



# Verde at McCullough Station

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



**Fully Leased**

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

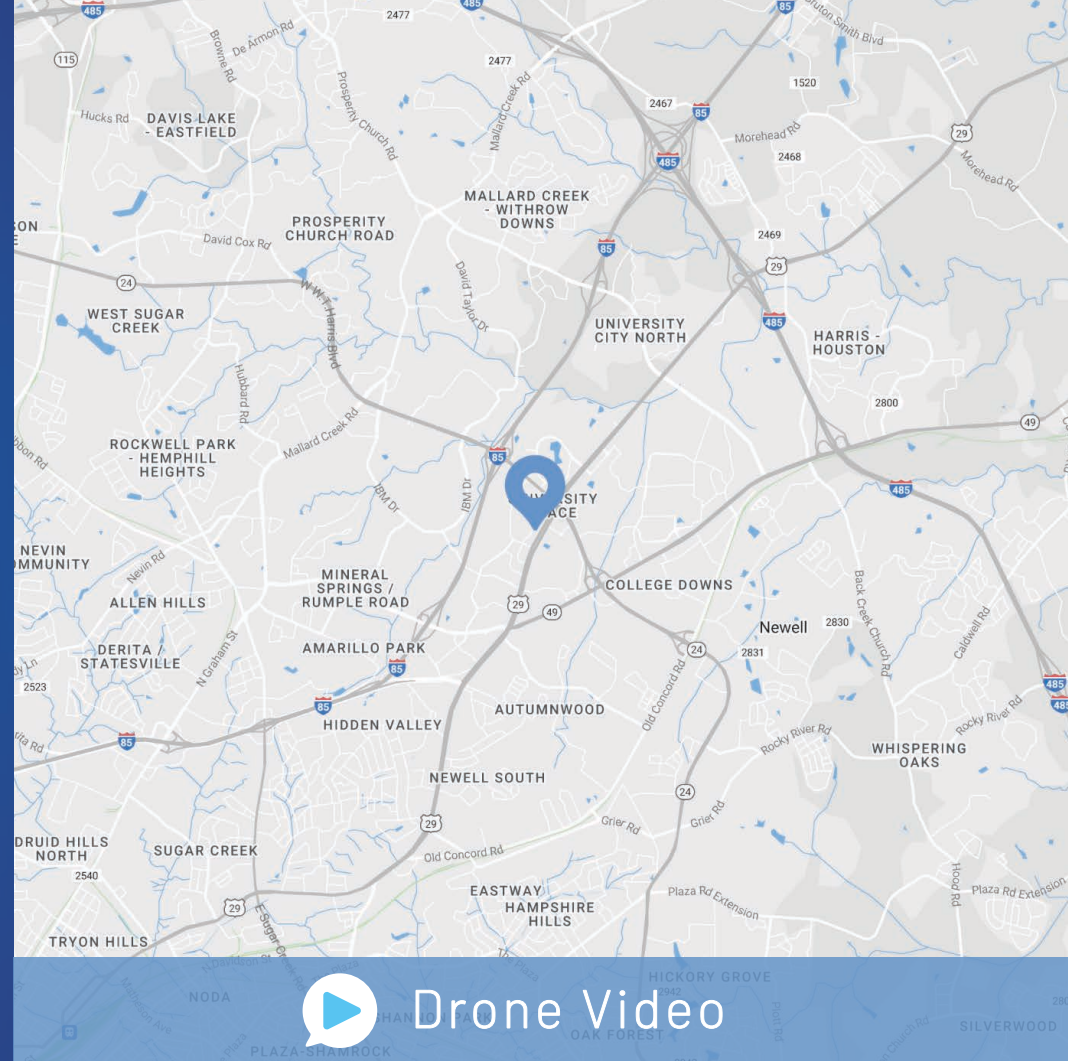
## Property Overview

# Verde at McCullough Station Fully Leased

Ground floor retail 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.

