

# TERRACES AT UNIVERSITY PLACE

9605 NORTH TRYON STREET, CHARLOTTE, NC



CHARLOTTE SAUCER

IRON DISH KOREAN BBQ

Lucky You Salon & Suites

civic FEDERAL CREDIT UNION

CARIBBEAN HUT

SMOOTHIE KING

KUNG FU TEA

QUE ONDA TACOS + TEQUILA

REGIONAL FINANCE

Cuzzo's Cuisine

Care Well

INCH/N'S BAMBOO GARDEN

ALDI

UNDER CONSTRUCTION



PROPOSED TRAFFIC LIGHT

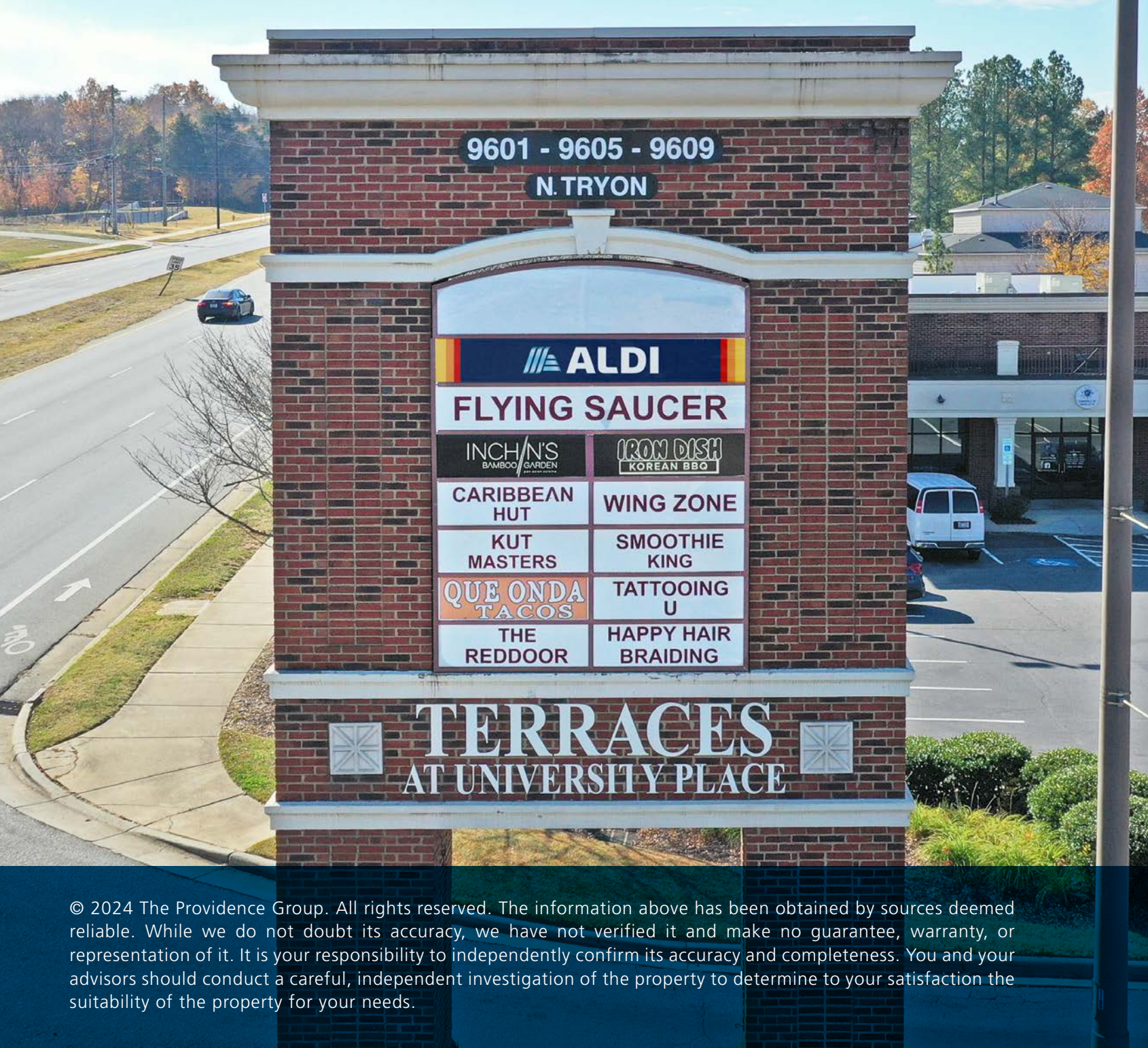
## CONTACT

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N. Tryon Street 27,500 VPD





# TERRACES AT UNIVERSITY PLACE

9605 NORTH TRYON STREET, CHARLOTTE, NC

## PROPERTY / LEASING INFO

Well established neighborhood center with a proposed new ALDI Foods anchor under construction. The property is located on North Tryon Street in the heart of Charlotte’s dynamic University City.

