

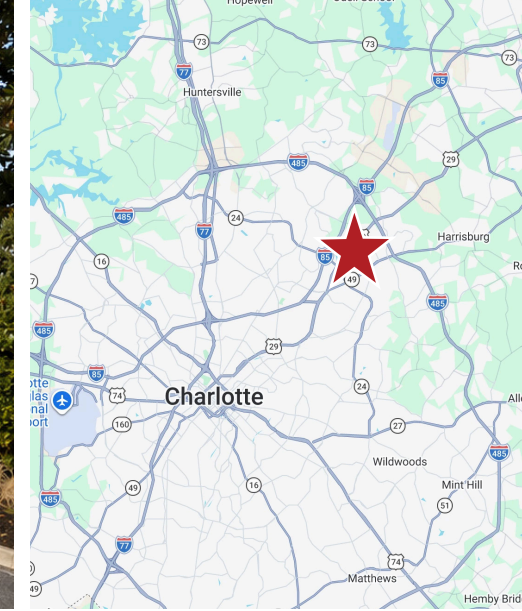
2ND GEN RESTAURANT SPACE AVAILABLE

FORMER PANERA BREAD | 9321 JW Clay Blvd, Charlotte, NC 28262

FOR SALE OR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 5,006 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE (EXISTING DRIVE-THRU IN PLACE)



PROPERTY INFORMATION:

- Zoning: TOD-CC
- Turnkey 2nd Generation Restaurant Opportunity
- Existing Drive-Thru Infrastructure
- ± 5,006 SF on 1.44 Acres
- Positioned across the street from the University Of North Carolina at Charlotte
- High-Traffic University City Location
- Easy Access to I-77, I-85 & I-485
- Minutes from UNC Charlotte & LYNX Blue Line
- Ideal for QSR, Fast Casual, or Full-Service Concepts
- **CALL BROKERS FOR PRICING**

DEMOGRAPHICS (2025):



POPULATION

1 Mile: 12,995
3 Miles: 101,048
5 Miles: 220,289



AVG. HH INCOME

1 Mile: \$82,549
3 Miles: \$102,395
5 Miles: \$107,379



DAYTIME EMPLOYEES

1 Mile: 6,442
3 Miles: 28,606
5 Miles: 63,266

BBROKER CONTACT:

