

AVAILABLE

FORMER FREESTANDING RESTAURANT

8648 JW CLAY BOULEVARD, CHARLOTTE, NC 28262

CBRE





PROPERTY OVERVIEW

PRIME RETAIL LOCATION

The subject site is located at the entrance of University Executive Park in the northeast submarket of Charlotte. The site is within walking distance to The University of North Carolina at Charlotte. Light rail has opened pulling traffic from the Uptown/South End residential markets. Site highlights include:

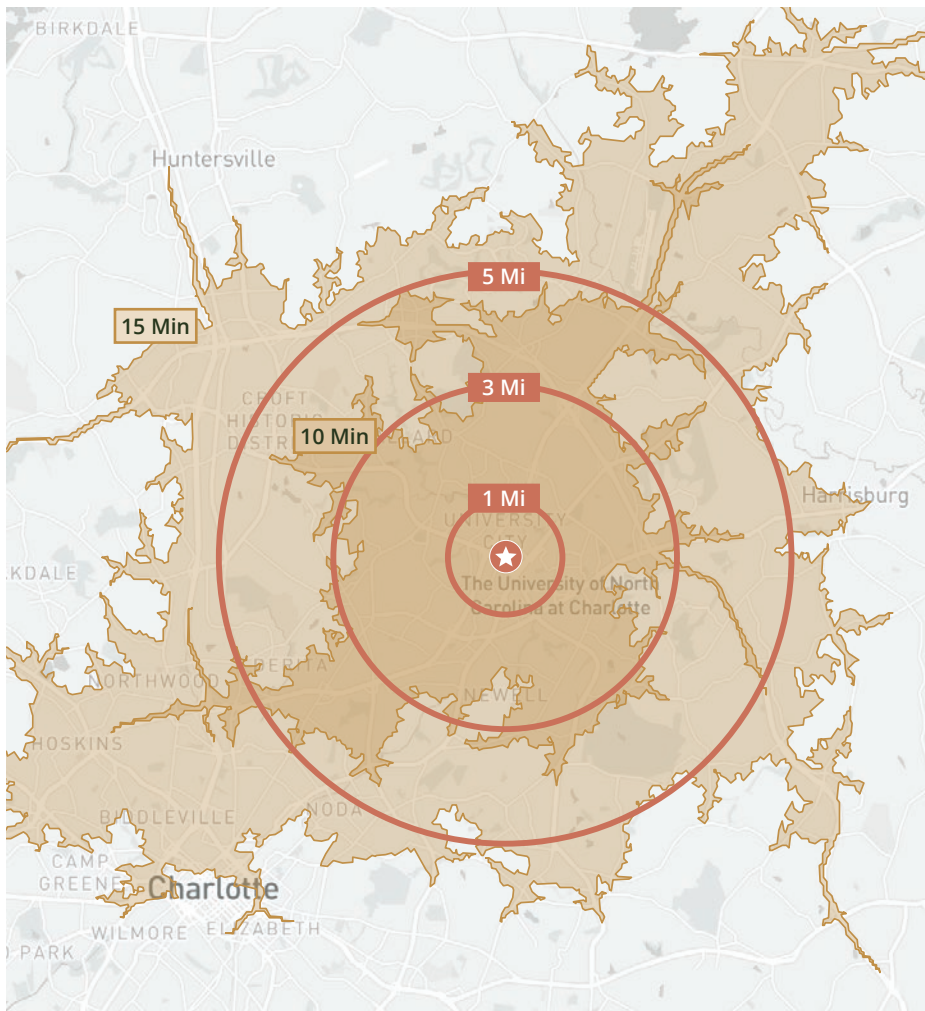
- 4,484 sq. ft. on 1.0 acres
- Built in 1995
- Parcel #04721124
- Zoning: CC
- Pylon signage
- Corner lot at a signalized intersection
- The Shoppes at University Place averages over 353,700 visitors monthly.
- Less than 20 minutes from Concord Mills and the Charlotte Motor Speedway.

PHOTOS



DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	6,883	15,777	\$62,538	3,393	29.8
3 Miles	100,043	100,576	\$66,577	39,270	29.8
5 Miles	222,895	216,092	\$71,639	86,190	32.7
5 Minutes	19,514	33,314	\$66,600	9,469	30.0
10 Minutes	162,863	170,531	\$69,996	64,723	31.8
15 Minutes	428,087	451,990	\$77,812	174,042	34.0



BUSINESSES (3 MI)

- 3,151

EMPLOYEES (3 MI)

- 36,779

MAJOR EMPLOYERS

- Atrium Health
- Wells Fargo
- Bank of America

MAJOR TRAFFIC GENERATORS

- The Shoppes at University Place
- Belgate Shopping Center
- The Commons at Chancellor Park

AREA HOTELS

- 21 Hotels / 2,882 Rooms

TRADE AREA



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