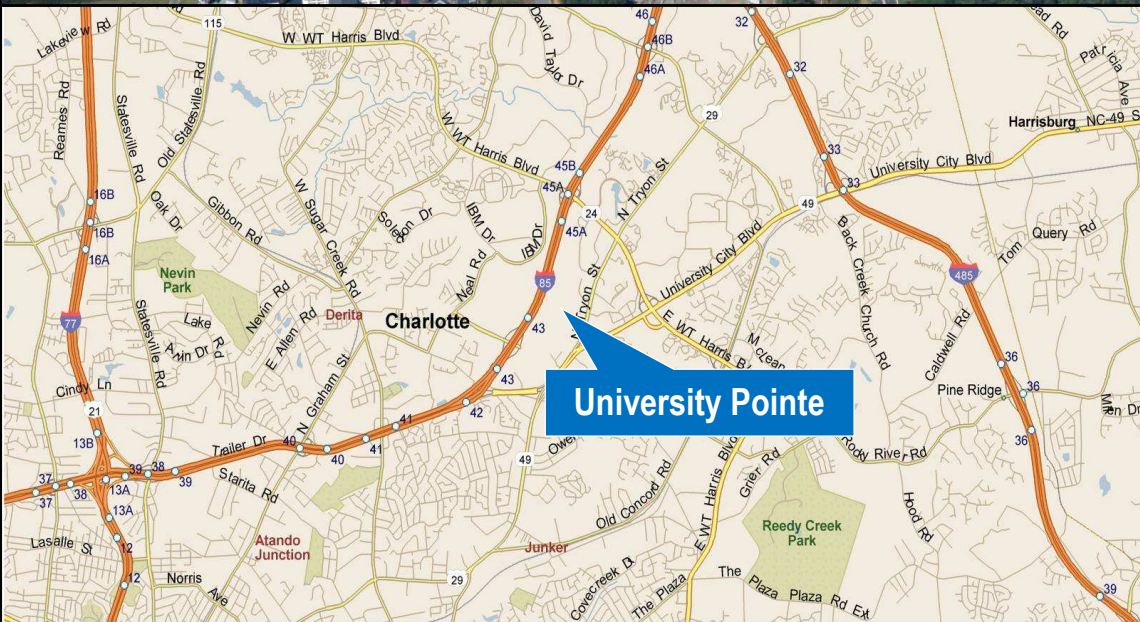


# 250,000 Sq. Ft. Walmart Supercenter Anchored Development



**Only 6,000 Sq. Ft.**  
Remaining in Phase I



**University Pointe**  
Hwy. 29 & Brookside Lane  
Charlotte, NC



# University Pointe Opportunity Summary

**Location:**

Highway 29/N Tryon & Brookside Lane  
Charlotte, Mecklenburg County, North Carolina

**Zoning:**

B1-CD

**Available:**

Shop space size starting at 1,200 SF

**Traffic Count (NCDOT 2006):**

101,000 Vehicles/day on I-85

51,000 Vehicles/day on W.T. Harris

31,000 Vehicles/day on Hwy. 29/49/N Tryon

**Demographic Highlights (2008):**

	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
<b>Population</b>	6,387	62,327	170,909
<b>Average HH Income</b>	\$59,003	\$60,201	\$65,724
<b>Median HH Income</b>	\$54,887	\$55,995	\$60,731
<b>Businesses</b>	276	2,195	5,030
<b>Daytime Employment</b>	5,714	37,497	73,798

**Highlights:**

- Proximity to the University of North Carolina at Charlotte (20,300 students).
- Large employment base in the immediate area. 73,798 estimated daytime employment in a five-mile radius.
- Belgate Development anchored by IKEA is adjacent to University Pointe.
- Future planned light rail corridor along Highway 29/N Tryon.
- Close to Carolinas Medical Center-University – part of the region’s largest healthcare system.
- Signalized entrance.
- High growth market.



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## Executive Summary

In June 2009, **Wal-Mart** opened its 180,000 square foot **super center** prototype that is scheduled for nationwide roll-out next year. Located within the University Pointe development, this new concept promotes goods and services not typically seen in the retail giant's garden variety locations.

While focus remains the same as traditional Wal-Mart units, this Charlotte location will endorse a comfortable atmosphere that also focuses on health and well being. Highlights of the new Wal-Mart include an extensive organic food selection and a neighborhood health center among. University Pointe's shadow anchored strip center will also possess a number of like themed businesses.

A location along **Hwy49/North Tryon** and near the **City Boulevard** exit gives the site unrivaled exposure and accessibility. The 70,000 square feet of shop space and four outparcels are visible to over **31,000** vehicles per day. Hwy 49/North Tryon Street runs directly through downtown Charlotte, which has an employment base of over 65,000 professionals per day. For many University area residents, this is an ideal alternative to I-85 when traveling to and from work.

The new traffic light in front of the center has increased accessibility for vehicles traveling north or southbound on Hwy49/North Tryon. **I-85** is traveled by over **100,000** vehicles per day and is the main artery to downtown for Charlotte's eastern suburbs. Located less than 1/3 of a mile from the City Boulevard exit, University Pointe is convenient to those families frequenting I-85 as well as to visitors to the Carolinas' only IKEA.

