

# +/-0.76 ACRE FOR SALE

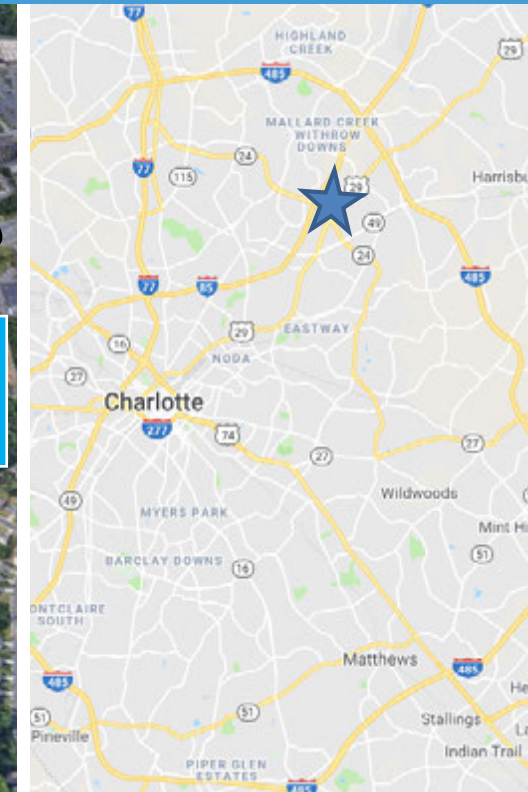
NEAR THE CORNER OF N. TRYON & UNIVERSITY CITY BLVD, CHARLOTTE, NC

LAND FOR SALE

# NS New South Properties

NEWSOUTHPROP.COM

## UNIVERSITY LAND FOR SALE



### PROPERTY INFORMATION

- Less than a half mile from the University City Blvd Blue Line Extension Stop
- Close proximity to Ikea with 1.7M annual visitors and University Top Golf Site
- Zoned TOD-CC, **maximum** number of parking spaces is 4/1,000 SF; many commercial uses do **not** have a minimum requirement
- Less than a mile and a half from UNC Charlotte, third largest university in NC with over 29,000 students
- Call for pricing

- Full access from Sanctuary Place on to University City Blvd.
- Immediately in front of 205 unit student housing development and adjacent to +/-723 bed future student housing development

### DEMOGRAPHICS

	<b>POPULATION</b>		<b>AVG. HH INCOME</b>		<b>DAYTIME EMPLOYEES</b>
	1 Mile: 4,826		1 Mile: \$47,675		1 Mile: 8,443
	3 Miles: 85,470		3 Miles: \$57,781		3 Miles: 62,467
	5 Miles: 215,842		5 Miles: \$67,395		5 Miles: 130,928

### BROKER CONTACT

**DALE HALL**  
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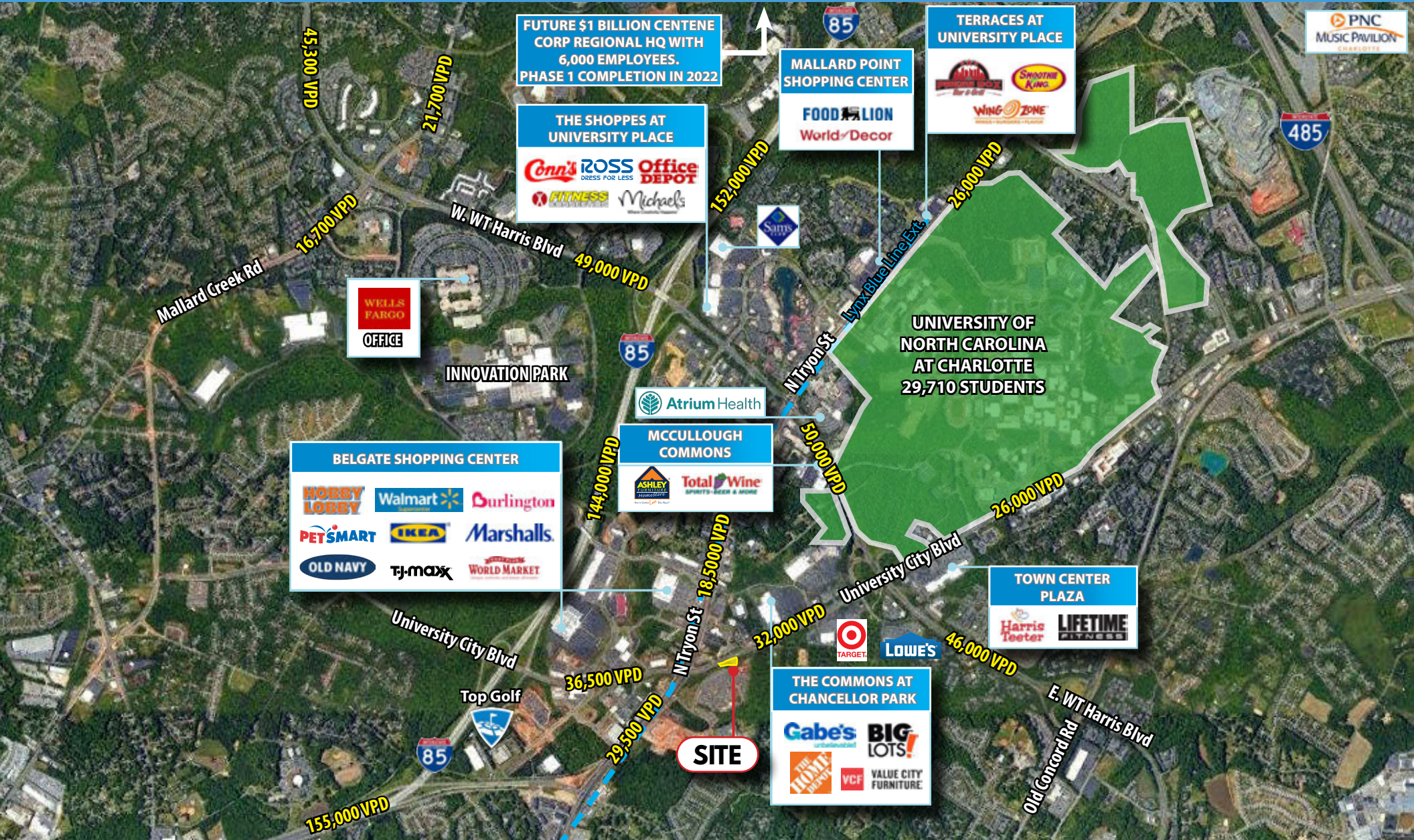
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RETAIL AERIAL

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AREA AERIAL



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