## PROPERTY HIGHLIGHTS

- Serving the University City area with it’s 80,000 employees, 30,000 UNC Charlotte students, variety of neighborhoods and diverse and growing population.
- Brand new grocery anchor planned for 2025.
- Walking distance to the Lynx Blueline station, UNC Charlotte campus & Mallard Creek Greenway
- 27,500 VPD on North Tryon Street

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	13,117	87,927	201,634
AVERAGE HH INCOME	\$71,239	\$90,475	\$97,306
DAYTIME EMPLOYMENT	3,794	26,381	56,919
PROJ. ANNUAL POPULATION GROWTH 2024-2029	2.0%	2.7%	2.1%

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**9601 N. Tryon St.**

Suite	Tenant	Square Feet
A	Inchin's Bamboo Garden	4,424 SF
C	Care Well	3,134 SF
F	Cuzzo's Cuisine	2,466 SF
H	Regional Finance	1,934 SF
I	Que Onda V	1,708 SF

**9605 N. Tryon St.**

Suite	Tenant	Square Feet
A	Flying Saucer	4,906 SF
C	Highlife	1,400 SF
E	The Red Door	1,254 SF
H	Iron Dish	6,680 SF
L	Lucky You	6,130 SF
Q	Civic Federal Credit Union	5,985 SF
S	Caribbean Hut	2,477 SF
<b>T</b>	<b>AVAILABLE</b>	<b>1,111 SF</b>
U	Kutt Masters	1,026 SF
V	Smoothie King	940 SF
X	Happy Hair Braiding	955 SF
Y	Kung Fu Tea	1,021 SF
Z	US Fried Chicken	984 SF

