

BELGATE SHOPPING CENTER

7105 University City Blvd., Charlotte, NC 28262 | GLA: 269,253 SF | 2.5 Miles from UNC Charlotte



CENTER HIGHLIGHTS

- Belgate Shopping Center is at the crossroads of I-85 (161K VPD), University City Boulevard (36K VPD), and North Tyron Street (30K VPD). The area's economic drivers include UNC Charlotte, Charlotte Motor Speedway, and University Research / Innovation Office Park.
- Center anchored by Hobby Lobby, Marshalls, World Market, PetSmart, Old Navy, T.J. Maxx, Burlington, Shoe Carnival, Ulta, and others.



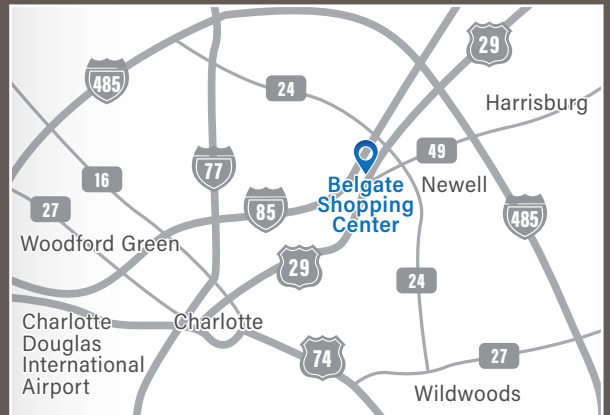
2.5 Miles from
The Property

- 30,000 Students
- \$2.1B Est. Annual Economic Impact
- The third-largest University in North Carolina



DEMOGRAPHICS

Radius	2-Mile	5-Mile	10-Mile
Population	39,814	221,282	731,949
Daytime	29,510	82,304	359,443
Avg. Income	\$66,028	\$76,281	\$94,504



LEASING INFORMATION

Year Built	2013, Renovated in 2016
Building/GLA	269,253 SF
Intersection	University Blvd. & IKEA Blvd.
Traffic Light	Yes
Traffic Count	36,000 VPD on University Blvd.



BELGATE SHOPPING CENTER

7105 University City Blvd., Charlotte, NC 28262



LEASING INFORMATION

Parcel B	
8	Phenix Salon Suites 5,250 SF
325	Burlington 50,000 SF
331	T.J. Maxx 22,000 SF
405	Outback Steakhouse 6,497 SF
411A	Good Feet Store 2,007 SF
411B	Rack Room Shoes 5,500 SF

Parcel C	
1	Marshalls 26,001 SF
2	Shoe Carnival 12,018 SF
5	Ulta 10,210 SF
15	Old Navy 15,044 SF
20	World Market 18,338 SF
25	PetSmart 16,091 SF
30	Hobby Lobby 55,002 SF

1B	Ava Nails Spa 1,933 SF
2B	DTLR 4,000 SF
3B	Spectrum 4,497 SF
112	Hibbett Sports 5,277 SF
2A	Brazilian Wax 1,588 SF
3A	Vision Works 3,500 SF
Parcel D	
D2	Mattress Firm 4,500 SF

LEASING CONTACT

Wes Allen ☎ 844-557-5667 ✉ wallen@plnms.com

Haley Hartman ☎ 844-557-5667 ✉ hhartman@plnms.com



BELGATE SHOPPING CENTER

