

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, Bob's Discount Furniture, Patel Brothers & Big Air Trampoline Park

Highly trafficked center drawing an estimated 2.8M annual visits (Placer.ai 2025)

High visibility from 57,000 vehicles daily on University City Blvd and 60,000 vehicles daily on East W.T. Harris Blvd, with additional access provided by North Tryon Street's 30,000 vehicles daily (Kalibrate 2025)

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)

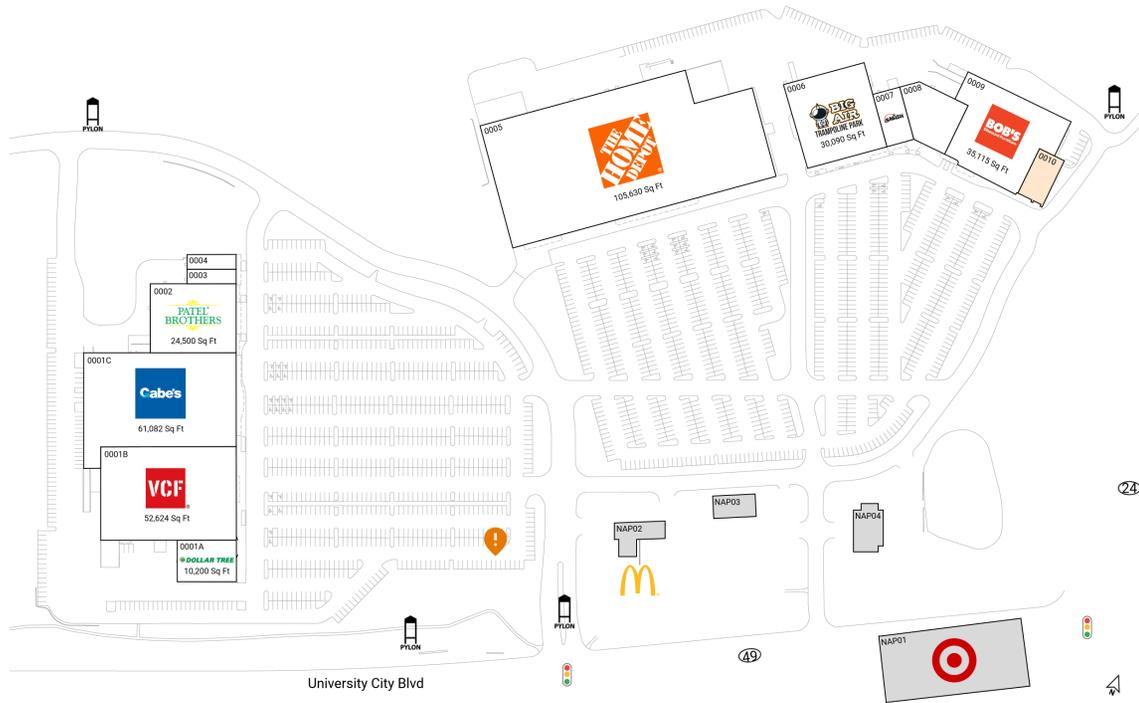


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Available Spaces

0010 5,637 Sq Ft 360° OPO 1 0 Sq Ft

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 |
| 0008 | River Buffet and Grill | 11,589 |
| 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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