



Wexford Plaza

Charlotte, NC 28262



Available for Lease

+/- 2,700 SF Inline Retail Space

Property Overview

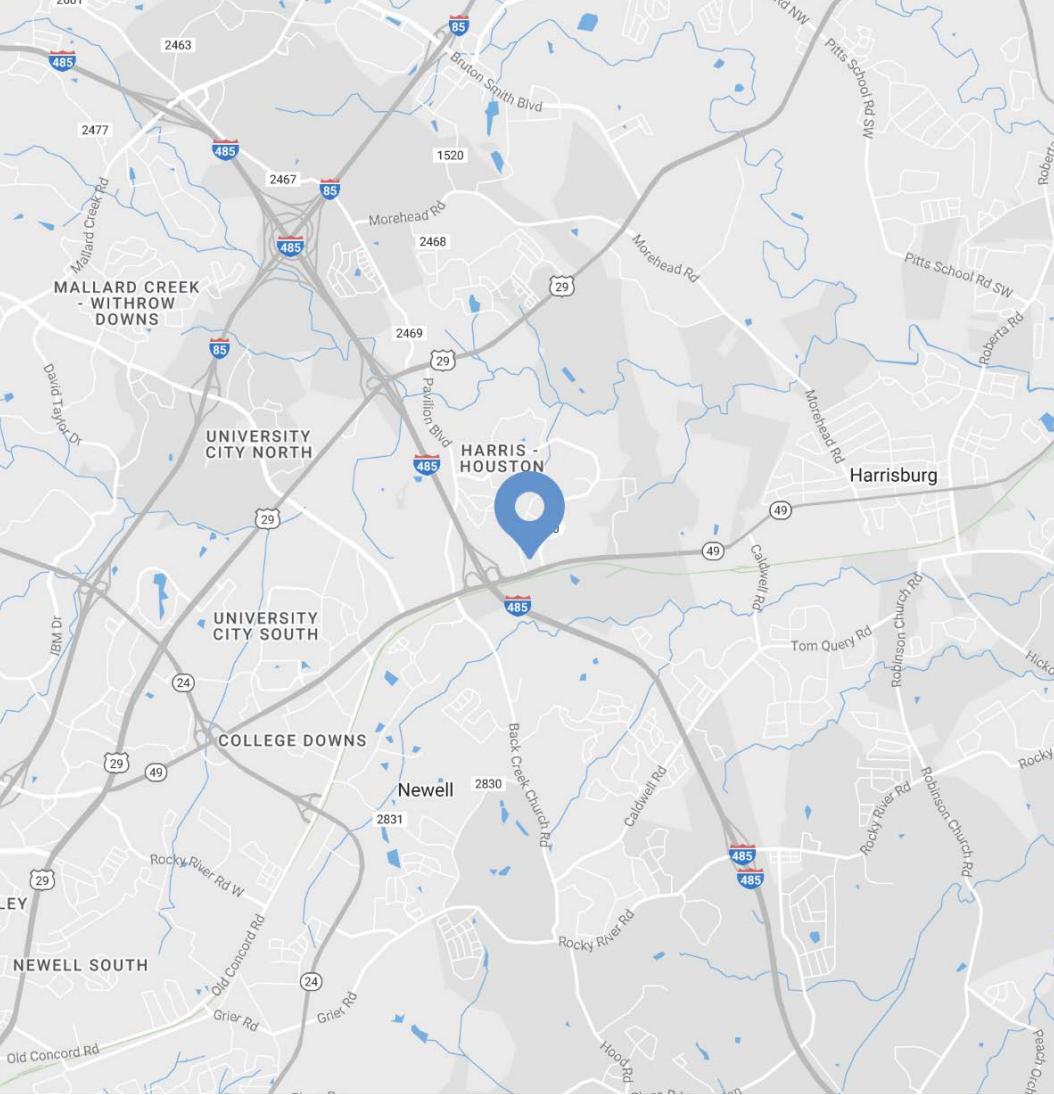
Wexford Plaza

Available for Lease

+/- 2,700 SF inline retail space available at Wexford Plaza on University City Boulevard, adjacent to I-485, less than 1.5 miles from UNC Charlotte. The center's proximity to several established retailers, combined with numerous new and existing multi-family developments, make this an ideal opportunity.

