



Verde at McCullough Station

8307 University Executive Park Drive, Suite 200 | Charlotte, NC 28262

VERDE
AT MCCULLOUGH STATION

**+/- 2,630 SF
Ground-Floor Retail**

Available for Lease

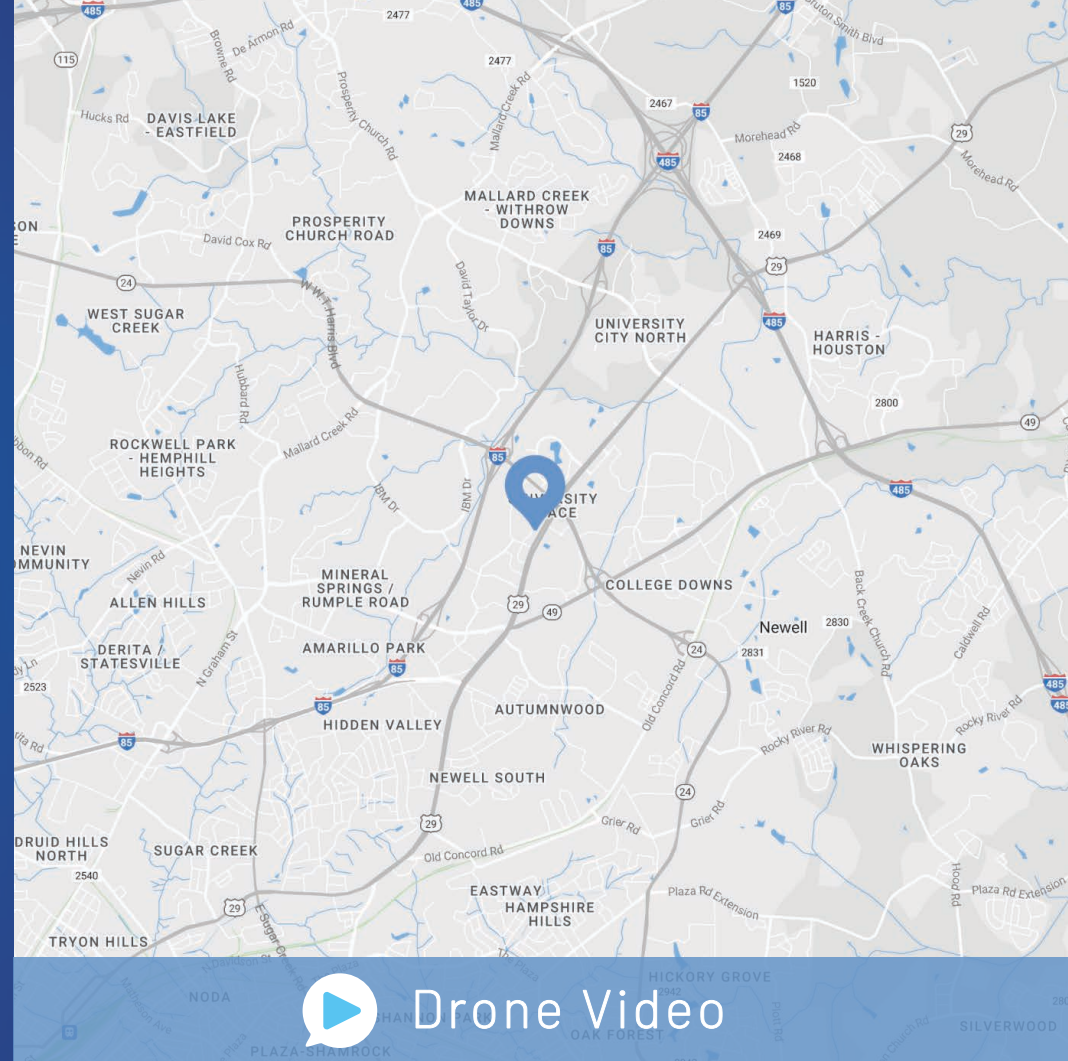
+/- 2,630 SF Retail Space in University City

Verde at McCullough Station Available for Lease

Ground floor retail opportunity at Verde at McCullough Station in University Executive Park. The space has excellent visibility from North Tryon Street with highly visible signage opportunities. Optimally located, the space is directly across from the LYNX Blue Line at McCullough Station. UNC Charlotte and Uptown are only a few stops away. Tenants have access to all University Executive Park has to offer, including recent improvements: conference center, fitness center, courtyard, updated landscaping, renovated lobbies and restrooms. Don't miss out on this opportunity to enter University City, one of Charlotte's most dynamic submarkets.

