



5840 University Pointe Boulevard

Charlotte, NC, 28262

Available for Sale

+/- 2.39 AC Land



Property Overview

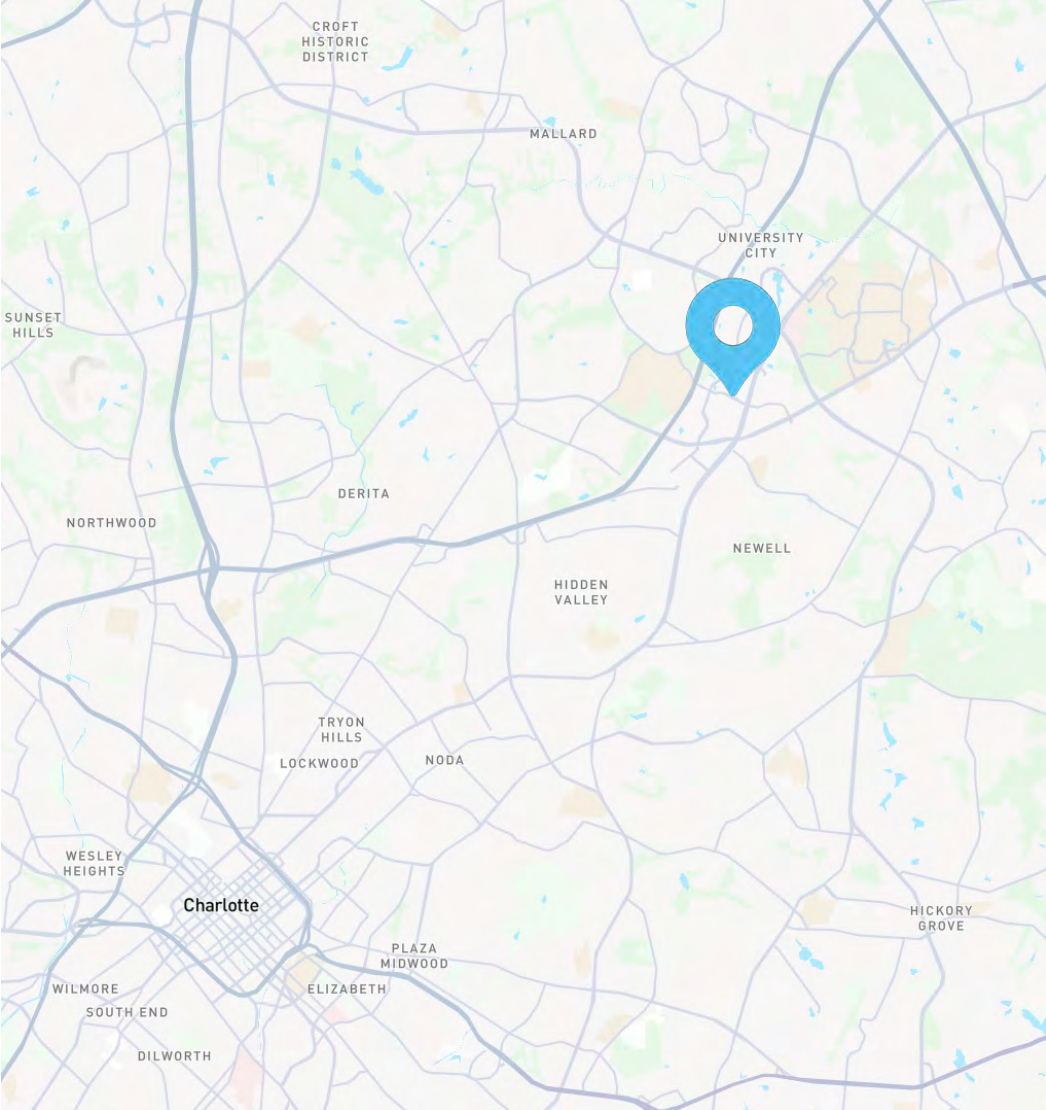
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5840 University Pointe Boulevard presents a rare 2.39 acre commercial development opportunity in Charlotte's rapidly growing University City submarket. Ideally located near UNC Charlotte, I-85, North Tryon Street, and surrounding residential and retail 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





Uptown



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