JOHN CALHOUN

704.927.2883

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MACLAIN HUGO

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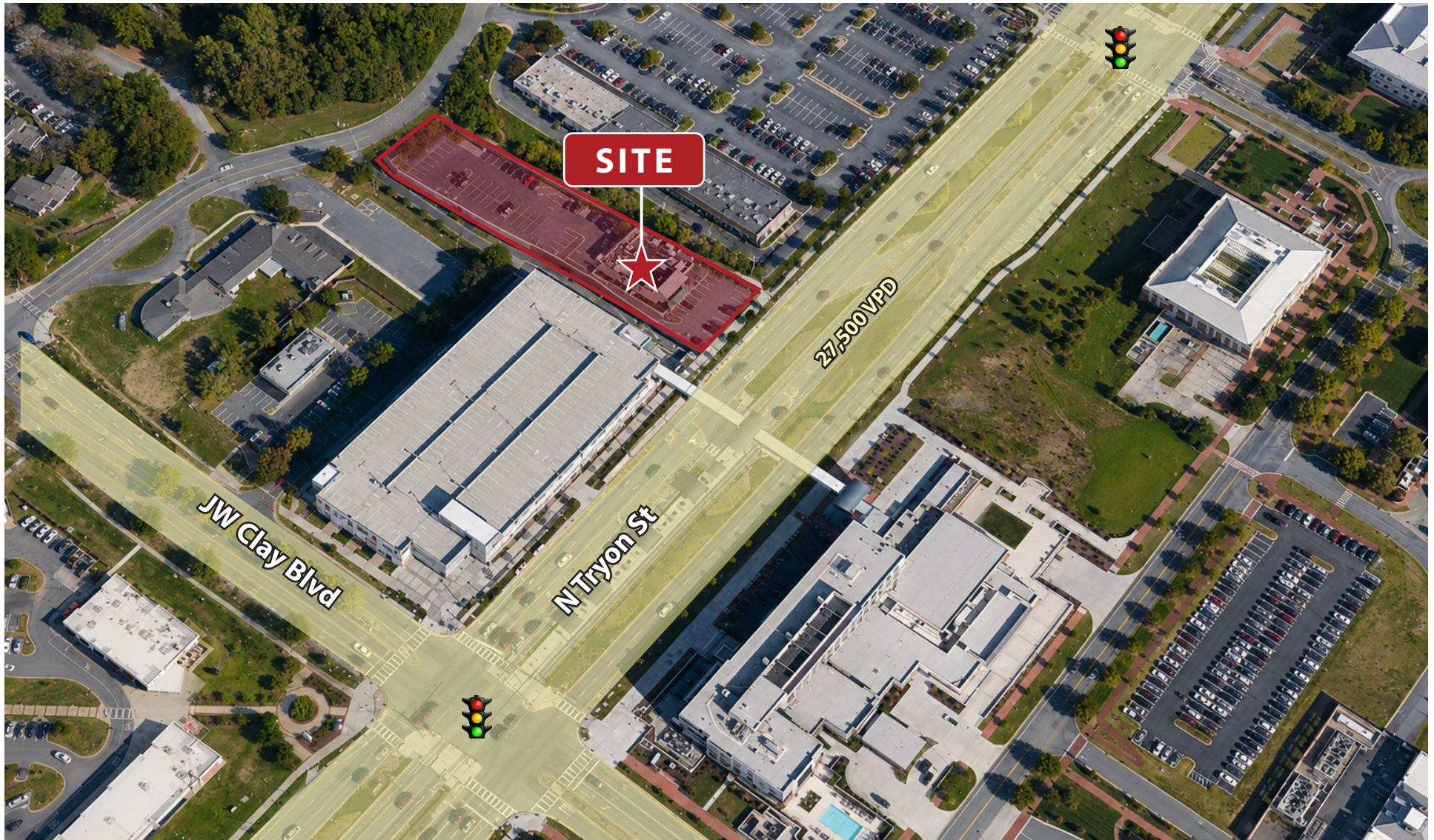
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SITE AERIAL