Property Details

Address	8307 University Executive Park Drive, Suite 200 Charlotte, North Carolina 28262
Availability	+/- 2,630 SF Available for Lease
Acreage	+/- 45 AC
Use	Retail
Delivery	Cold Dark Shell
Parking	5:1,000 SF
Signage	Signage opportunities
Year Built	2020
Traffic Counts	N. Tryon Street 25,500 VPD
Additional Details	<ul style="list-style-type: none">• Directly across from LYNX Blue Line - McCullough Station• Access to premium amenities:<ul style="list-style-type: none">- Conference Center with full-service break area for catering- 3,000 SF fitness center with locker rooms, yoga studio, and showers- Central courtyard with outdoor lounge, patio seating, and fountain
Lease Rate	Contact for Leasing Details



 [Drone Video](#)

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	6,372	93,142	212,959
Median Household Income	\$60,250	\$57,170	\$60,297
Avg. Household Income	\$80,648	\$80,087	\$83,862
Households	2,914	35,122	81,038
Daytime Employees	17,621	50,118	88,858

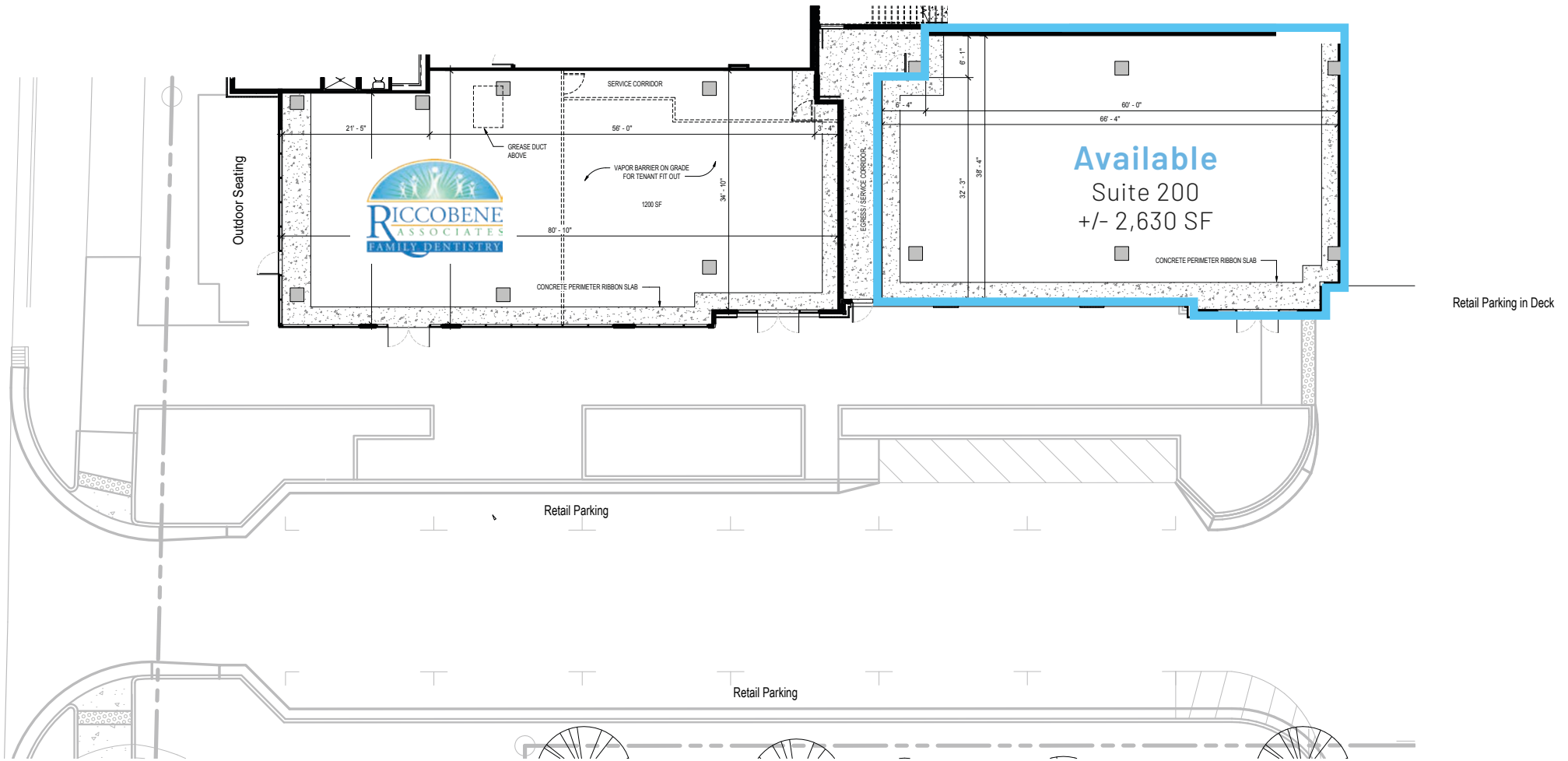


+/- 2,630 SF
Ground-Floor Retail

RICCOBENE DENTISTRY

PARKING

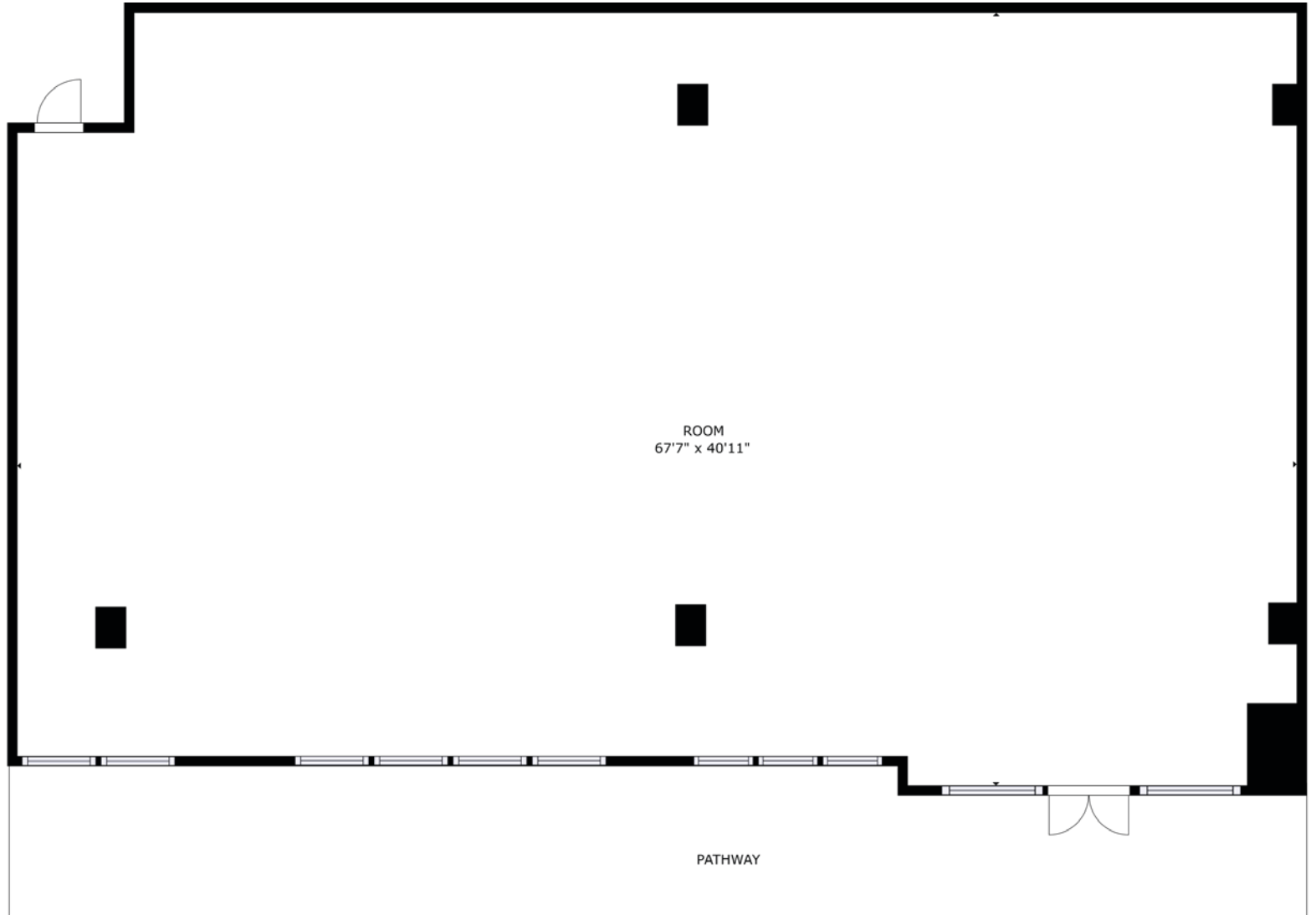
CLEARANCE: 10'-2"



Available

Suite 200
+/- 2,630 SF

 Virtual Tour



Site Overview



Market Overview





**+/- 2,630 SF
Ground-Floor Retail**

Contact for Details

Josh Beaver

(704) 373 - 9797

josh@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.