**9609 N. Tryon St.**

Suite	Tenant	Square Feet
A	ALDI Opening in 2024	19,209 SF



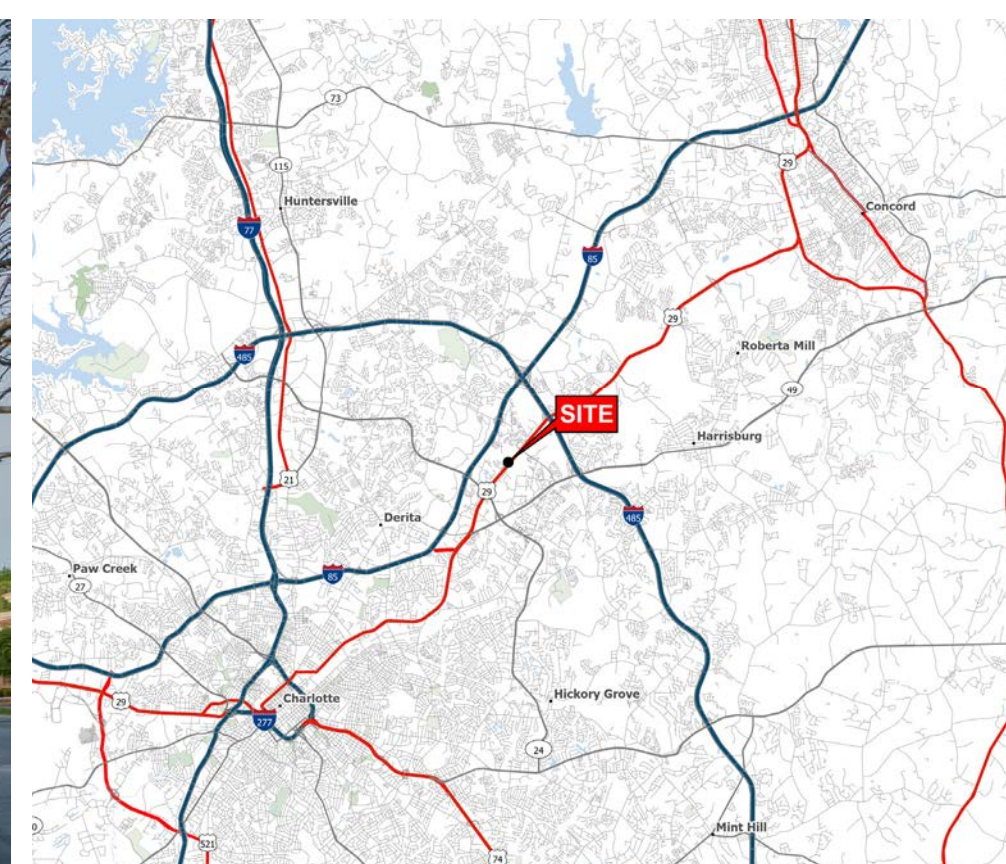
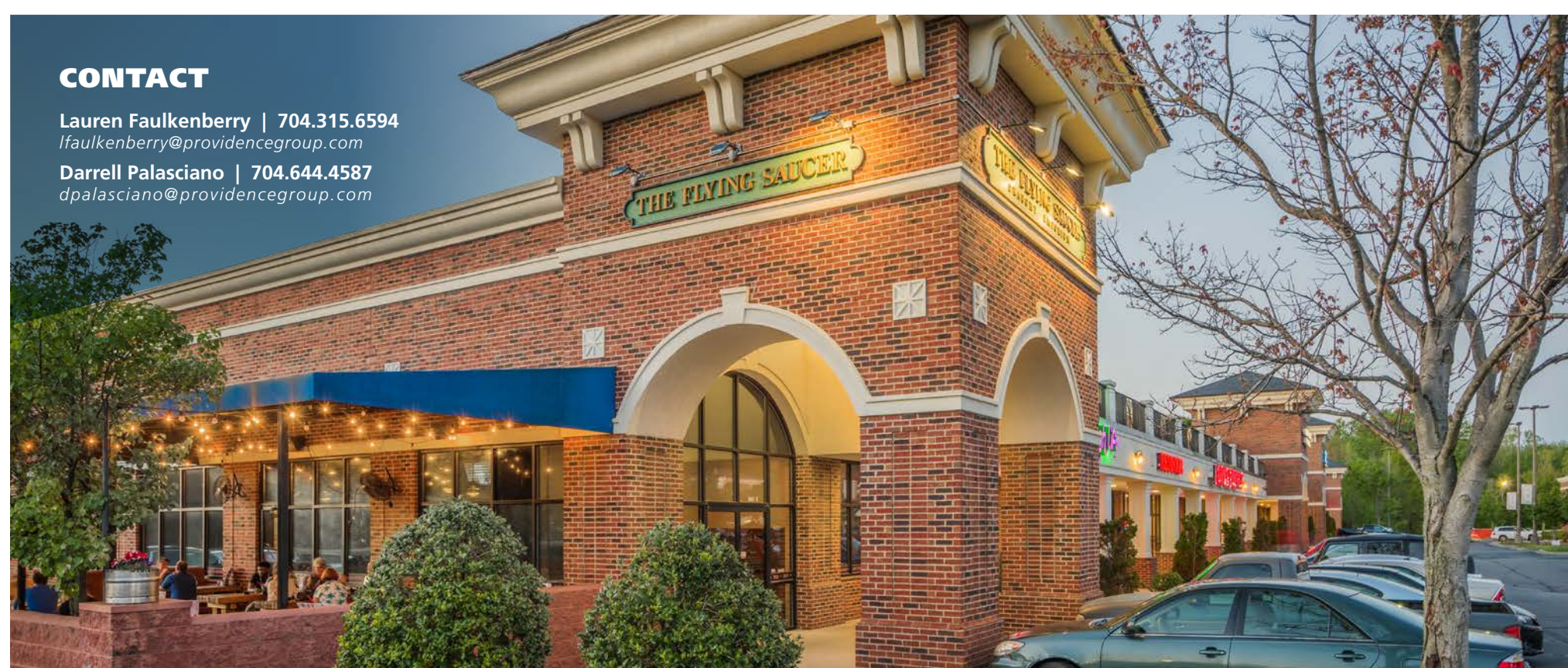
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## NEW PROPOSED ALDI ELEVATIONS

1 Southwest Elevation (Parking Lot)

SCALE: 1/8" = 1'-0"



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**AVAILABLE**  
FOR LEASE







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