## Property Details

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



## Demographics

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

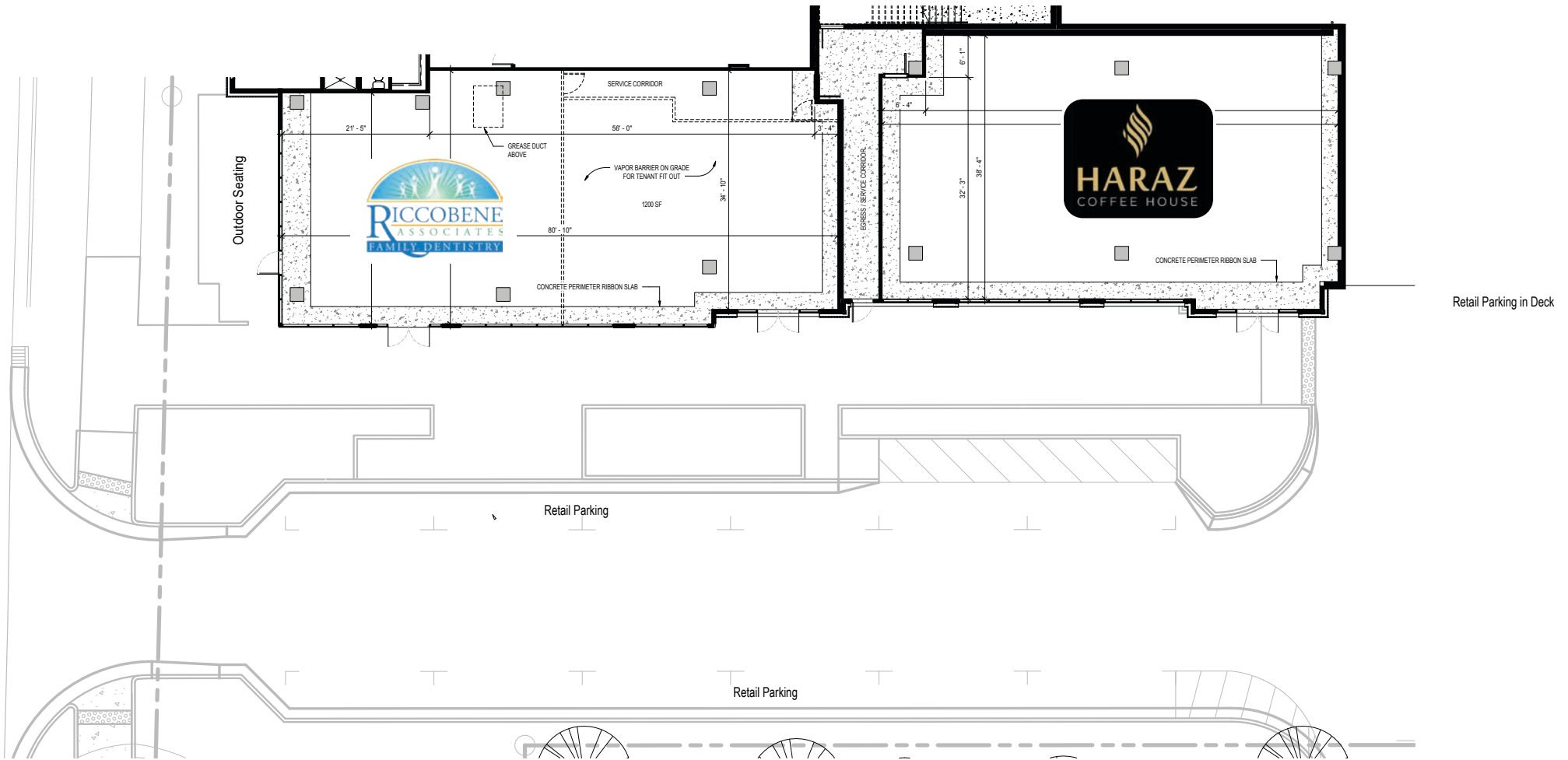


  
**HARAZ**  
COFFEE HOUSE

RICCOBENE DENTISTRY

PARKING

CLEARANCE: 10'-2"





# Market Overview





Contact for Details

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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.