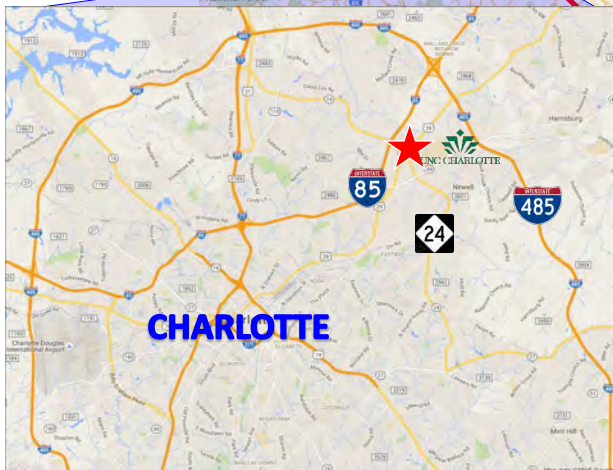
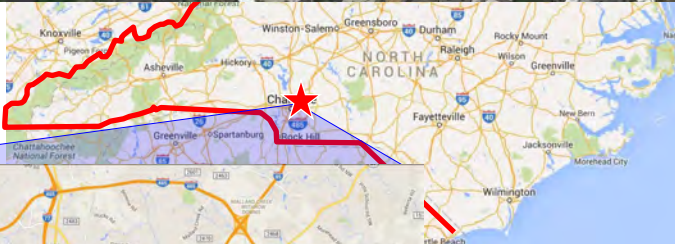


ANCHOR SPACE AVAILABLE!



PROPERTY HIGHLIGHTS

- 40,977 SF retail space available in The Shoppes at
- Superbly located in the densely populated University trade area of Charlotte with great sight line visibility from WT Harris Blvd. Highly desirable location, anchored by newly renovated Conn's Home Plus and Fitness Connection. Fantastic light rail access connecting UNCC to this high traffic intersection.
- On the signalized intersection at JW Clay Blvd. with quick access to WT Harris Blvd and Interstate 85.

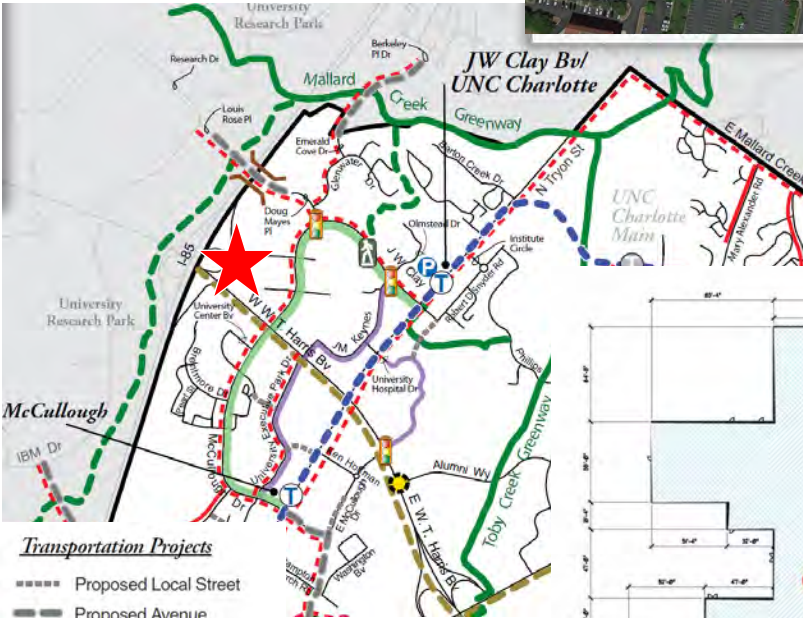


CHARLOTTE	1 Mile	3 Mile	5 Mile
2018 Estimated Population	4,608	86,977	192,690
2023 Projected Population	5,108	95,379	211,781
2018 Estimated Households	2,237	33,136	71,997
2023 Projected Households	2,419	35,991	78,329
2018 Estimated Average Household Income	\$55,596	\$63,345	\$68,484



The Northeast light rail corridor will be a major driving force of change in the University City area.*

FUTURE TRANSPORTATION NETWORK



Since the 1980's, Charlotte has been one of the nation's fastest growing urban areas in the country. Between 1980 and 2010, Charlotte grew from 47th to the 17th most populous city in the United States. By 2035, it is projected that Charlotte will gain another 300,000 residents.*

Transportation Projects

- Proposed Local Street
- Proposed Avenue
- Existing Bicycle Lane
- Proposed Bicycle Lane
- Proposed Upgraded Street
- Proposed Streetscape
- Proposed Multi-Use Path
- Existing Multi-Use Path

*University City Area Plan—by Charlotte-Mecklenburg Planning Department

