

WEXFORD PLAZA

10901 UNIVERSITY CITY BLVD. | CHARLOTTE, NC 28262

Available for Lease

24,000 SF RETAIL SHOPPING CENTER
1,491 AND 2,700 SF SPACES AVAILABLE



CONTACT FOR DETAILS

WALTER REID

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PROPERTY OVERVIEW

WEXFORD PLAZA

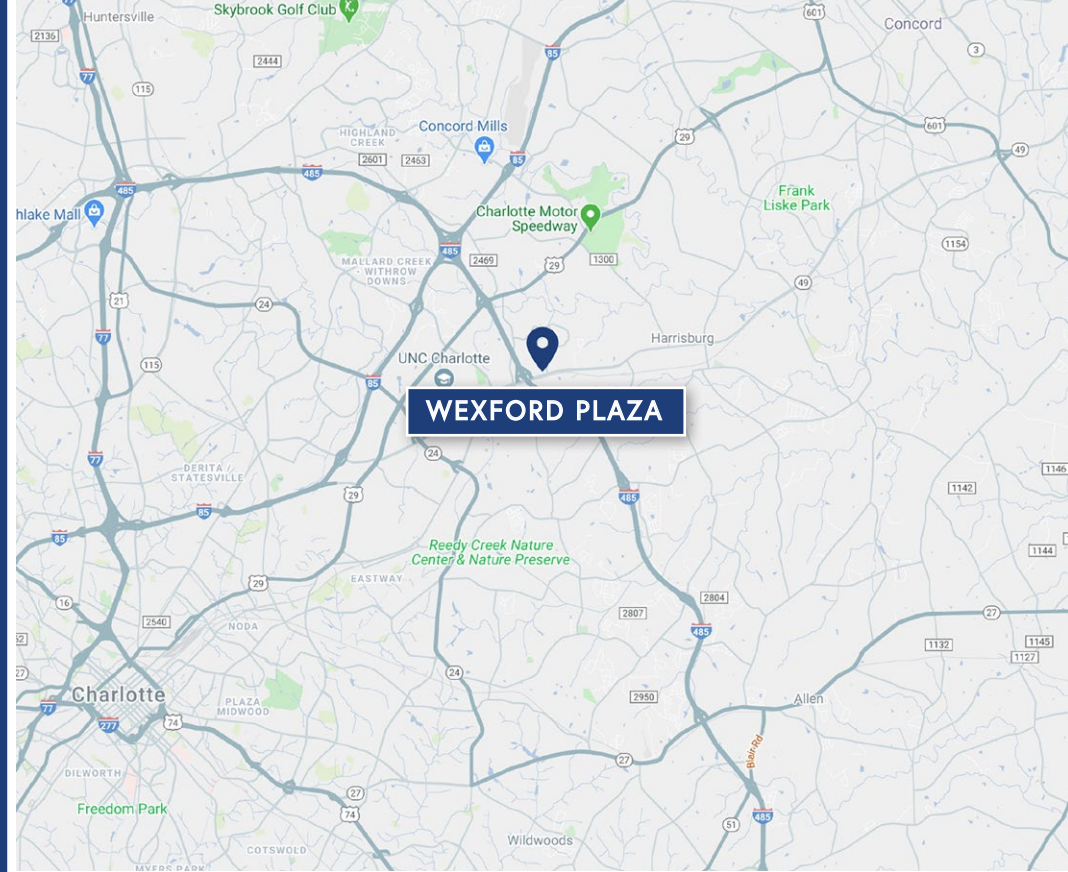
Wexford Plaza offers +/- 24,000 SF of inline retail space on University City Boulevard, adjacent to I-485, less than 1.5 miles from UNC Charlotte. The center's proximity to several established retailers, combined with numerous new and existing multi-family developments, make this an ideal opportunity.

