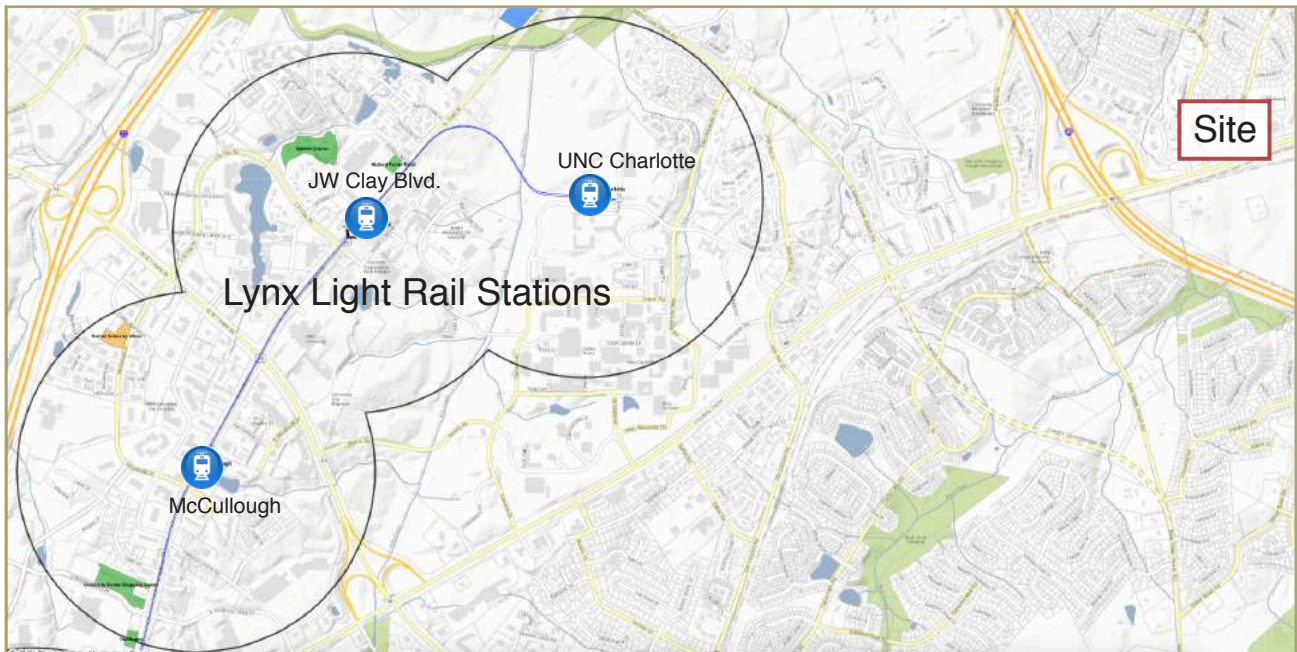
LOCATION



Neighboring Tenants Include:

- Plato's Closet
- Family Dollar
- Monkey Joe's
- Little Caesars
- Planet Fitness
- Yoga One
- Hungry Howie's
- Wendy's
- 7-Eleven
- Smokin' Cues
- CiCi's Pizza
- WilcoHess
- Dunkin' Donuts
- USPS
- Food Lion

Proximity to Light Rail:



Potential Future Retail Development Pad



Nearby Multi-Family Neighborhoods

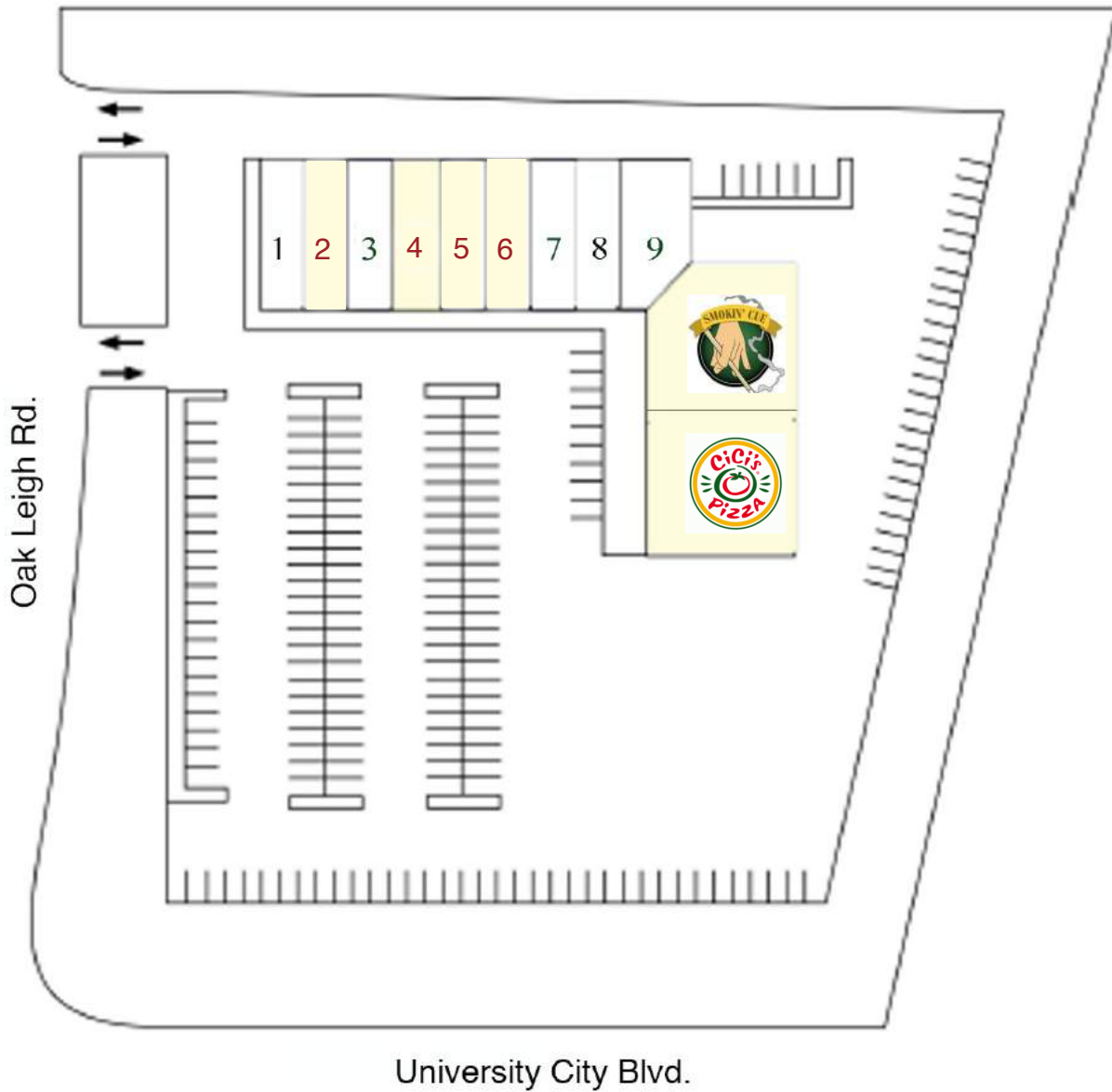


- Circle University City
- University House Apartments
- Millennium One
- Halton Park Apartments
- Wexford Park Apartments
- University Square Senior Apartments

INTERIOR PHOTOS



SITE PLAN



1) Available	1,491 SF	7) Available	1,420 SF
2) KuttMasters Barber Shop	1,428 SF	8) Available	1,428 SF
3) Available	1,428 SF	9) Available	2,700 SF
4) Alsalam Market	1,428 SF	10) Smokin' Cue	5,540 SF
5) Kiya's	1,420 SF	11) Cici's Pizza	4,286 SF
6) Kiya's	1,420 SF		

For more information please contact:
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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.

