

Highway 49 Plaza

10039 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262



Retail / Medical / Office

FOR

Lease

SIZE

1,325 SF

PRICE

Call for pricing



Overview

\$26 psf NNN / \$3.00 TICAM

Zoning B-1

Plenty of surface parking 121 spaces

Great visibility & signage opportunity

Near UNC Charlotte and student housing

Suite O available: 1,325 SF

No more restaurants can be added at this time

Retail/Medical/Office Available for Lease



Rebecca Herron
Director of Office & Industrial

(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Highway 49 Plaza

10039 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262

Property Overview

Demographics

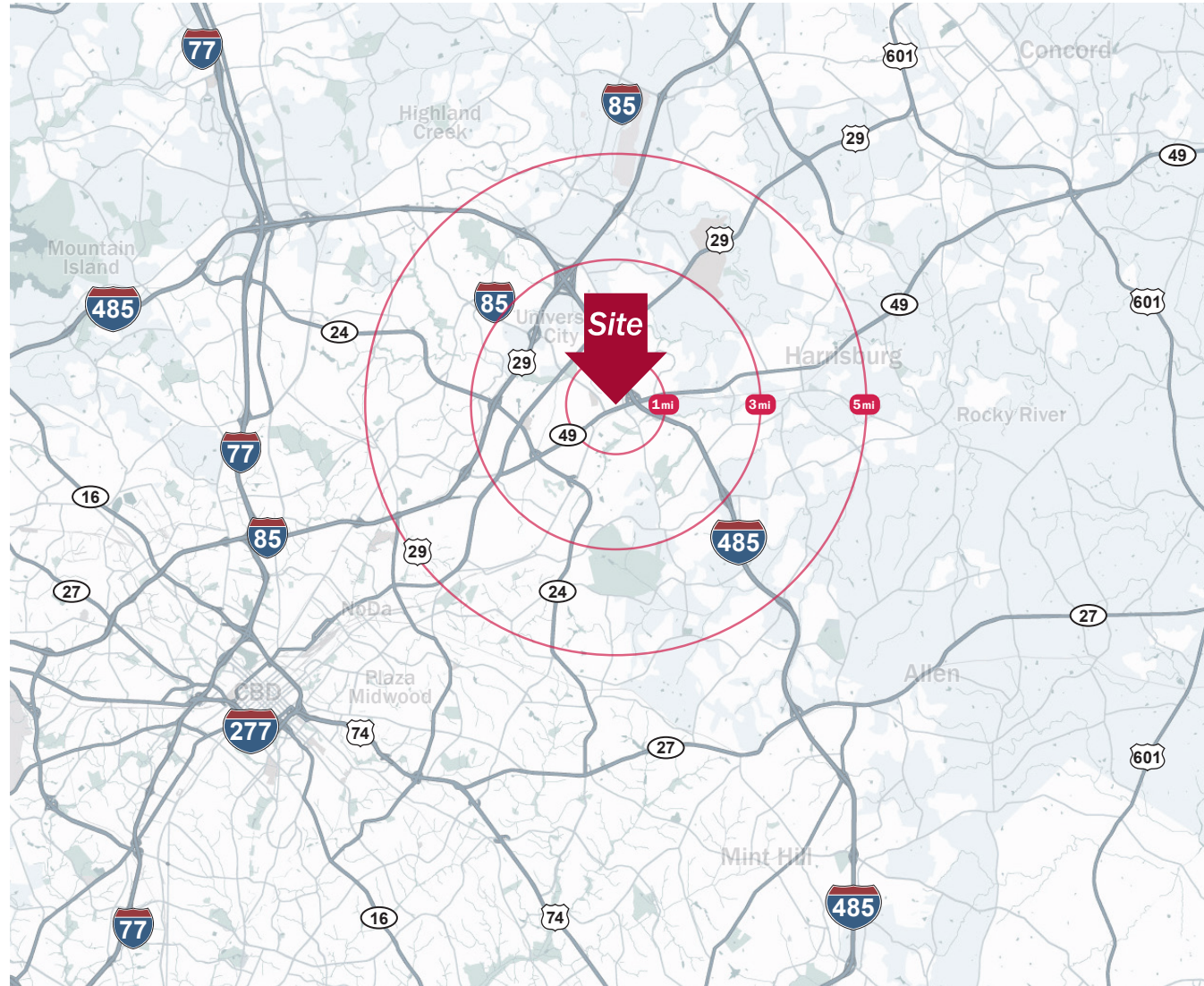
Source: Esri® 2024

	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)



