

# Former ~ 3,000 SF Boston Market restaurant for Lease

1001 Chancellor Park Dr, Charlotte, NC 28213





Outdoor patio area



Drive-thru



**BVBELK**  
PROPERTIES



## Site Summary:

- +/- 3,000 SF freestanding former Boston Market in the heart of UNCC!
- +/- 1.62 Acres on outparcel of Lowe's Home Improvement with drive-thru and patio area.
- Excellent access from Hwy. 49 (Univ. City Blvd) and W.T. Harris Blvd
- Full Drive-Through is intact
- Outdoor patio area with seating conveys
- Some kitchen FF&E remains and conveys in "as-is" condition.
- UNCC area has 75k+ daytime employees + 30k+ students enrolled
- Convenient to I-85, I-485, Harris Blvd, LYNX Blue line and NC Hwy 29 and 49.





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SECU  
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TRUIST

UPS  
UPS Store

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

Starbucks

MOEs

SUBWAY

DUNKIN'

SITE

LOWE'S  
Lowe's Home Improvement

Bargain Hunt

TARGET

THE HOME DEPOT

BIG AIR

BIG LOTS!

Gabe's  
And Hotel Brothers

DOLLAR TREE

Bargain Hunt

TARGET

LOWE'S  
Lowe's Home Improvement

Starbucks

MOEs

SUBWAY

DUNKIN'

UPS  
UPS Store

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

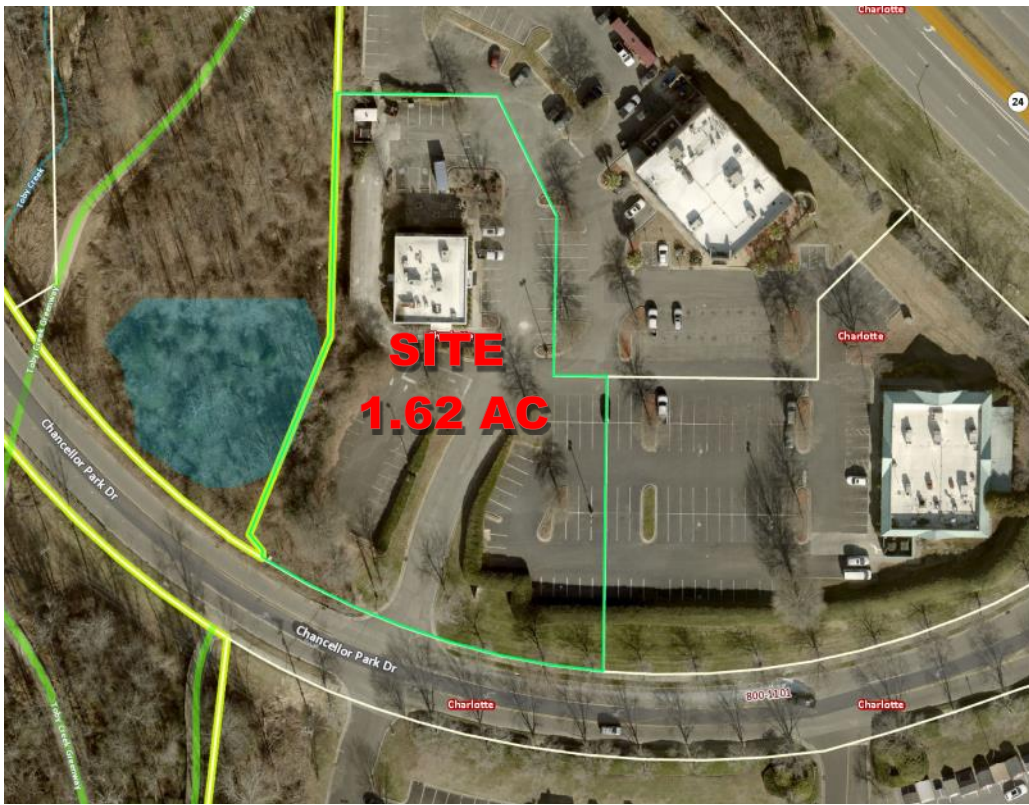
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## 2022 Demographics Snapshot

STUDY AREA	1 Mile	2 Miles	3 Miles
Population 2027 Forecast	10,221	42,960	91,440
Population 2022	9,587	41,238	86,382
Daytime Pop - Workers 2022	9,621	37,847	50,378
Per Capita Income 2027 Forecast	\$61,709	\$58,936	\$69,678
Per Capita Income 2022	\$54,693	\$50,398	\$58,669

