

# WEXFORD PLAZA

10901 UNIVERSITY CITY BLVD. | CHARLOTTE, NC 28262

AVAILABLE RETAIL FOR LEASE



## PROPERTY OVERVIEW

# WEXFORD PLAZA

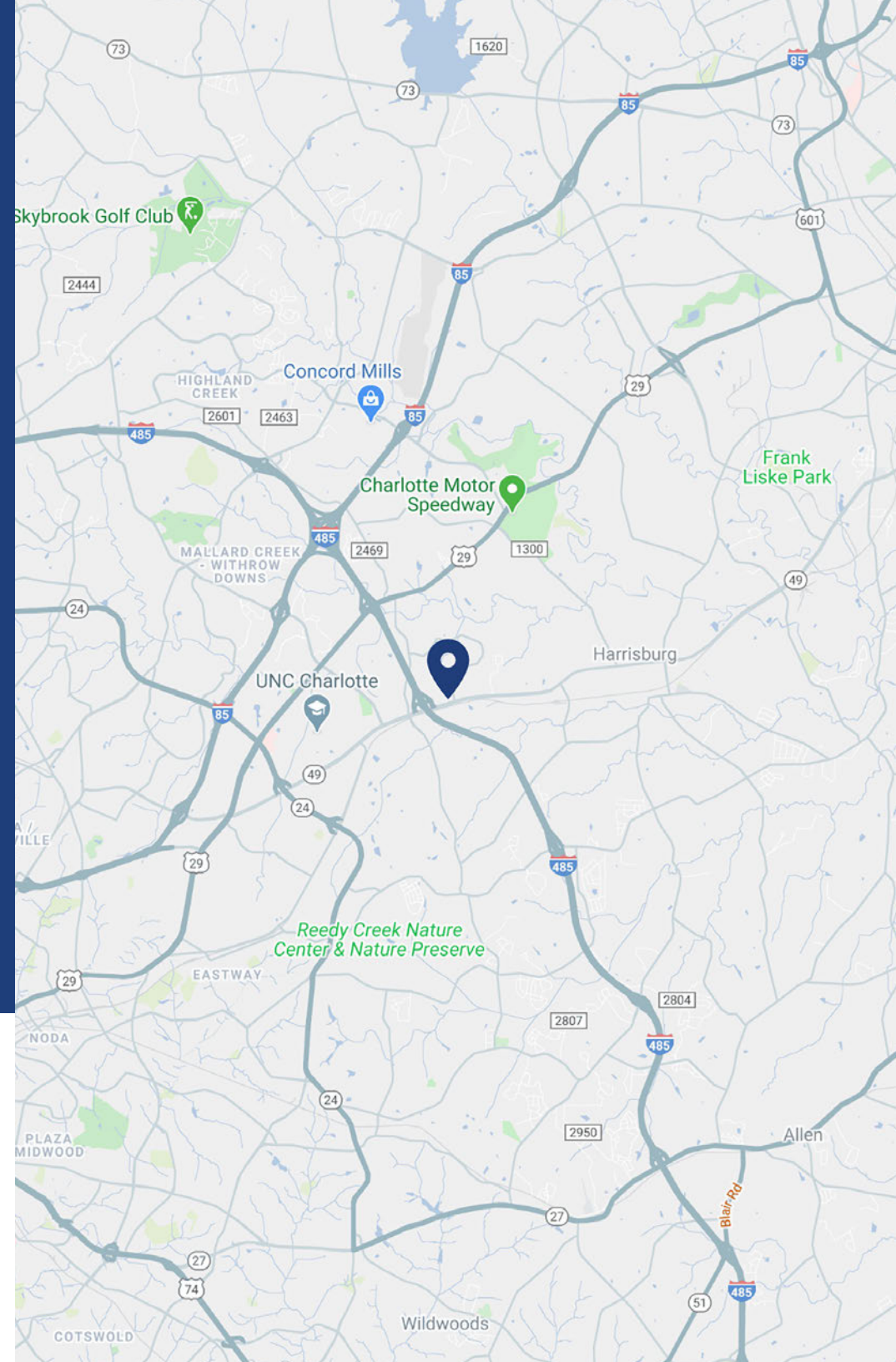
Wexford Plaza offers +/- 24,000 sf of inline retail space on University City Boulevard, adjacent to I-485, less than 1.5 miles from UNC Charlotte. The center's proximity to several established retailers, combined with numerous new and existing multi-family developments, make this an ideal opportunity.

