

Shoppes at University Place

Charlotte, North Carolina | 103,264 square feet



Shoppes at University Place is a mixed-use development ideally located in the heart of University City, Charlotte's fastest growing submarket. The center's close proximity to University Research Park (11,996 + employees,) UNC Charlotte (the fourth largest college in the state with 28,000+ students,) and Atrium Health (1,375+ employees) brings significant daytime traffic to the area and serves a trade area of over 476,000 people. Redevelopment is planned in connection with the LYNX Blue Line extension (24,000 daily riders) on N. Tryon St. and the new J.W. Clay Station which includes an 800-car parking garage. Across the lake, new EB Arrow development Water's Edge is planned for 2021 delivery and will include 260,000 s.f. commercial, 600 residential units, and 400 hotel rooms.

Leasing Contact

Shannon Dixon SDixon@castoinfo.com
919.234.6707 Direct | 919.467.8880 Office

Rich Roy RRoy@castoinfo.com
919.234.6708 Direct | 919.467.8880 Office

Kristen Dykes KDykes@castoinfo.com
919.234.6709 Direct | 919.467.8880 Office

Key Tenants

UPTOWN
CHEAPSKATE

FAMOUS  TOASTERY

chico's



Key Demographics

Population

Current Estimated Population	190,743
Projected Population (5 Years)	200,504

Households

Current Estimated Households	72,140
Projected Households (5 Years)	75,938

Income

Average Household Income	\$70,959
Household Income \$50,000+	55.8%

Median Age

5-Mile Radius

Current Estimated Population	190,743
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Households

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Income

Average Household Income	\$70,959
Household Income \$50,000+	55.8%

Median Age

33 years

Daytime Demographics

Number of Businesses	3,864
Number of Employees	100,594
Total Daytime Population	235,410

Consumer Expenditures

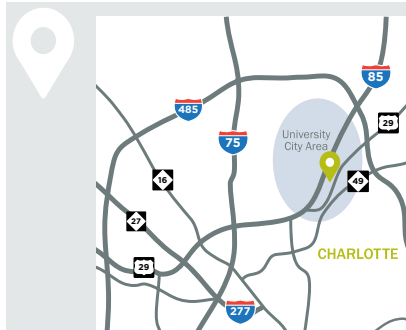
Total Retail Expenditures	\$1.9 B
Per Household per Month	\$25,788

Location

Intersection of US-29/N. Tryon Street and J.W. Clay Boulevard., Charlotte, North Carolina (35.3108772, -80.751646)
Click to navigate to Google Maps

Traffic Counts

W.T. Harris Boulevard: 64,003
US-29/Tryon Street: 11,996
I-85: 141,875



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Tenant names, building sizes and shopping center configuration are subject to change.



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Space	Tenant	Size
1000	Metro PCS	2,936 s.f.
1010	Contender eSports	2,494 s.f.
1020	Premier Grooming Lounge	1,350 s.f.
1030	Velocity Boutique	1,860 s.f.
1040	Legacy Streetwear	2,321 s.f.
1050	GameStop	1,392 s.f.
1060	Rio Body Wax	1,392 s.f.
1070	S.E.R.V. Salon	2,898 s.f.
1080	Zapata's Mexican Restaurant	4,615 s.f.
1090	AVAILABLE	7,962 s.f.
1100	A Tax Office	728 s.f.
1105	AVAILABLE	442 s.f.
1120	Charlotte Warehouse Sales	4,158 s.f.
1130	AVAILABLE	4,308 s.f.
1170	Crafty Crab	4,106 s.f.
1180	The Famous Toastery	3,040 s.f.
1200	Boardwalk Billy's	7,224 s.f.

Space	Tenant	Size
1220	Wine Vault	3,132 s.f.
1240	Fruiticup Frozen Yogurt	1,349 s.f.
1250	Ninety's Ice Cream	1,282 s.f.
1260	AVAILABLE	1,728 s.f.
1270	Gallery of Flowers	1,038 s.f.
1280	Chico's Outlet	3,500 s.f.
1290	Pro Nails	2,117 s.f.
1300	Uptown Cheapskate	4,475 s.f.
2000	AVAILABLE (Office)	764 s.f.
2010	Sage IT	1,226 s.f.
2020-2035	AVAILABLE (Office)	4,018 s.f.
2040	AVAILABLE (Office)	1,341 s.f.
2050	Personal Care Services of the Carolinas I LLC	822 s.f.
2060	Freedom Caregivers	1,051 s.f.
2070	Belk Family Center	859 s.f.
2080	Cash Back Tax Solutions	1,610 s.f.

Space	Tenant	Size
2090-2095	AVAILABLE (Office)	1,856 s.f.
2110	Dan Prichard, Attorney	746 s.f.
2120	AVAILABLE	1,336 s.f.
2130	Atmore Properties	1,051 s.f.
2140	AVAILABLE (Boardwalk)	2,447 s.f.
2145	AVAILABLE (Boardwalk)	1,601 s.f.
2160	AVAILABLE (Boardwalk)	1,728 s.f.
2170-2180	Rochelle Salon Suites	2,080 s.f.
2190	City Art Room	910 s.f.
2200	AVAILABLE (2nd Floor)	1,763 s.f.
2210	AVAILABLE (2nd Floor)	1,966 s.f.
2215	Whitney's Wittle Wonders	721 s.f.
2220	AVAILABLE (2nd Floor)	1,487 s.f.

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