



Pinnacle Point

10210 Berkeley Place Dr, Suite 150 | Charlotte, NC 28262



Fully Leased

+/- 1,945 RSF Commercial Condo in University City

Property Overview

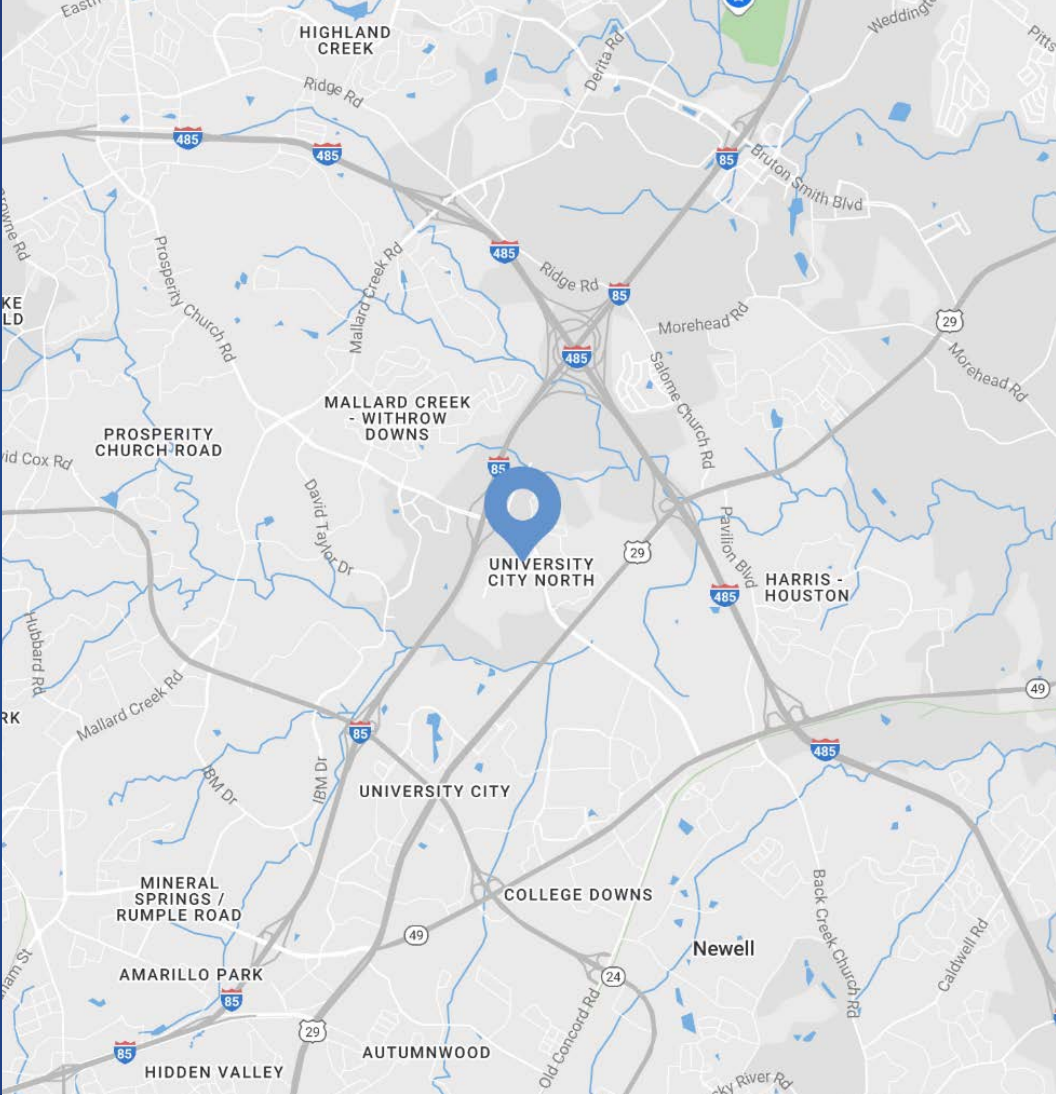
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Commercial condo available in the University City submarket of Charlotte. The inline space is suitable for a variety of uses, including retail, office, service, or medical. Excellent location next to a new Lidl grocery store off W. Mallard Creek Church Road near UNC Charlotte and within minutes of I-85. Numerous single family and multi-family residential communities surround the site and major shopping centers are only a few minutes away at University Place.