## PROPERTY DETAILS

<b>Address</b>	10901 University City Blvd.   Charlotte, NC 28262
<b>Available SF</b>	+/- 1,491 SF and 2,700 SF Available for Lease
<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>Lease Rate</b>	\$14.00/SF NNN
<b>TICAM</b>	\$4.88/SF
<b>Traffic Counts</b>	NC HWY 49   35,000 VPD I-485   113,000 VPD

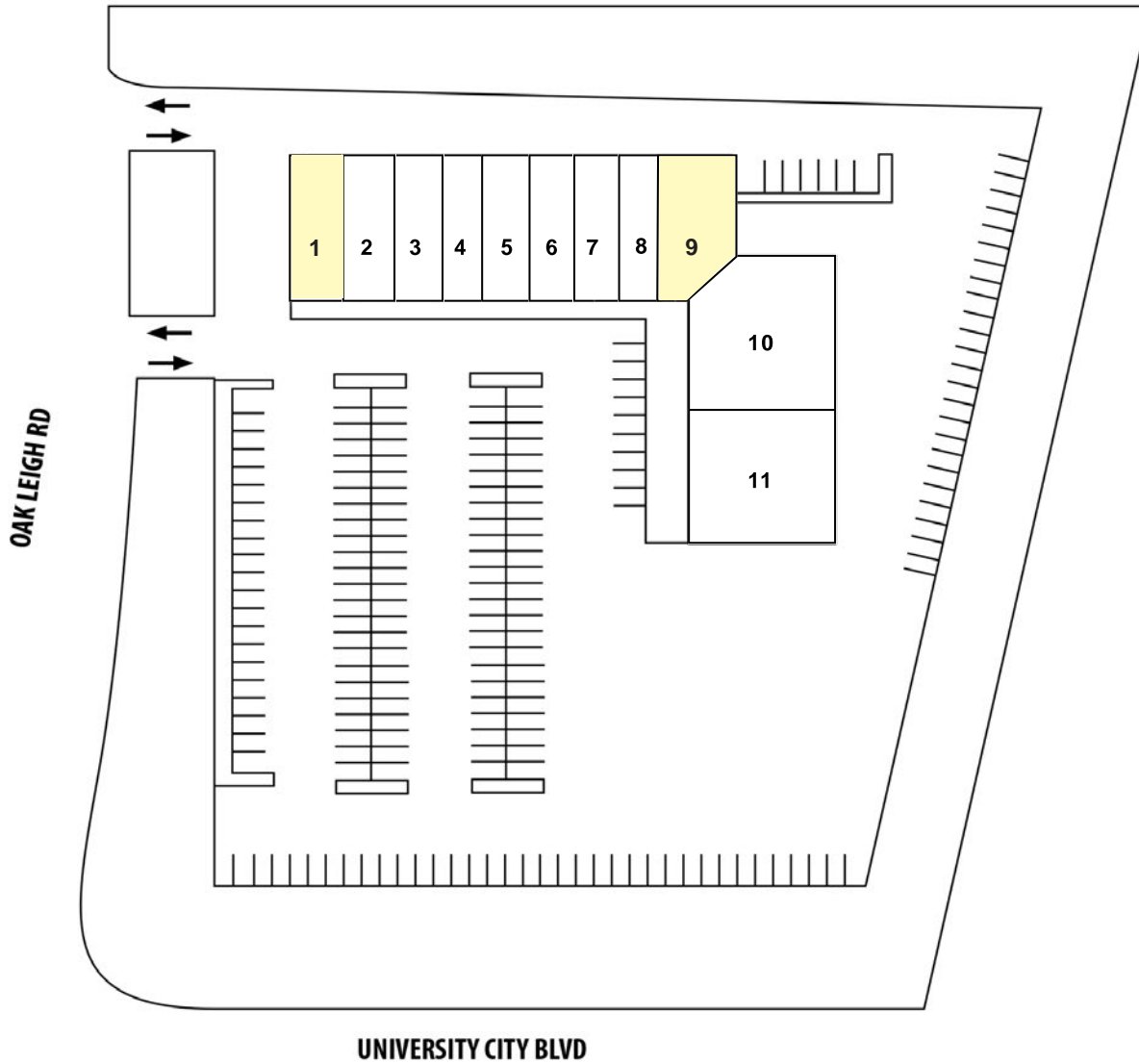
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	11,139	66,762	151,762
2020 Total Households	3,888	24,719	55,685
Median Household Income	\$51,067	\$56,157	\$62,541





