

# The Commons at Chancellor Park

8101 University City Boulevard | Charlotte, NC 28213

Mecklenburg County Charlotte-Concord-Gastonia, NC-SC 467,756 Sq Ft

35.2960, -80.7477



Demographics	1 Mile	3 Miles	5 Miles
Population	11,761	97,577	236,379
Daytime Pop.	48,591	133,009	249,792
Households	4,420	36,931	90,297
Income	\$80,641	\$85,888	\$97,713

Source: Synergos Technologies, Inc. 2024

Benefit from draw of national retailers including Home Depot, Gabe's, Value City Furniture, Patel Brothers & Big Air Trampoline Park

Highly trafficked center drawing an estimated 2.8M annual visits (Placer.ai 2024)

High visibility from 56,000 vehicles daily on University City Blvd and 59,000 vehicles daily on East W.T. Harris Blvd (Kalibrate 2022)

Close proximity to Atrium Health University City Medical Center with 100+ beds (Dept of Homeland Security 2024) and the University of North Carolina at Charlotte with enrollment of 30,000+ students (NCES 2023)

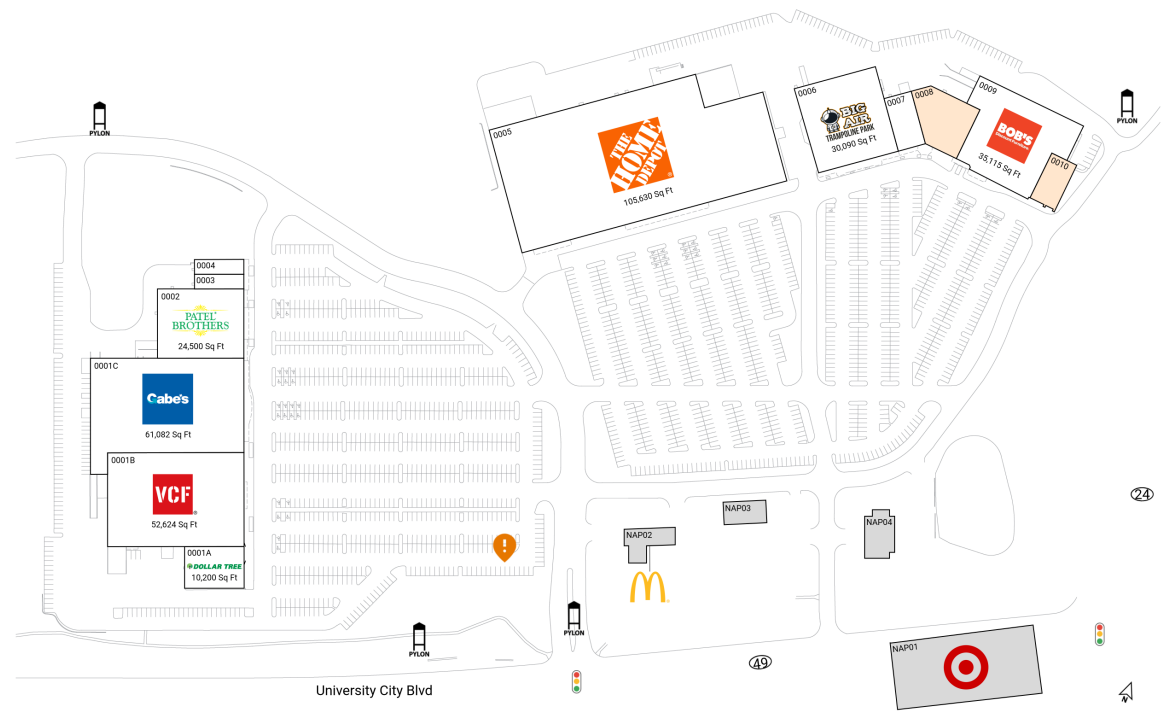


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### Available Spaces

0008	11,589 Sq Ft	360°	OPO 1	0 Sq Ft
0010	5,637 Sq Ft	360°		

### Current Tenants

Space size listed in square feet

0001A	Dollar Tree	10,200
0001B	Value City Furniture	52,624
0001C	Gabe's	61,082
0002	Patel Brothers	24,500
0003	My Bella Nails Bar	3,000
0004	Honest Indian Vegetarian Resta	3,000
0005	The Home Depot	105,630
0006	Big Air Trampoline Park	30,090
0007	iSmash	6,137
0009	Bob's Discount Furniture	35,115
NAP01	Target	119,152
NAP02	McDonald's	0
NAP03	Ishi Japanese	0
NAP04	NC Tavern	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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