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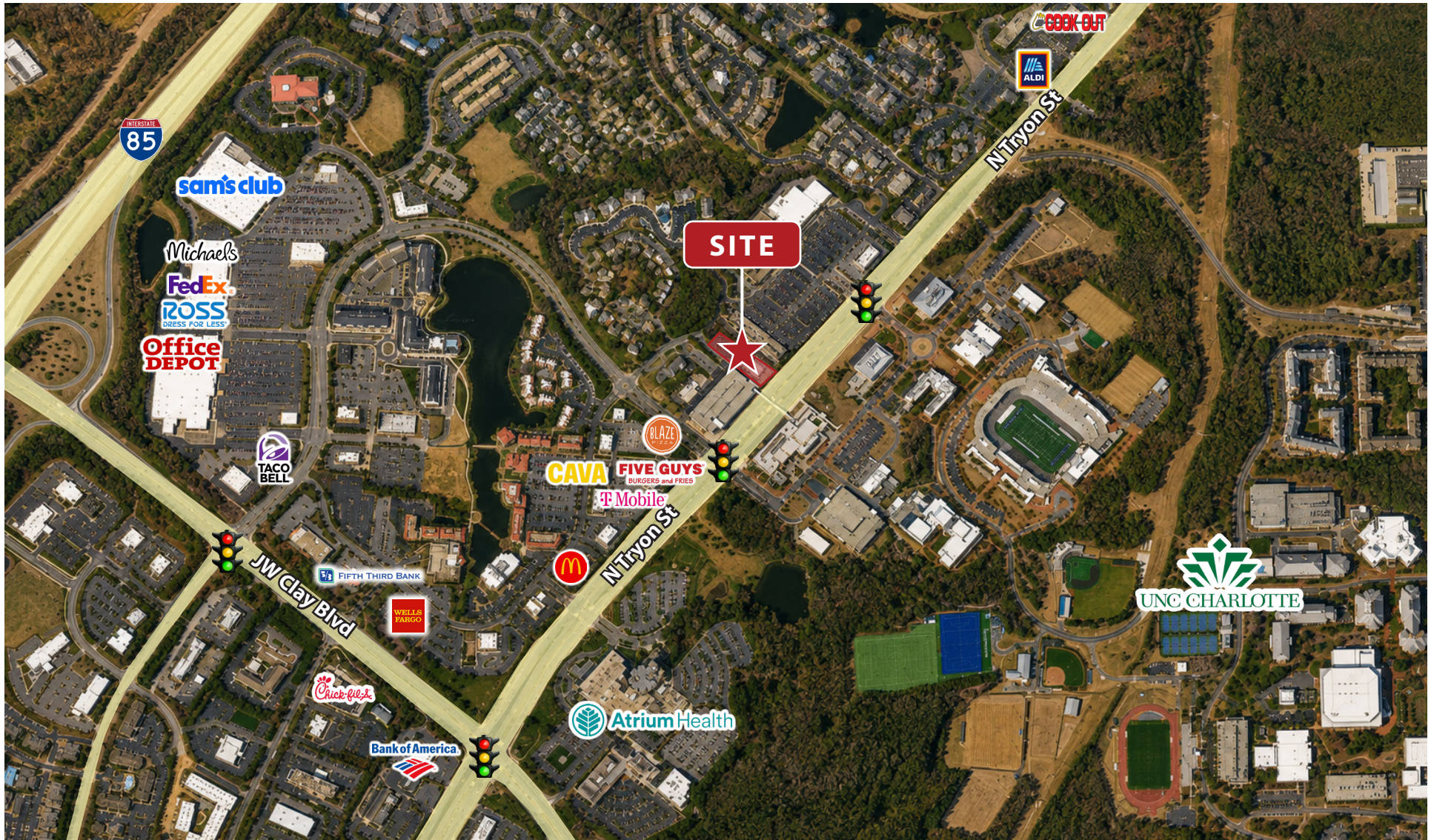
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CORRIDOR AERIAL

