



Charlotte-Concord-Gastonia, NC-SC

THE COMMONS AT CHANCELLOR PARK

35.296852, -80.748232
8101 University City Boulevard | Charlotte, NC 28213

CENTER SIZE: 348,604 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	7,014	79,675	193,784
	2,616	30,265	73,478
	\$48,679	\$59,188	\$64,180

Power retail center located in the dominant retail corridor of Charlotte's University City submarket, drawing an estimated 4,900 visits/day and 1.8M+ visits/year

Close proximity to the 847-bed Carolinas Medical Center and the University of North Carolina at Charlotte with 29,000+ students

Commercial retail space surrounded by a dense population of 79,000+ within a 3-mile radius

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

THE COMMONS AT CHANCELLOR PARK



AVAILABLE SPACE

0006	30,090 SF
0007	6,137 SF
0010	5,637 SF

PAD OPPORTUNITIES

PAD A	0 SF
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CURRENT RETAILERS

N.A.P.	Target	119,152 SF
N.A.P.1	IKEA	252,881 SF
N.A.P.2	Walmart Supercenter	178,218 SF
N.A.P.3	McDonald's	10,200 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	Choice Snack Bar	3,000 SF
0005	The Home Depot	105,630 SF
0008	Tokyo Grill and Supreme Buffet	11,589 SF
0009	Big Lots	35,115 SF

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