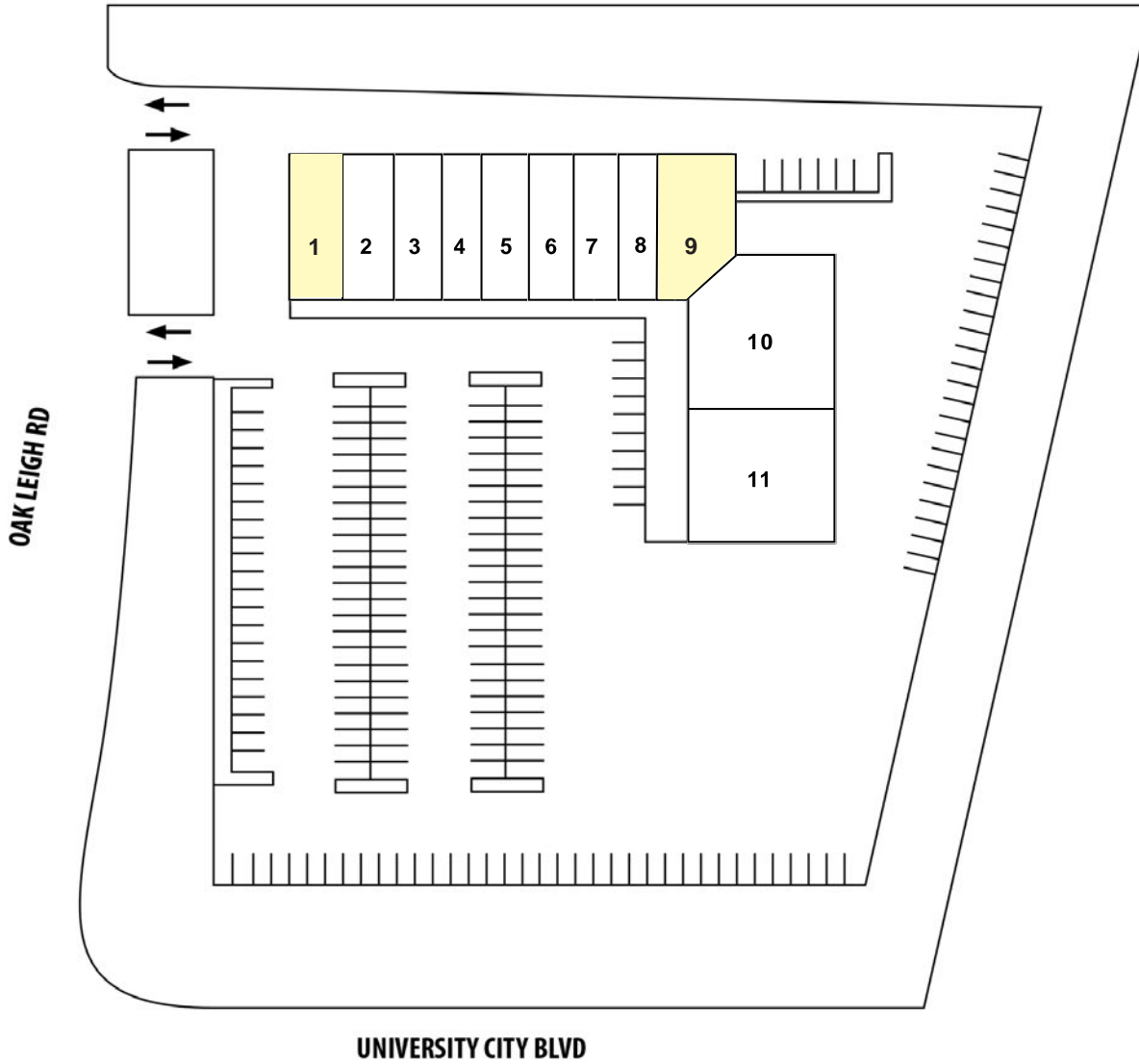
PROPERTY DETAILS

Address	10901 University City Blvd. Charlotte, NC 28262
Available SF	+/- 1,491 SF and 2,700 SF Available for Lease
GLA	+/- 24,000 SF Retail Shopping Center
Zoning	B-1 (CD)
Year Built	1989
Parking	177 parking spaces
Lease Rate	\$14.00/SF NNN
TICAM	\$4.88/SF
Traffic Counts	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





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



PROPERTY PHOTOS - SUITE 9

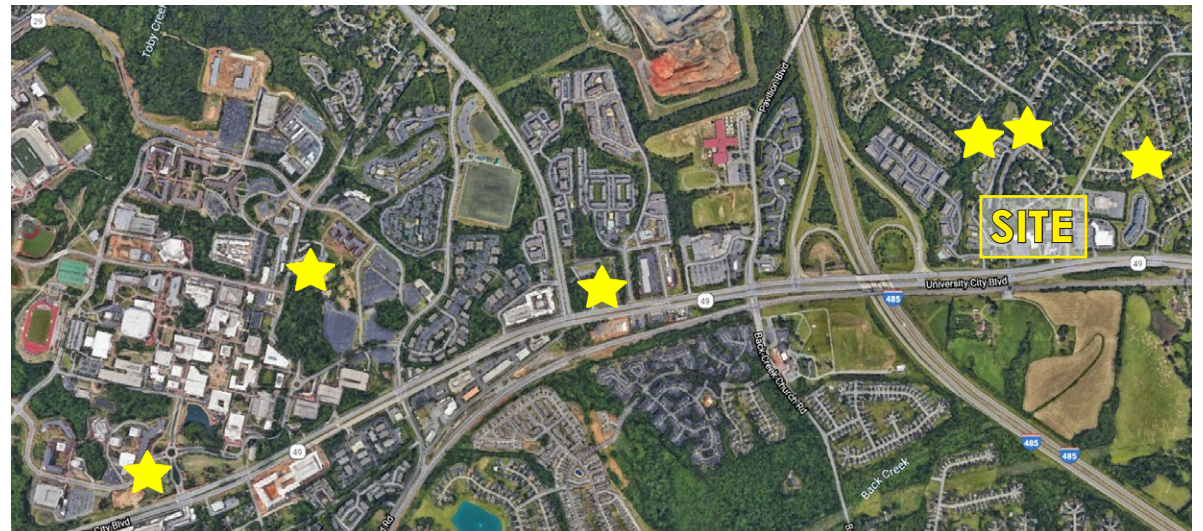


POTENTIAL FUTURE RETAIL DEVELOPMENT PAD



NEARBY MULTI-FAMILY DEVELOPMENTS

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





SITE

Logos for tenants at the site: Cici's Pizza, State Farm, and Hungry Howie's.

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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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.

