MANTAGE REALTY management.leasing.brokerage.

## **CAMPUS STATION**

9510 UNIVERSITY CITY BLVD CHARLOTTE, NORTH CAROLINA



# **Retail/Office Space for Lease**



- Two-story retail center is located directly across from UNCC where enrollment is 29,000+ students.
- \* Less than 1/2 mile from I-485, exit 33
- \* Excellent visibility from University City Boulevard

### Base Rent \$27/sf + TICAM \$6.75/sf Year 1 total monthly rent \$5,625.00

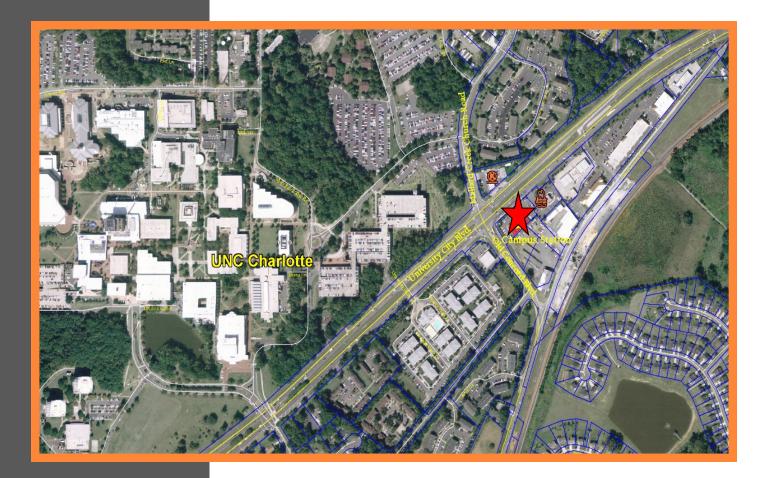
Contact: Tonia Cox 704.309.5341 tonia@vantagerealtyllc.com MANTAGE REALTY management.leasing.brokerage. **CAMPUS STATION** 

9510 UNIVERSITY CITY BLVD CHARLOTTE, NORTH CAROLINA

**1<sup>ST</sup> FLOOR PLAN** MECIL Θ **PASSAGE TO INDIA SUITE 101** Θ 1800 SF **MERCY MEDICAL** SUITE 102 -1500 SF 0 SUITE 103 **STAR TOBACCO & VAPE** 6 1500 SF **TOPPER'S PIZZA** Θ SUITE 104 1200 SF **AVAILABLE 7/1/2024** SUITE 105 Э 2000 SF

MANTAGE REALTY management.leasing.brokerage.

### **CAMPUS STATION** 9510 UNIVERSITY CITY BLVD CHARLOTTE, NORTH CAROLINA



#### **DEMOGRAPHIC SNAPSHOT**

	<u>1mile</u>	3mile	<u>5mile</u>
Est. Population 2020	17,713	70,169	174,875
Projected Pop. 2025	18,576	74,685	187,376
Avg. HH Income	\$40,521	\$66 <i>,</i> 655	\$73 <i>,</i> 494

#### **TRAFFIC COUNTS**

University City Boulevard (Hwy. 49)	38,000
John Kirk Drive (prev. Old Concord Rd)	14,000