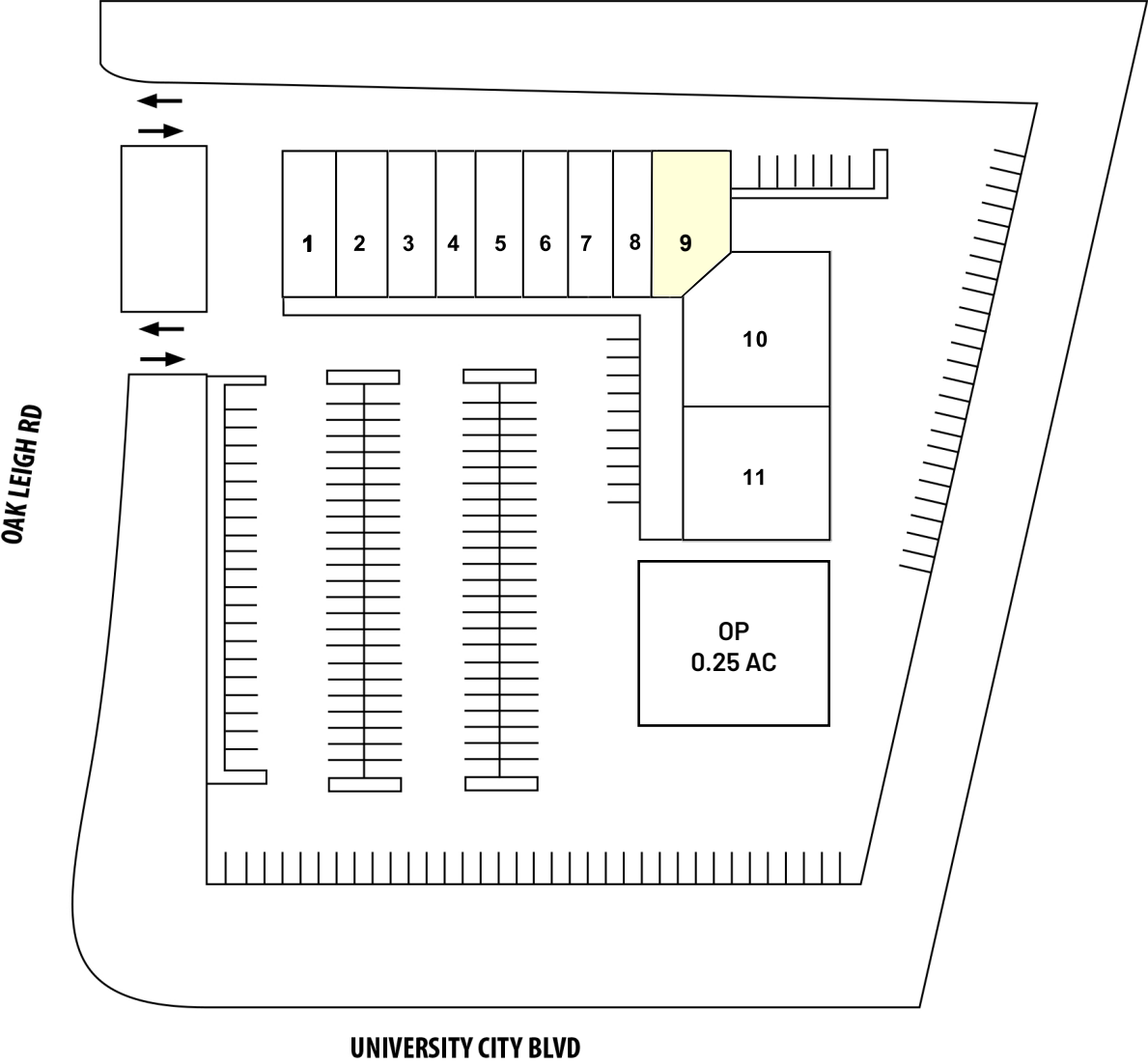
Property Details

Address	10901 University City Blvd Charlotte, NC 28262
Availability	+/- 2,700 SF Inline Retail Space Available for Lease
GLA	+/- 24,000 SF Retail Shopping Center
Zoning	B-1 (CD)
Year Built	1989
Parking	177 parking spaces
Traffic Counts	University City Blvd 38,500 VPD I-485 89,500 VPD
Pricing	Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	9,698	76,671	179,401
Avg. Household Income	\$83,772	\$98,329	\$106,269
Median Household Income	\$64,883	\$72,736	\$81,112
Households	3,899	28,753	68,196
Daytime Employees	904	19,735	61,687



Tenant Roster		
1	Leased	1,428 SF
2	KuttMasters Barber Shop	1,428 SF
3	State Farm	1,428 SF
4	Alsalam Market	1,428 SF
5	Kiya's	1,420 SF
6	Kiya's	1,420 SF
7	Leased	1,420 SF
8	Humidor & Tobacco	1,428 SF
9	Available	2,700 SF
10	Smokin' Cue	5,540 SF
11	Cici's Pizza	4,286 SF
OP	Leased	0.25 AC

