

Highway 49 Plaza

10039 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262



Retail / Medical / Office

FOR

| Lease

SIZE

| 1,221 SF

PRICE

| Call for pricing



Overview

One space available:

Suite I: 1,221 SF

Great visibility & signage opportunity

Plenty of surface parking 121 spaces

Near UNC Charlotte and student housing

Zoning B-1

No more restaurants can be added at this time

Retail/Medical/Office
Available for Lease



Rebecca Herron
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2400 South Boulevard | Suite 300
Charlotte, NC 28203

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Property Overview

Demographics

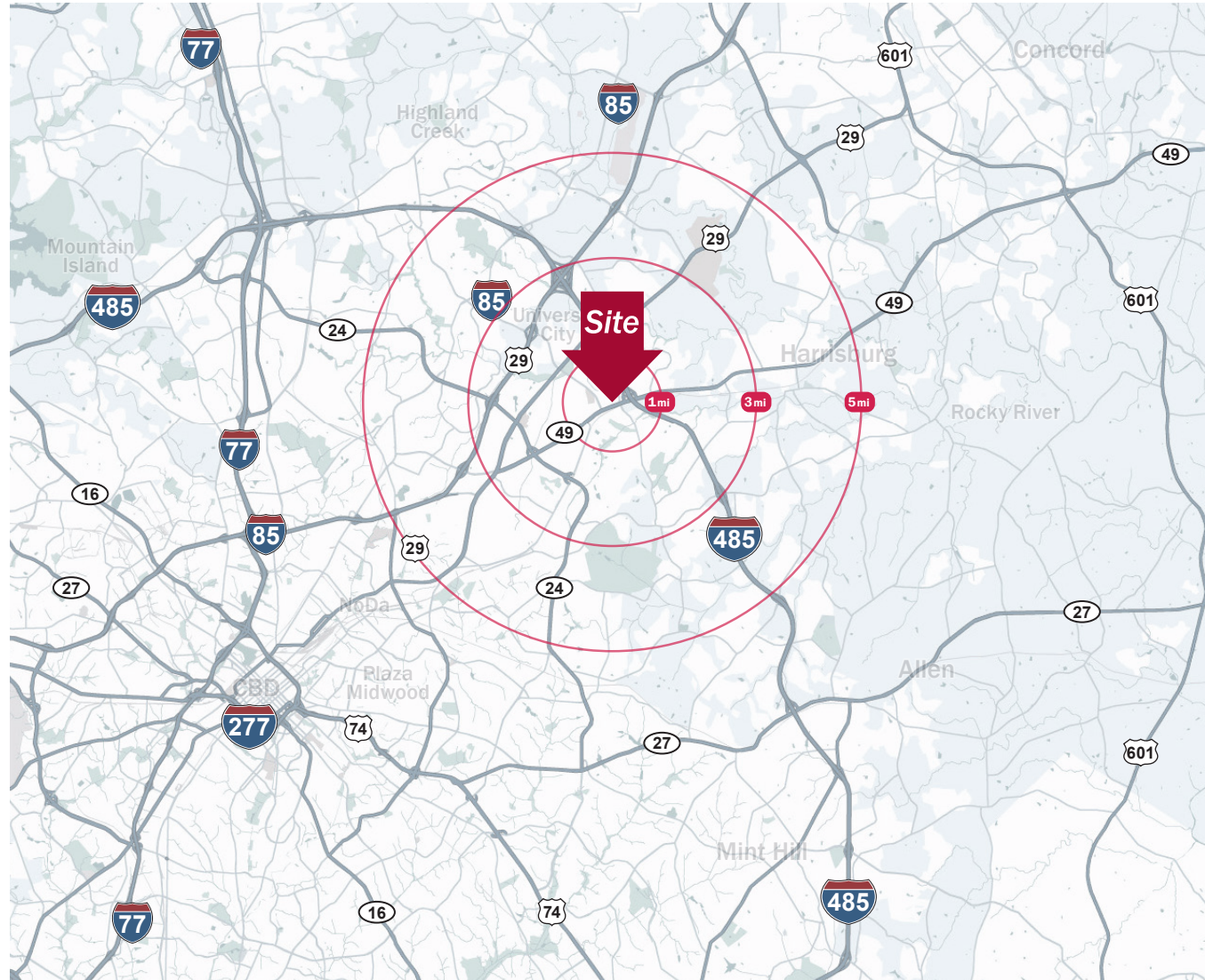
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	17,314	80,249	190,259
Growth Rate	0.86%	2.53%	2.24%
Avg. HH Income	\$59,080	\$92,393	\$98,596

Traffic Count

Source: NCDOT

	AADT
University City Blvd	42,000 (2022)
E. Mallard Creek Church Rd	12,500 (2022)



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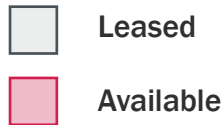
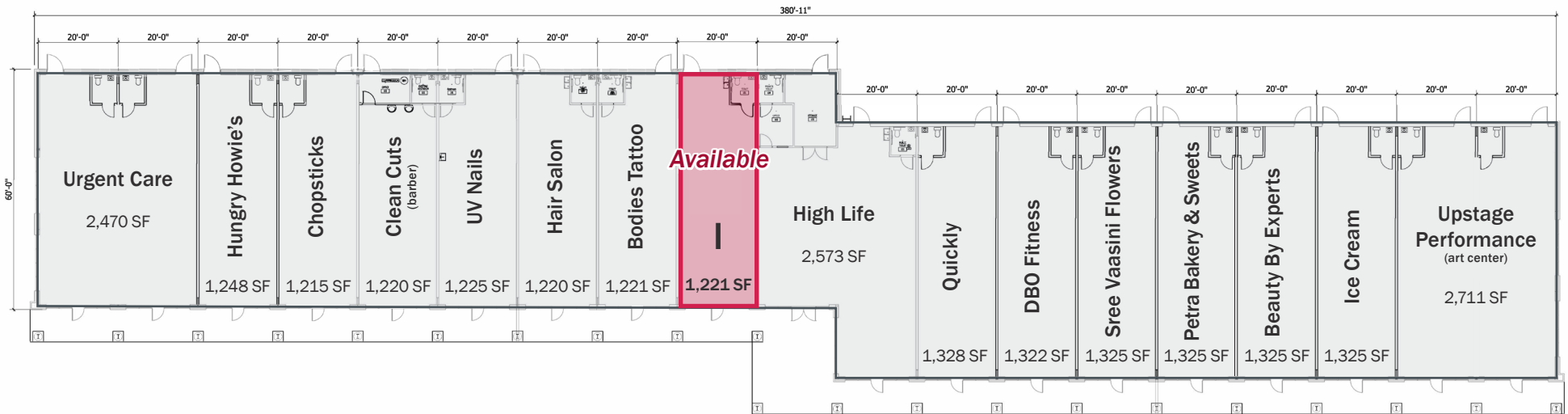
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Site Plan

Parking Lot



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Market Aerial



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Property Photos: Suite I



Main Area



Back Area



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Medical | Industrial | Retail | Land | Investment | Office

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