

# UNIVERSITY SHOPS

8926 J.M. KEYNES DRIVE | CHARLOTTE, NC 28262

AVAILABLE FOR LEASE



## PROPERTY OVERVIEW

# UNIVERSITY SHOPS

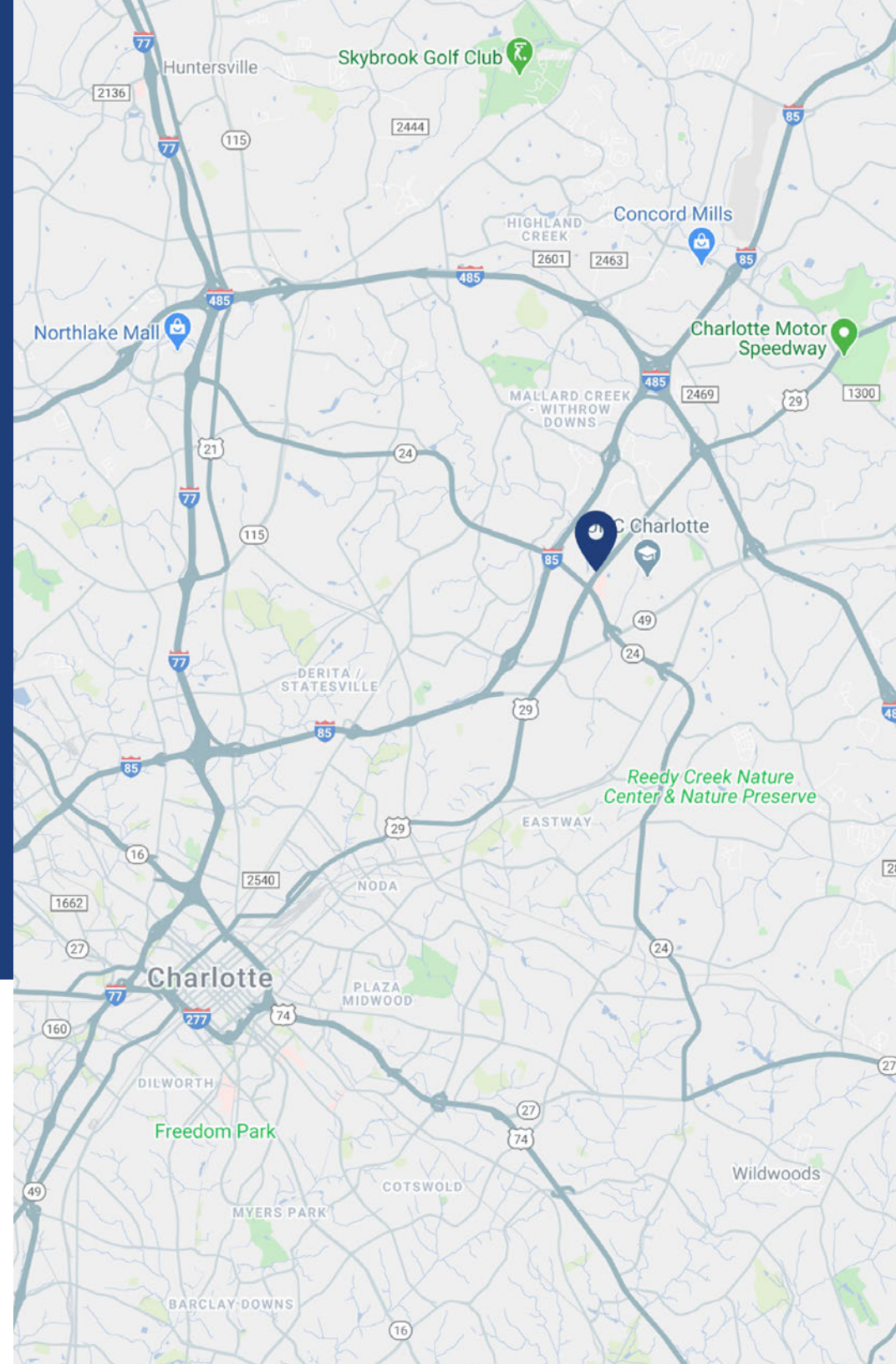
+/- 2,398 SF 2nd generation restaurant space for lease in University Shops, an outparcel within University Place. The shopping center has excellent visibility along N. Tryon Street and is surrounded by national and local tenants only 1 mile from UNC Charlotte. With high traffic counts, this multi-tenant building is an excellent opportunity in Charlotte's dynamic University area.