# SITE PLAN



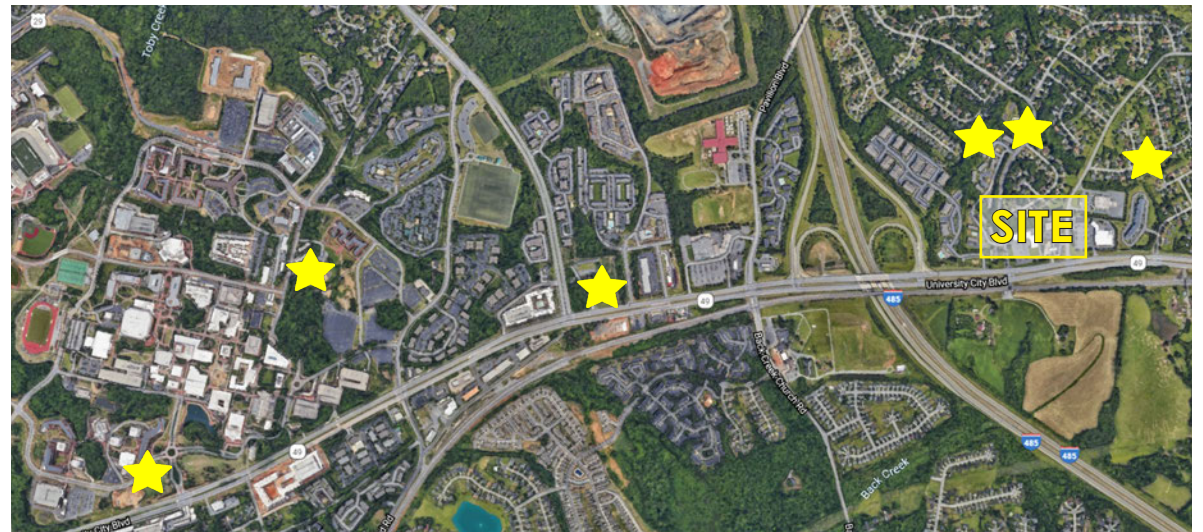
TENANT ROSTER		
1	Available	1,491 SF
2	KuttMasters Barber Shop	1,428 SF
3	State Farm	1,428 SF
4	Alsalam Market	1,428 SF
5	Kiya's	1,420 SF
6	Kiya's	1,420 SF
7	Trace Staffing	1,420 SF
8	Diva Salon	1,428 SF
9	Available	2,700 SF
10	Smokin' Cue	5,540 SF
11	Cici's Pizza	4,286 SF

## POTENTIAL FUTURE RETAIL DEVELOPMENT PAD



## NEARBY MULTI-FAMILY NEIGHBORHOODS

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





# MARKET OVERVIEW



## 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

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WALTER REID

walter@thenicholscompany.com

704.373.9797



## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

(O) 704.373.9797

(F) 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.