Adjacent to University Pointe, **IKEA**, the massive Swedish home furnishings retailer opened its first North Carolina location in February of 2009. The 356,000 square foot store on City Boulevard draws roughly **8,500** people a week and has a roster of over 400 employees. Upon completion, University Pointe Boulevard will connect the new Wal-Mart super center and its shadow anchored strip center, the IKEA store and the Belgate mixed-use development.

Crescent Resources completed a conceptual master plan for **Belgate**, a mixed-use development primarily made up of junior anchor retailers, boutique shop space, restaurants and residential units. Located adjacent to IKEA and University Pointe, the project's estimated completion date is 2015.

Final plans call for building up to **400,000** square feet of additional stores, 400 rooms in two hotels, and over 700 residential units in two apartment communities on McCullough Drive and City Boulevard. The Belgate and University Pointe will only add more critical mass to the already dense trade area.

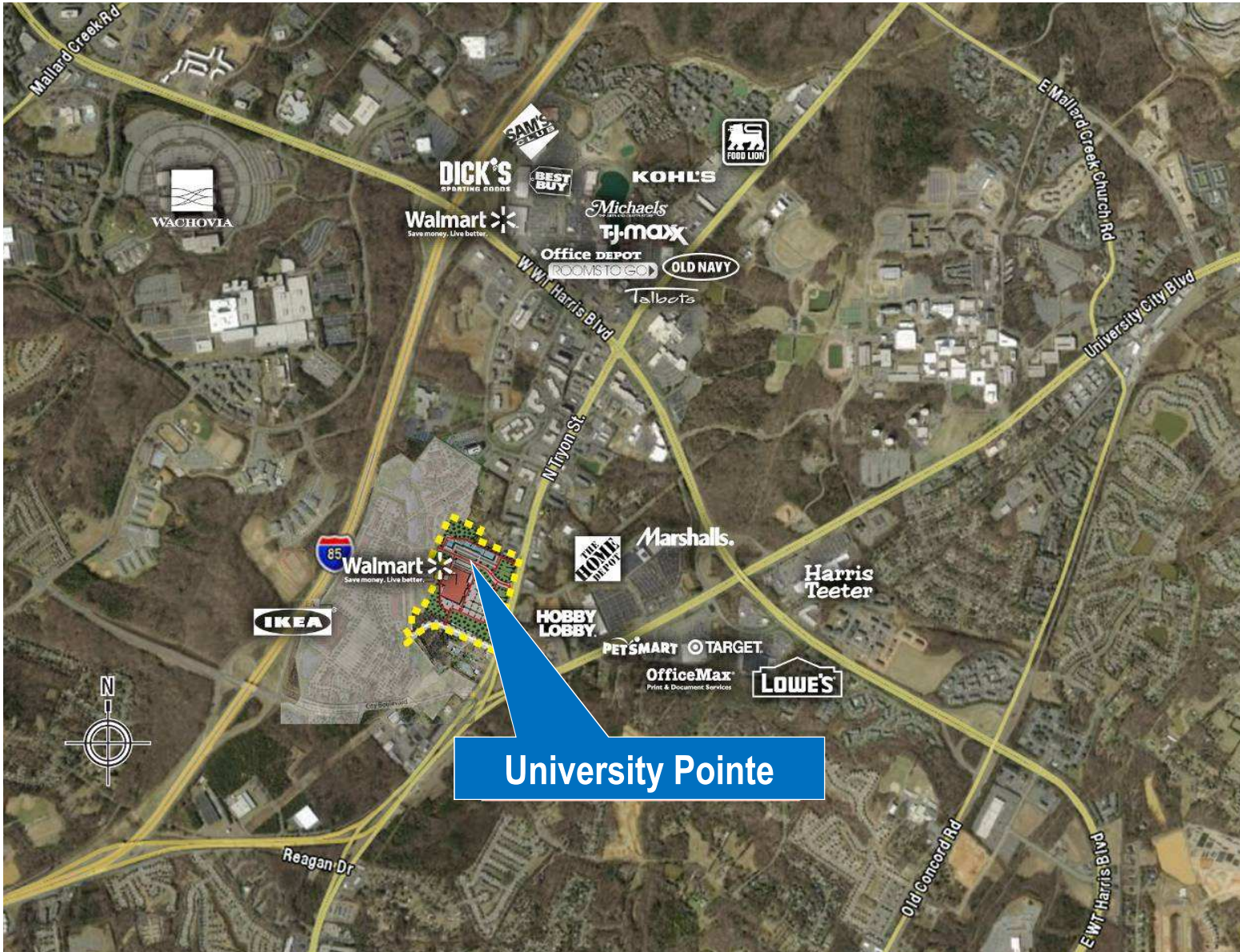
For the second year in a row, Charlotte was named one of America's best cities in which to live, according to Relocate-America.com's annual research. Charlotte now ranks as the 20th most populous city in the country, and continues to see a high volume of residents relocating from other parts of the country.

Over **170,000** residents live in a five mile radius of the site with an average household income of over \$65,000 per year. Carolina Medical Center, IBM, TIAA Cref, Fifth Third Bank, UNC Charlotte and Duke Energy help support the submarket's employment base of **73,798**, ensuring retailers a substantial level of activity throughout the day.



# University Pointe Opportunity Summary

Area Aerial



# University Pointe Scope of Project





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