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

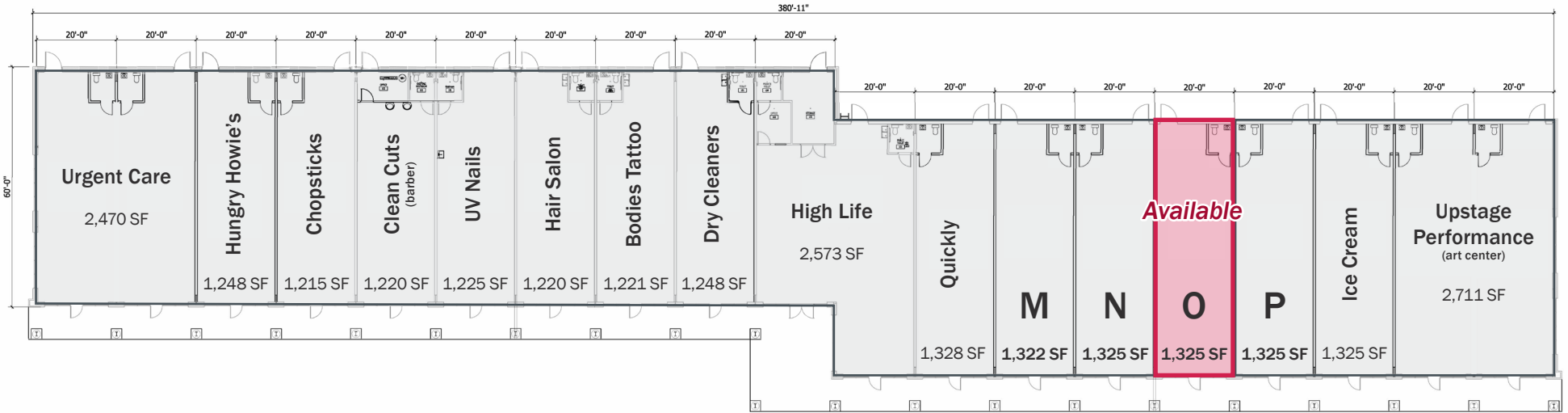
2400 South Boulevard | Suite 300
Charlotte, NC 28203



mpvre.com

Highway 49 Plaza

10039 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262

Site Plan



-  Leased
-  Available



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Highway 49 Plaza

10039 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262

Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Highway 49 Plaza

10039 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262

Market Aerial



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

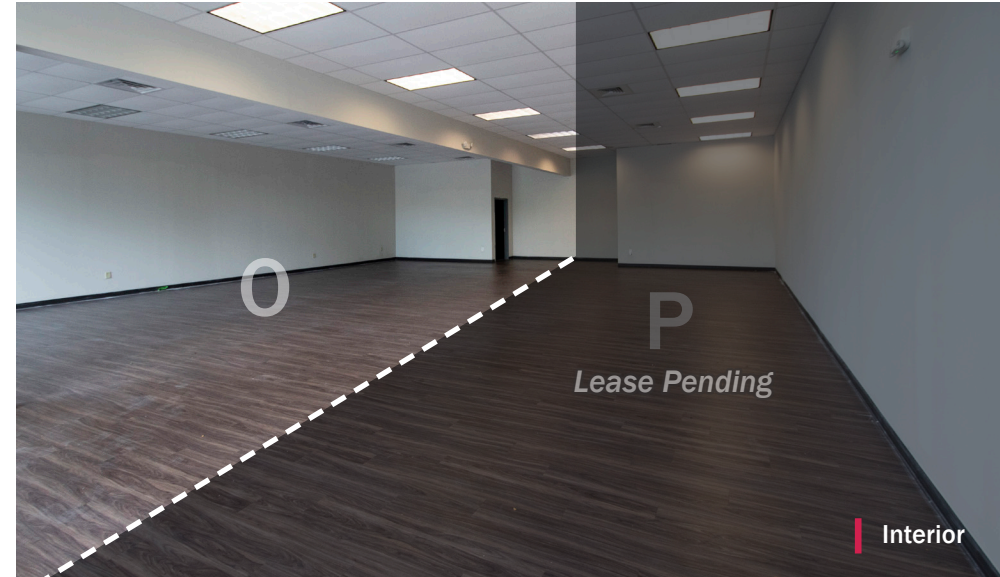
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Highway 49 Plaza

10039 UNIVERSITY CITY BLVD, CHARLOTTE, NC 28262

Property Photos



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com