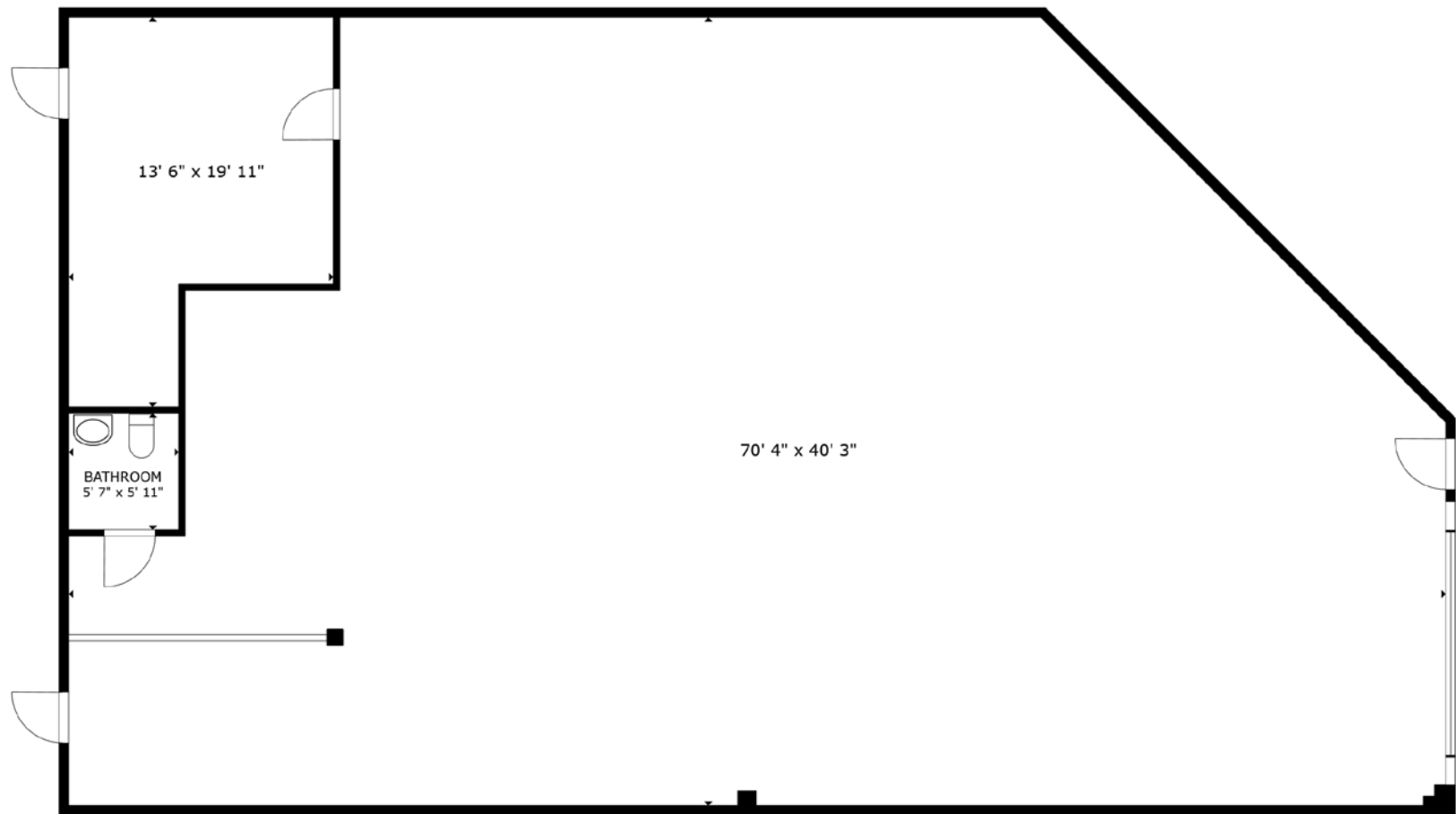


Available

Suite 9

+/- 2,700 SF

 Virtual Tour





Potential Future Retail Development Pad



Nearby Multi-Family Developments

- Circle University City
- University House Apartments
- Millennium One
- Hilton Park Apartments
- Wexford Park Apartments
- University Square Senior Apartments





Site

Back Creek Center



Neighboring Tenants

- Plato's Closet
- Family Dollar
- Monkey Joe's
- Little Caesars
- Planet Fitness
- Wrapway
- Zaytuna Halal Market
- Essence Beauty Supply
- Sam's Car Wash
- Jimmy Johns
- Goodwill
- Cici's Pizza
- Quidley's Delight
- Dunkin' Donuts
- USPS
- Hungry Howie's
- Wendy's
- Cottage
- 7-Eleven
- Smokin' Cues





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.