

The Commons at Chancellor Park

Charlotte-Concord-Gastonia, NC-SC

35.2955, -80.7493

8101 University City Boulevard | Charlotte, NC 28213



Center Size: 348,604 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 10,446 | 90,587 | 217,570 |
| | 3,822 | 33,916 | 82,665 |
| | \$58,402 | \$66,022 | \$73,073 |

Power retail center located in the dominant retail corridor of Charlotte's University City submarket, drawing an estimated 8,600 visits/day and 3.1M+ visits/year (based on Creditell)

Close proximity to the 847-bed Carolinas Medical Center and the University of North Carolina at Charlotte with 30,000+ students

Commercial retail space surrounded by a dense population of 90,000+ within a 3-mile radius

Highly visible commercial center on University City Blvd from 54,000+ vehicles daily with convenient access to I-85

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Available Space

| | |
|------|-----------|
| 0007 | 6,137 SF |
| 0009 | 35,115 SF |
| 0010 | 5,637 SF |

Pad Opportunities

| | |
|-----------|--------|
| PAD A Pad | 0 SF/0 |
|-----------|--------|

Current Retailers

| | | |
|---------|--------------------------------|------------|
| N.A.P. | Target | 119,152 SF |
| N.A.P.1 | IKEA | 252,881 SF |
| N.A.P.2 | Walmart | 178,218 SF |
| N.A.P.3 | McDonald's | 0 SF |
| N.A.P.4 | Ishi Japanese | 0 SF |
| N.A.P.5 | NC Tavern | 0 SF |
| 0001A | Dollar Tree | 10,200 SF |
| 0001B | Value City Furniture | 52,624 SF |
| 0001C | Gabe's | 61,082 SF |
| 0002 | Patel Brothers | 24,500 SF |
| 0003 | My Bella Nails Bar | 3,000 SF |
| 0004 | Honest Indian Restaurant | 3,000 SF |
| 0005 | The Home Depot | 105,630 SF |
| 0006 | Big Air Trampoline Park | 30,090 SF |
| 0008 | Tokyo Grill and Supreme Buffet | 11,589 SF |

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