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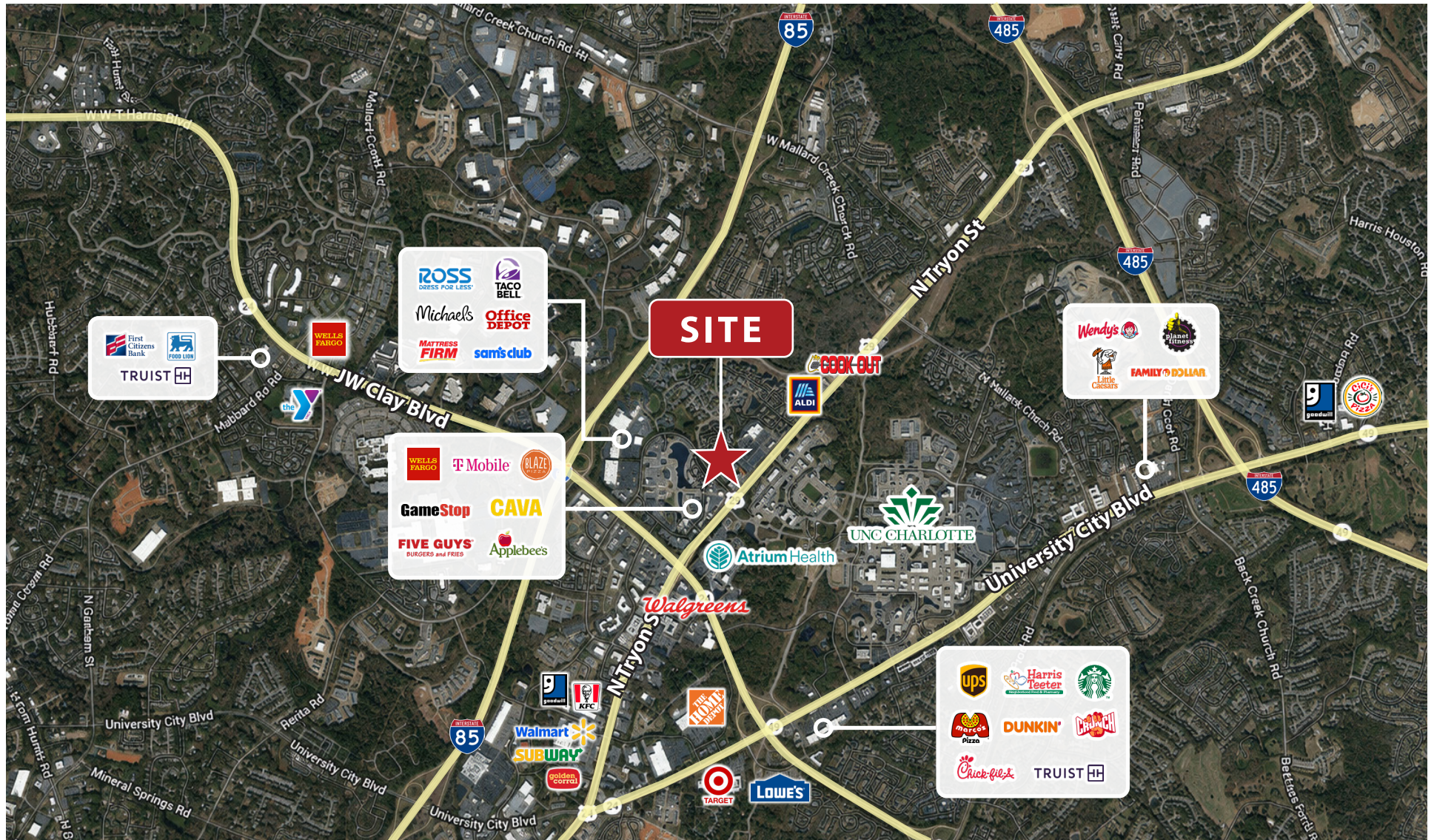
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MARKET OVERVIEW

