



5840 University Pointe Boulevard

Charlotte, NC, 28262



Available for Sale

+/- 2.39 AC Land

Property Overview

5840 University Pointe Boulevard Available for Sale

5840 University Pointe Boulevard presents a rare 2.39 acre commercial development opportunity in Charlotte's rapidly growing University City submarket. Ideally located near UNC Charlotte, I-85, North Tryon Street, and surrounding residential and retail growth, the site offers excellent accessibility and strong long-term development potential. The property is primarily zoned B-1SCD, with minor CC and OFC overlays, allowing for a variety of neighborhood commercial or service-oriented retail uses.

Offered at an attractive price point for a quick sale, this infill opportunity is well suited for developers, investors, or owner-users seeking a strategic location within the expanding University Area. The combination of flexible zoning, surrounding growth, and convenient access makes the property an attractive opportunity for future commercial development, subject to zoning, engineering, and municipal approvals.

Property Details

Address 5840 University Pointe Blvd | Charlotte, NC 28262

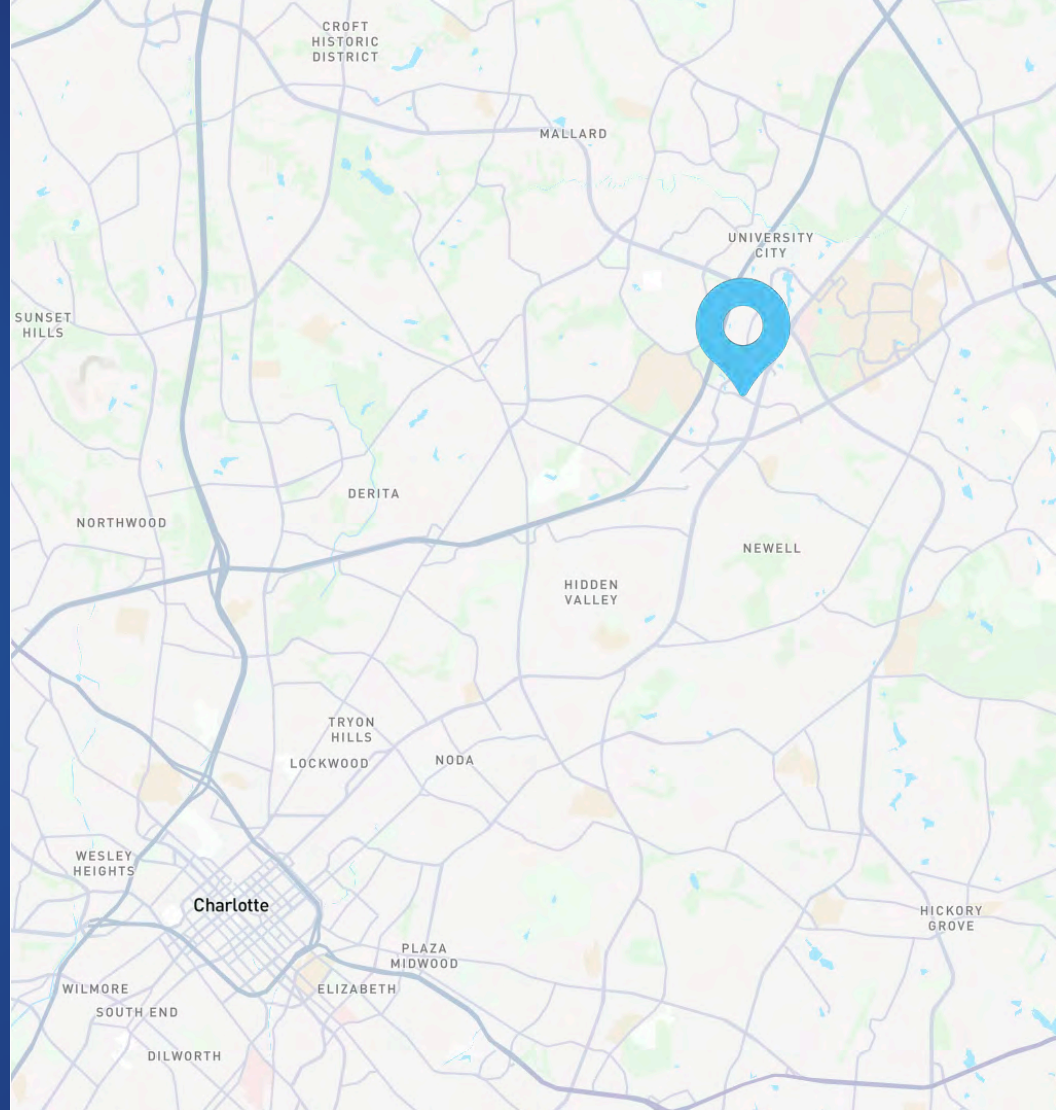
Availability +/- 2.39 AC Available for Sale

Parcel ID 04722224

Zoning B-1SCD

Traffic Counts Ikea Blvd 7,347 VPD
N Tryon St 20,204 VPD

Sale Price \$400,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	12,789	112,632	294,517
Avg. Household Income	\$118,974	\$105,037	\$116,659
Median Household Income	\$71,638	\$67,596	\$73,608
Households	5,849	50,530	131,422
Daytime Employees	4,118	44,719	194,231



CAVA FIVE GUYS
Marriott
City BARBELLUE
WELLS FARGO
McDonald's
Instagram

Chick-fil-®
HARAZ COFFEE HOUSE
Bojangles
BANK OF AMERICA

IKEA
PETSMART
HOBBY LOBBY
Marshalls

MALUZ
Jason's deli
CHIPOTE
Starbucks
ZAXBYS

Walmart
SUBWAY
golden corral

SmartStop Self Storage
TJ-maxx
OUTBACK
RACK ROOM SHOES

TOPGOLF



Site

N Tryon St



UNC CHARLOTTE



Uptown



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