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Available Retail For Lease

# Wexford Plaza

10901 University City Blvd. | Charlotte, NC 28262

# PROPERTY OVERVIEW

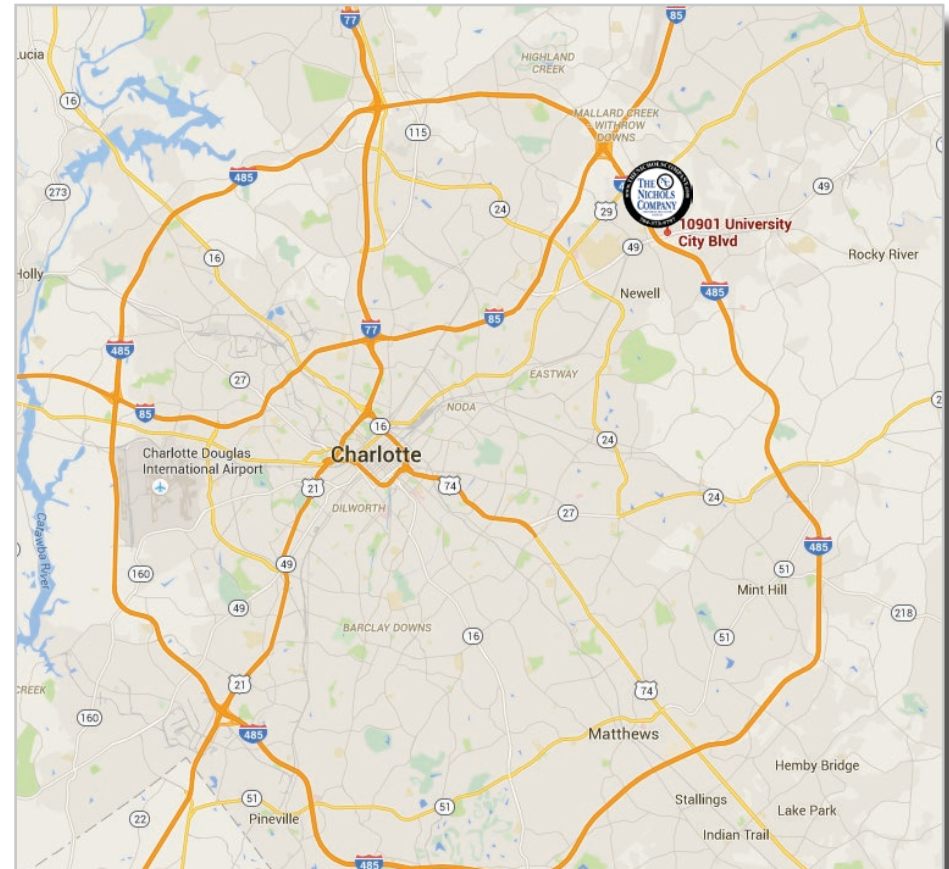
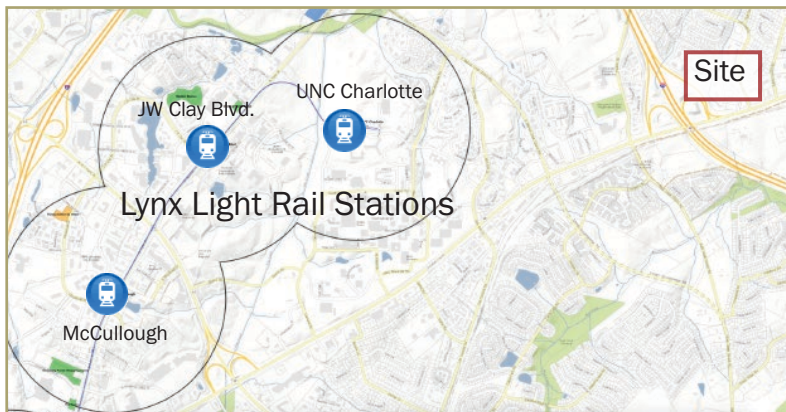
## ABOUT:

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.

## SITE ATTRIBUTES:

- Built 1989
- +/- 24,000sf Retail Shopping Center
- Zoned B-1 (CD)
- +/- 177 Parking spaces
- \$14.00/sf NNN
- Individual bays available from +/- 1,428sf
- Taxes, Insurance, & CAM charges \$4.88/sf

## PROXIMITY TO LIGHT RAIL:



Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,931	100,149	243,620
Total Households	5,222	46,105	107,188
Average HH Income	\$71,671	\$76,667	\$68,525
Traffic Counts: NC Hwy 49 - 35,000 VPD   I-485 - 50,000 VPD			



# LOCATION



## NEIGHBORING TENANTS:

- 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

## NEARBY MULTI-FAMILY NEIGHBORHOODS:

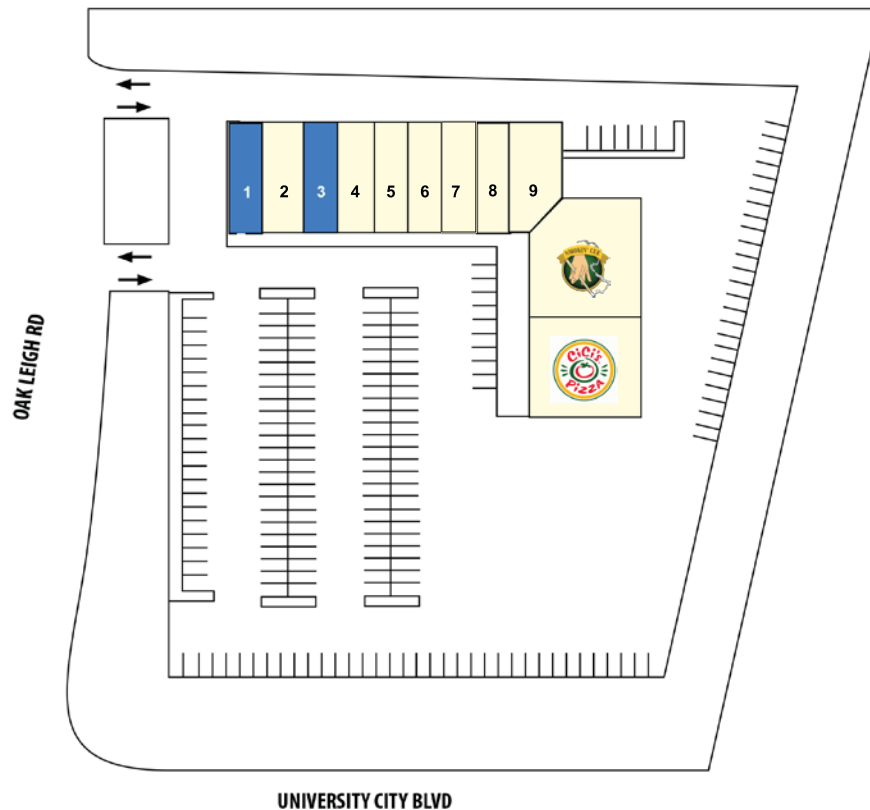
- Circle University City
- University House Apartments
- Millennium One
- Hilton Park Apartments
- Wexford Park Apartments
- University Square Senior Apartments





# POTENTIAL FUTURE RETAIL DEVELOPMENT PAD





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



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