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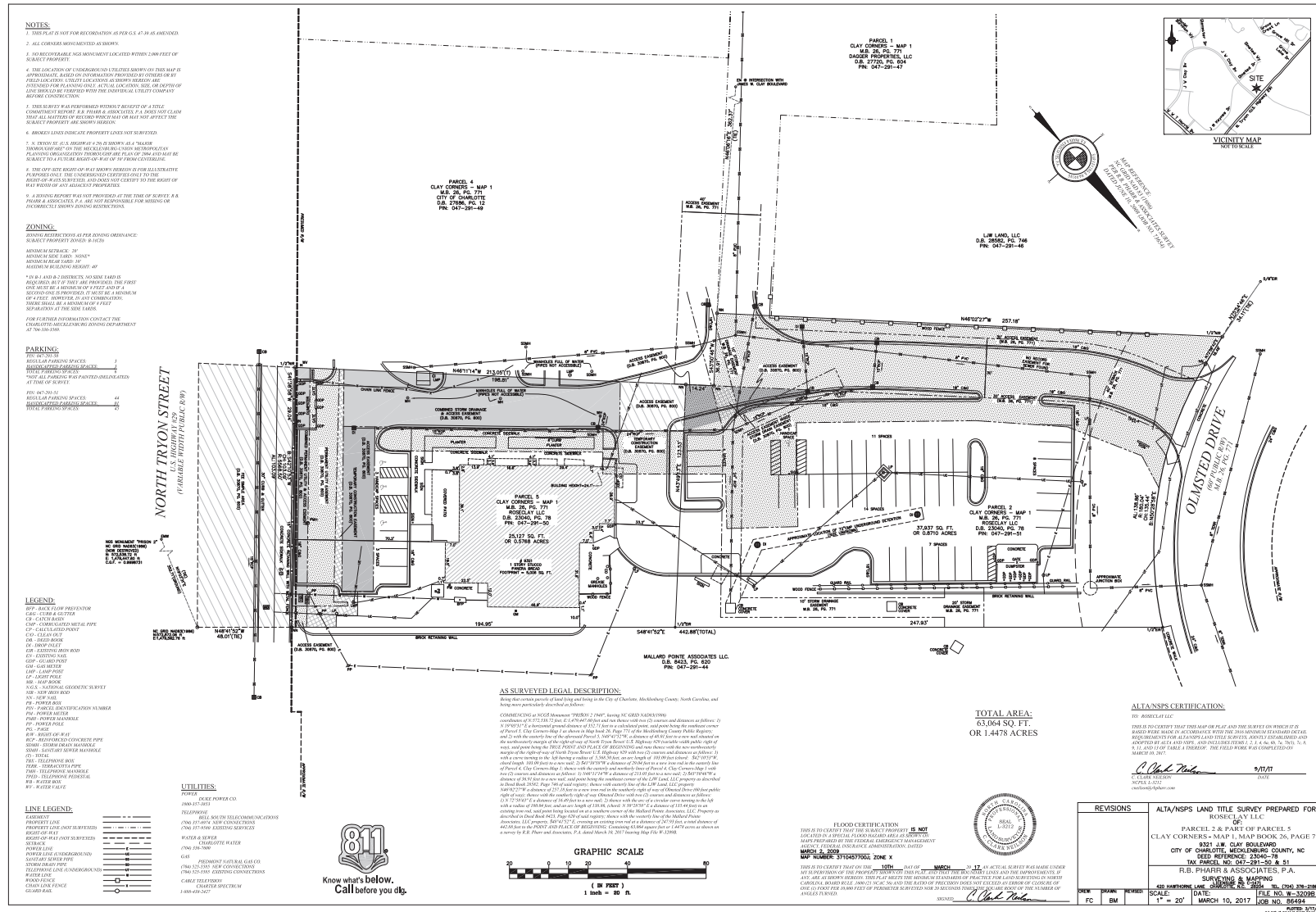
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SITE PHOTOS

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1ST

Largest City
in North Carolina



#1

Fastest Growing
City in the U.S.



2ND

Largest Banking
Hub in the U.S.



2ND

Largest City
in the Southeast



5TH

Busiest Airport
in the U.S.



15TH

Largest Population
in the U.S.

CHARLOTTE FORTUNE 500

TRUIST 

Bank of America


 DUKE
ENERGY

 Sealed Air

 Albemarle

 Sonic
Automotive

NUCOR

Honeywell

A PREMIER MARKET FOR GROWTH & INVESTMENT

Charlotte continues to attract national tenants and institutional capital, driven by strong population growth, a diverse economy, and a business-friendly environment.

