



## Retail/Office Space for Lease

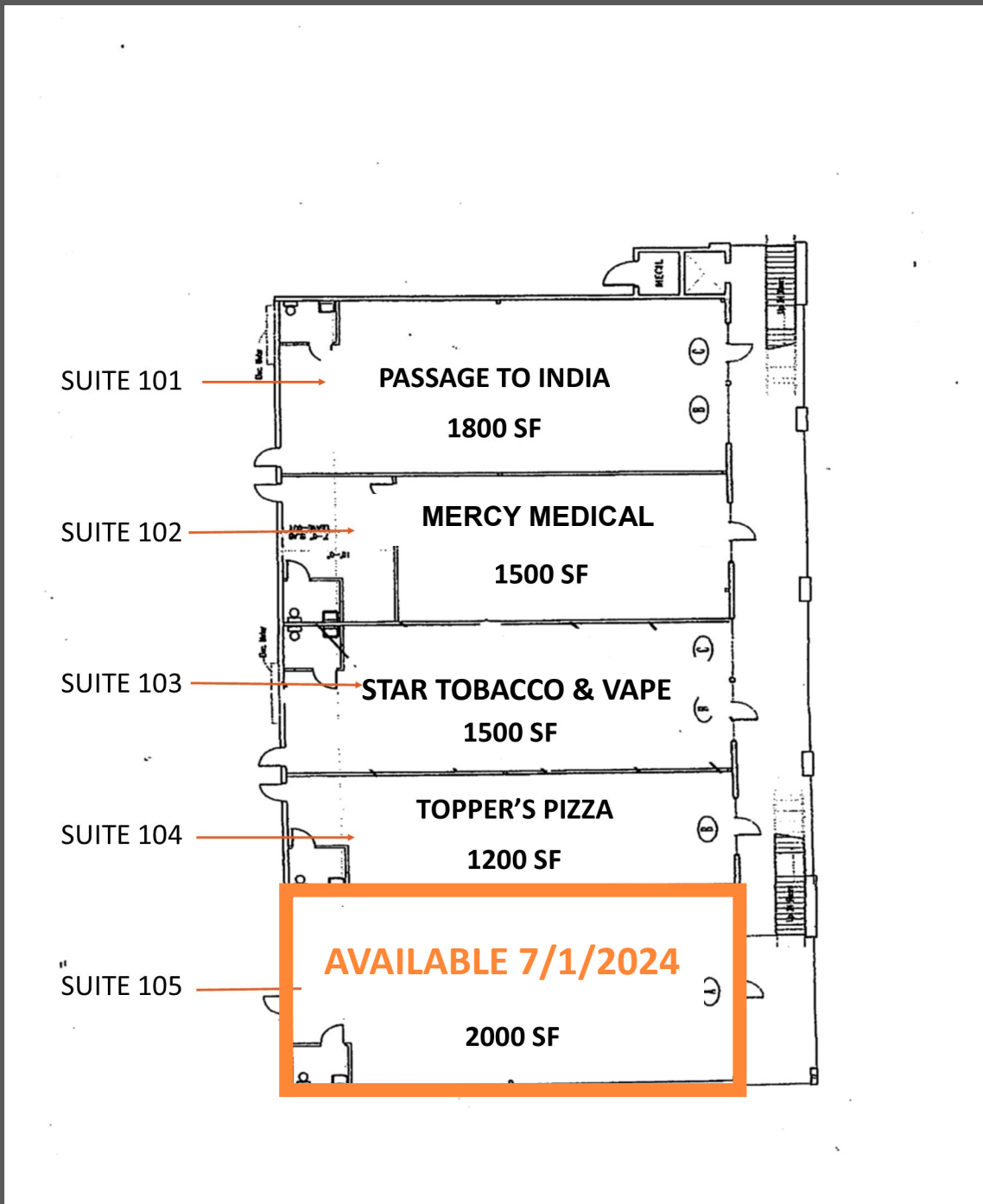
- \* Two-story retail center is located directly across from UNCC where enrollment is 29,000+ students.
- \* Less than 1/2 mile from I-485, exit 33
- \* Excellent visibility from University City Boulevard