Property Details

Address	10210 Berkeley Place Drive, Suite 150 Charlotte, NC 28262
Availability	Fully Leased
Use	Retail, Office, Service, Medical
Year Built	2006
Zoning	B-D (CD)
Parking	Ample Parking 3.2/1,000 SF
Traffic Counts	W. Mallard Creek Church Road 24,000 VPD I-85 147,000 VPD
Lease Rate	Call for Leasing Details



Demographics

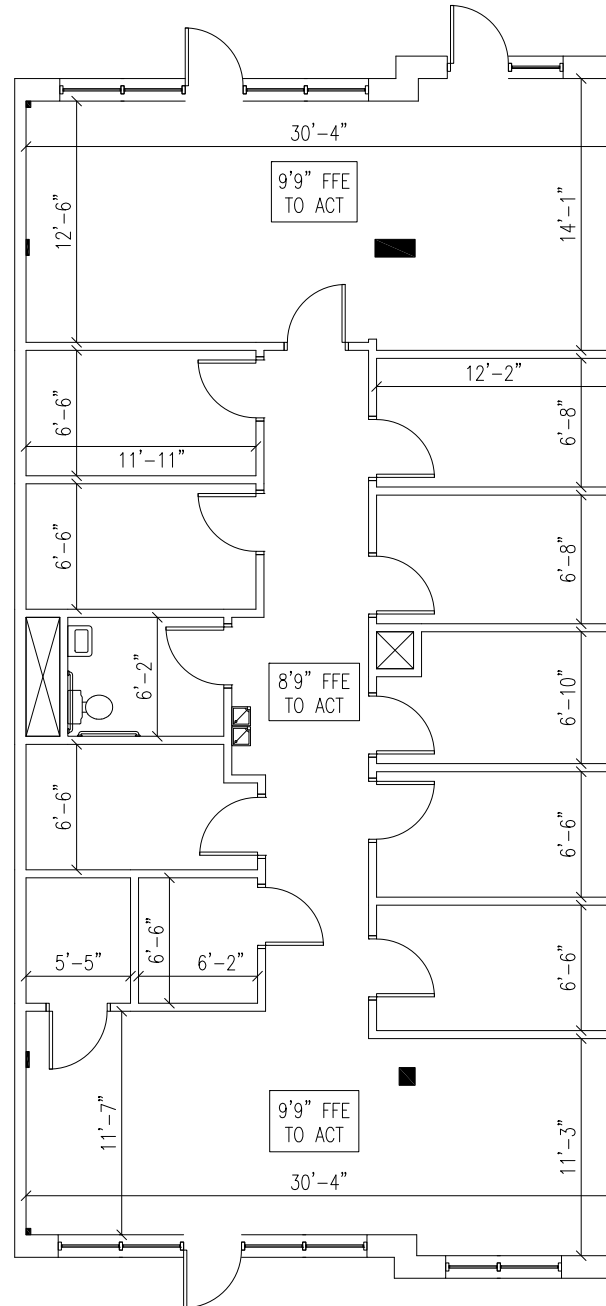
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	11,172	83,580	206,866
Avg. Household Income	\$85,519	\$91,670	\$100,507
Median Household Income	\$61,571	\$66,439	\$75,078
Households	5,121	32,688	78,393
Daytime Employees	2,669	47,461	84,905

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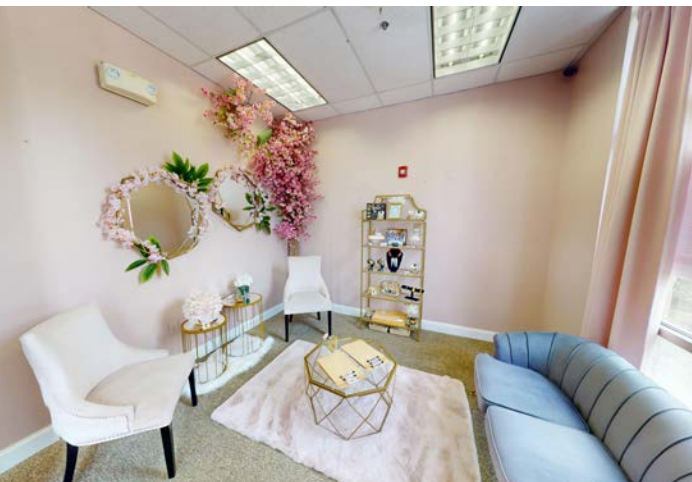
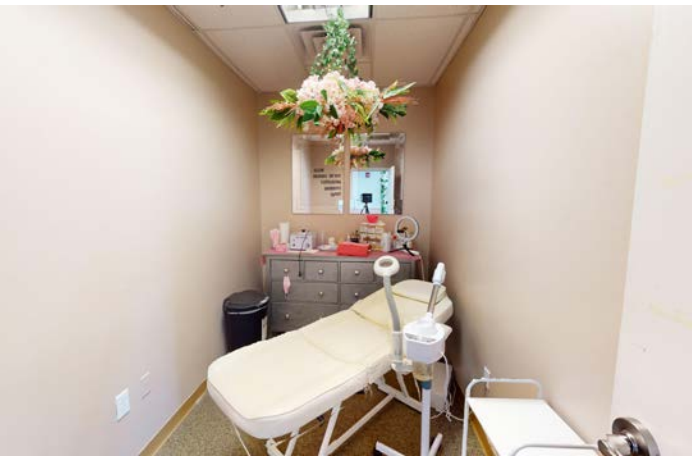
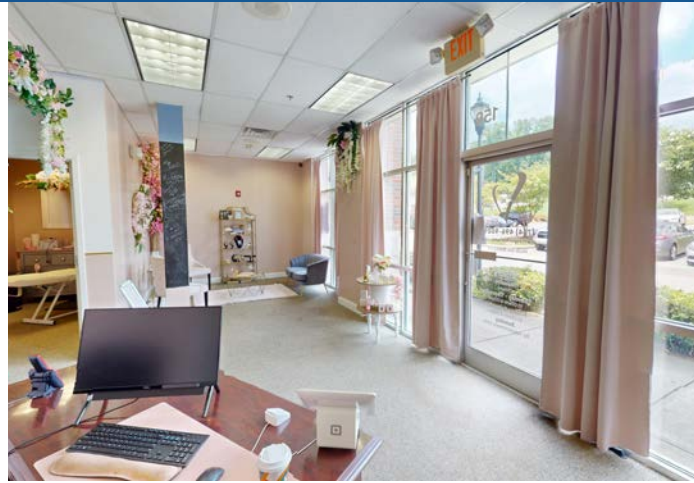
+/- 1,945 RSF