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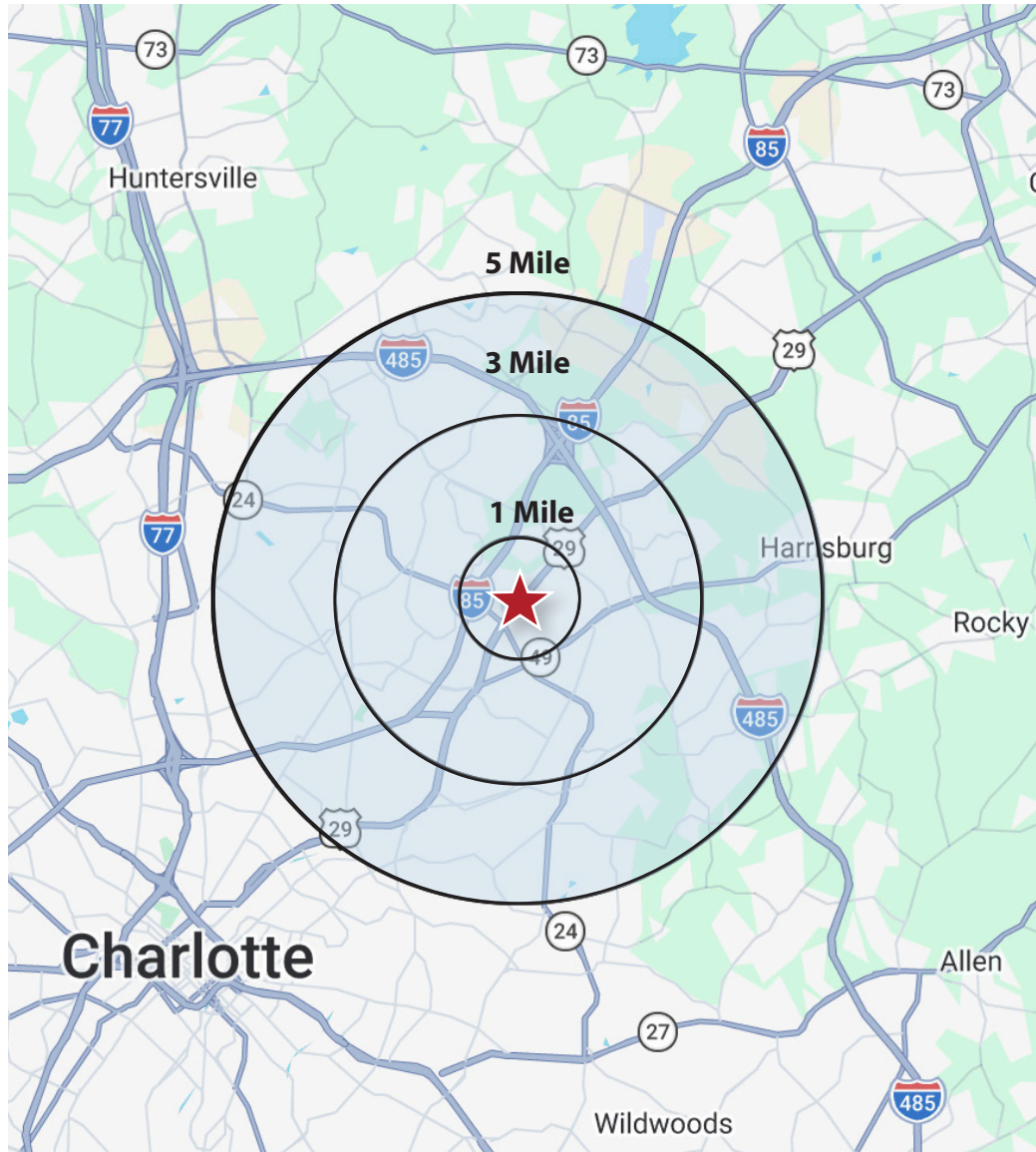
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MARKET OVERVIEW

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POPULATION

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	12,995	101,048	220,289
2031 Projected Population	15,319	114,459	243,392
Projected Annual Growth (2026-2031)	2,324 (3.6%)	13,411 (2.7%)	23,103 (2.1%)

HOUSEHOLDS

2026 Estimated Households	4,901	40,362	86,284
2031 Projected Households	5,930	46,029	95,725

HOUSEHOLD INCOME

2026 Estimated Average Household Income	\$82,549	\$102,395	\$107,379
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BUSINESSES

2026 Estimated Total Businesses	537	3,964	8,652
2026 Estimated Total Employees	6,442	28,606	63,266