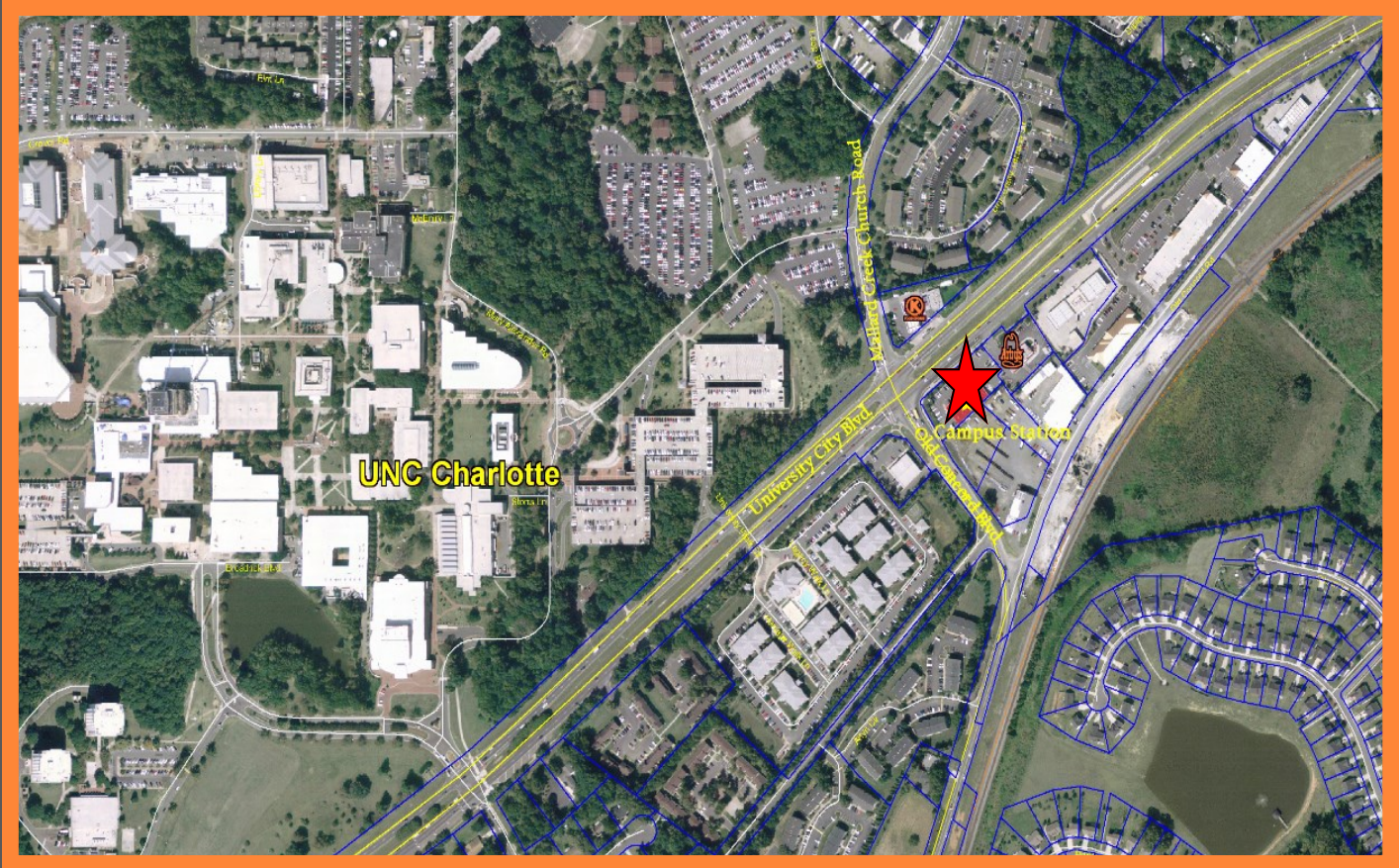
**Base Rent \$27/sf + TICAM \$6.75/sf**  
**Year 1 total monthly rent \$5,625.00**



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## 1<sup>ST</sup> FLOOR PLAN





### DEMOGRAPHIC SNAPSHOT

	<u>1mile</u>	<u>3mile</u>	<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	\$66,655	\$73,494

### TRAFFIC COUNTS

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