## PROPERTY DETAILS

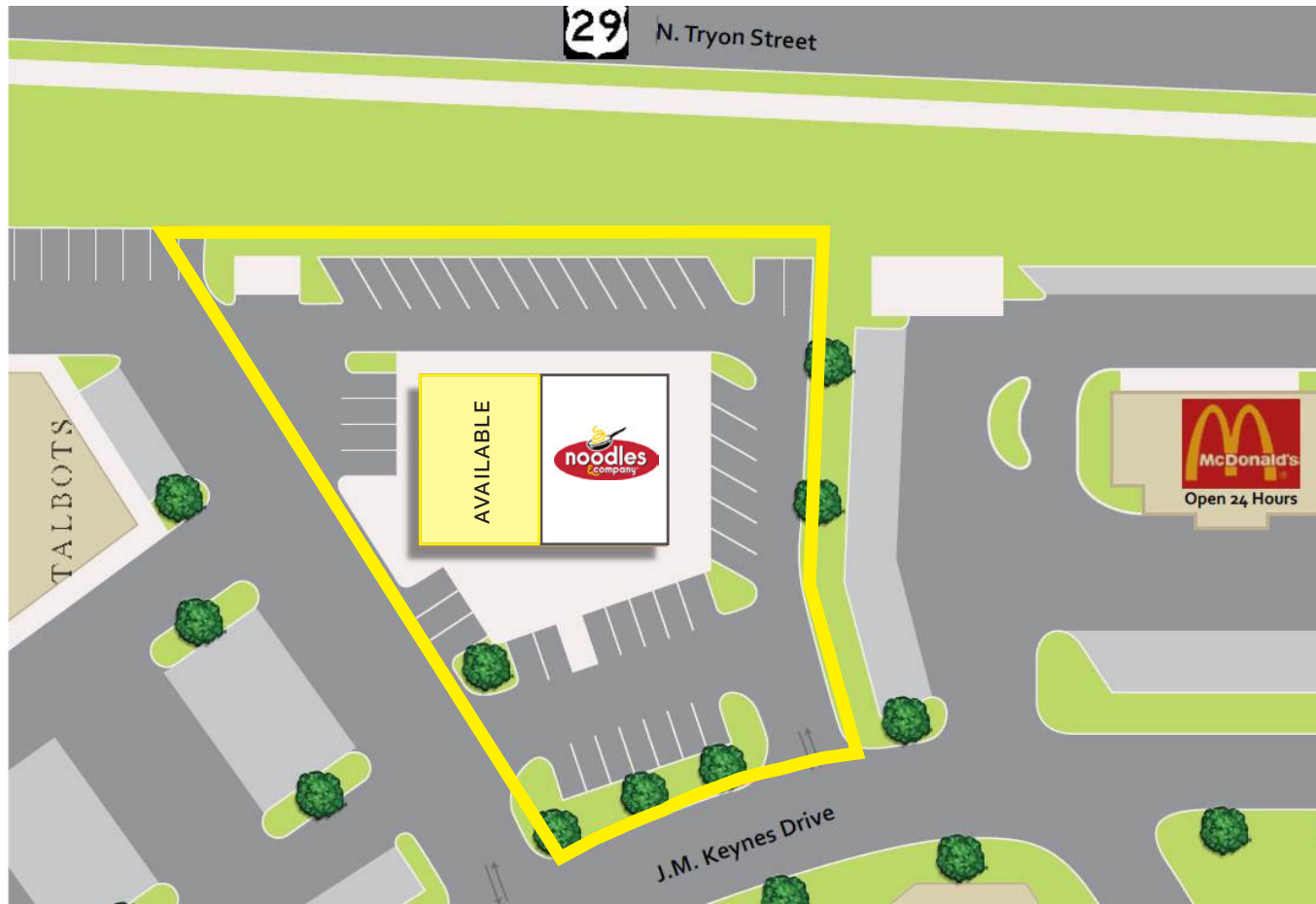
<b>Address</b>	8926 J.M. Keynes Drive   Charlotte, NC 28262
<b>Square Footage</b>	+/- 2,398 SF 2nd Gen Restaurant Available for Lease
<b>Year Built</b>	2015
<b>Use</b>	2nd Generation Restaurant
<b>Visibility</b>	Excellent visibility along N. Tryon Street
<b>Parking</b>	43 spaces (8.60:1,000 SF)
<b>Lease Rate</b>	Call for Leasing Details
<b>Traffic Counts</b>	N. Tryon Street   26,000 VPD
<b>Additional Details</b>	Located 1 mile from UNC Charlotte Less than 1 mile from I-85 via W. WT Harris Blvd.

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	5,806	82,233	189,983
<b>Avg. Household Income</b>	\$51,777	\$68,952	\$72,252
<b>Median Household Income</b>	\$38,983	\$51,918	\$54,905
<b>Households</b>	1,788	31,365	71,216
<b>Daytime Employees</b>	7,483	33,478	67,919



# SITE PLAN



TENANT ROSTER		
1	Available	2,398 SF
2	Noodles & Company	2,600 SF





## MARKET OVERVIEW

---

# UNIVERSITY CITY CHARLOTTE, NC

Home to the University of North Carolina at Charlotte and more than 20 regional offices for Fortune 500 companies, University City is a lively trade area. University City is essentially (but not officially) its own city. The neighborhood is named for one shining tenant: The University of North Carolina at Charlotte. Despite its proximity to the city, the university and its lively student culture have brought college-town spirit - not to mention fun pubs, dining hot spots and extensive retail - to the area. On football Saturdays, crowds dressed in green, white and gold pile into Jerry Richardson Stadium to cheer for the Charlotte 49ers. During the week, the neighborhood is all business. With more than 20 regional offices for Fortune 500 companies in this area, University Executive Park, University Research Park and Innovation Park employ thousands, and the completion of the LYNX Blue Line light rail extension makes access to Center City faster than ever.



# MARKET OVERVIEW





## CONTACT

---

**JOSH BEAVER**

josh@thenicholscompany.com

(704) 373-9797



## THE NICHOLS COMPANY

**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

(O) 704.373.9797

(F) 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.