*RSF includes a core factor

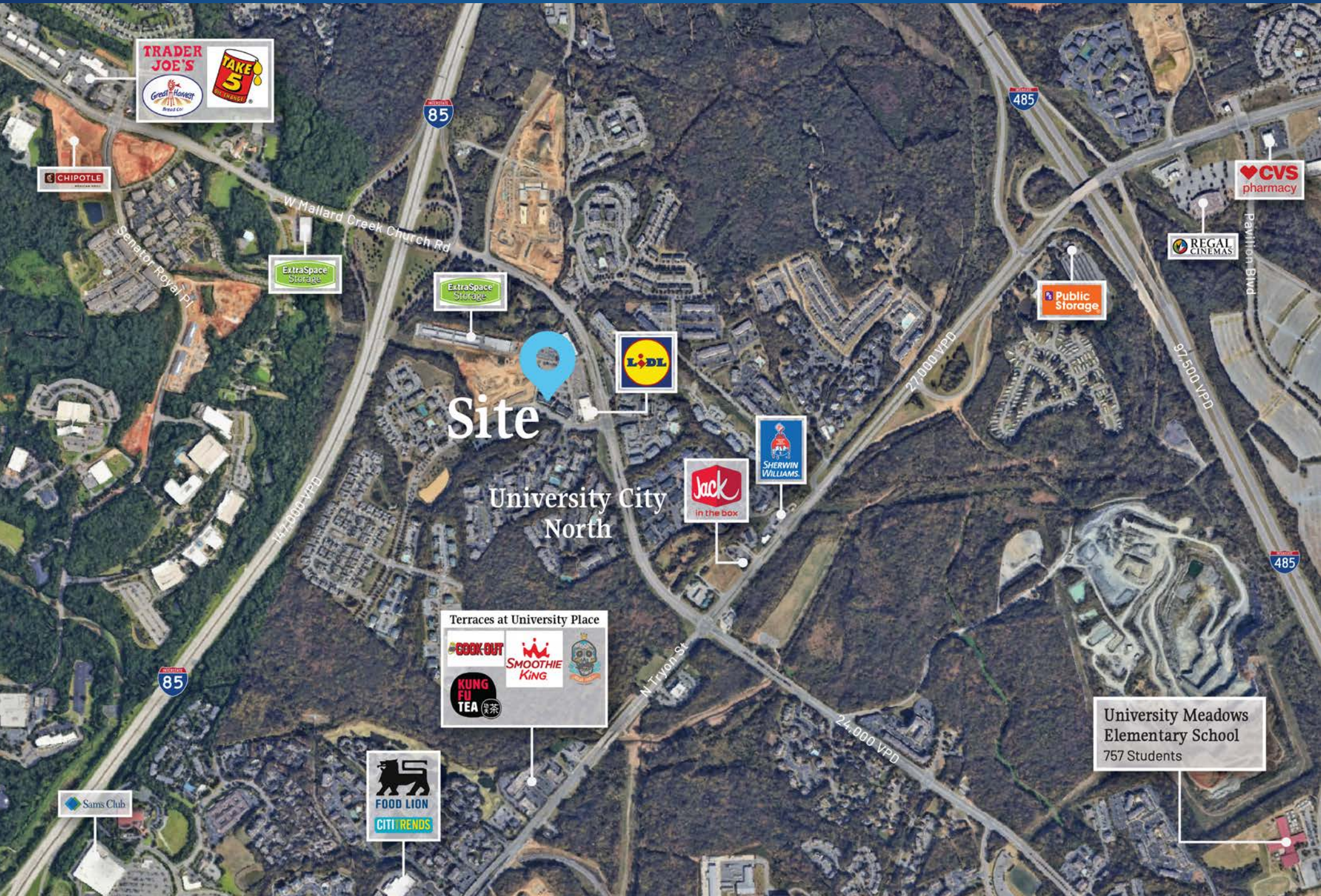
 Virtual Tour



Interior Photos



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. Despite its proximity to the Charlotte Center 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.





W Mallard Creek Church Rd



Wright Hill Rd

Berkeley Place Dr

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.