



THE GREEN AT UNIVERSITY CITY



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ADAPTIVE REUSE
RETAIL FOR LEASE
MacFarlane Boulevard & Ikea Boulevard


**CAMBRIDGE
PROPERTIES**

831 E. Morehead St., Ste. 245
Charlotte, NC 28202
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The Mack Building and Bonded Building are a part of master-planned The Green at University City (The Green) located the University City Boulevard Station of the CATS light rail system and at the major interchange of I-85 and University City Blvd. The Green is anchored by Topgolf N. Charlotte and The Finley, a 345-unit luxury apartment community.

The Mack Building is located next to Topgolf, a half-mile walk from the light rail station. Constructed in 1978 to function as a pharmaceutical manufacturing facility, it is today being reimagined and adaptively reused for retail, restaurant, and athletic entertainment space. Utilizing the existing structure, including a mezzanine level, 30'+ ceiling heights, and outdoor patio area, a dynamic format throughout the interior extends onto the updated exterior of the building.

The Bonded Building has historically been utilized for logistics and warehousing, but is being adaptively reused and positioned for retail, restaurant, entertainment, and athletic uses. The Bonded Building benefits from excellent visibility to both I-85 and the I-85 Connector.





THE MACK

AVAILABILITY

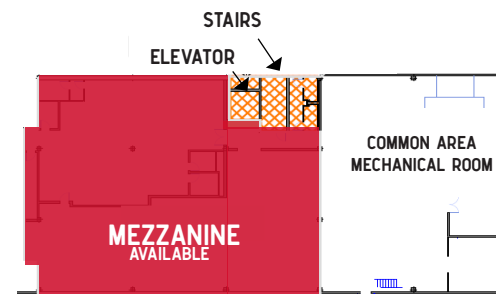
Suite A- Lease Pending	56,734 SF
Suite B	5,145 SF
Suite C	5,764 SF
Suite D*	4,647 SF
Mezzanine*	7,536 SF

* Can be subdivided

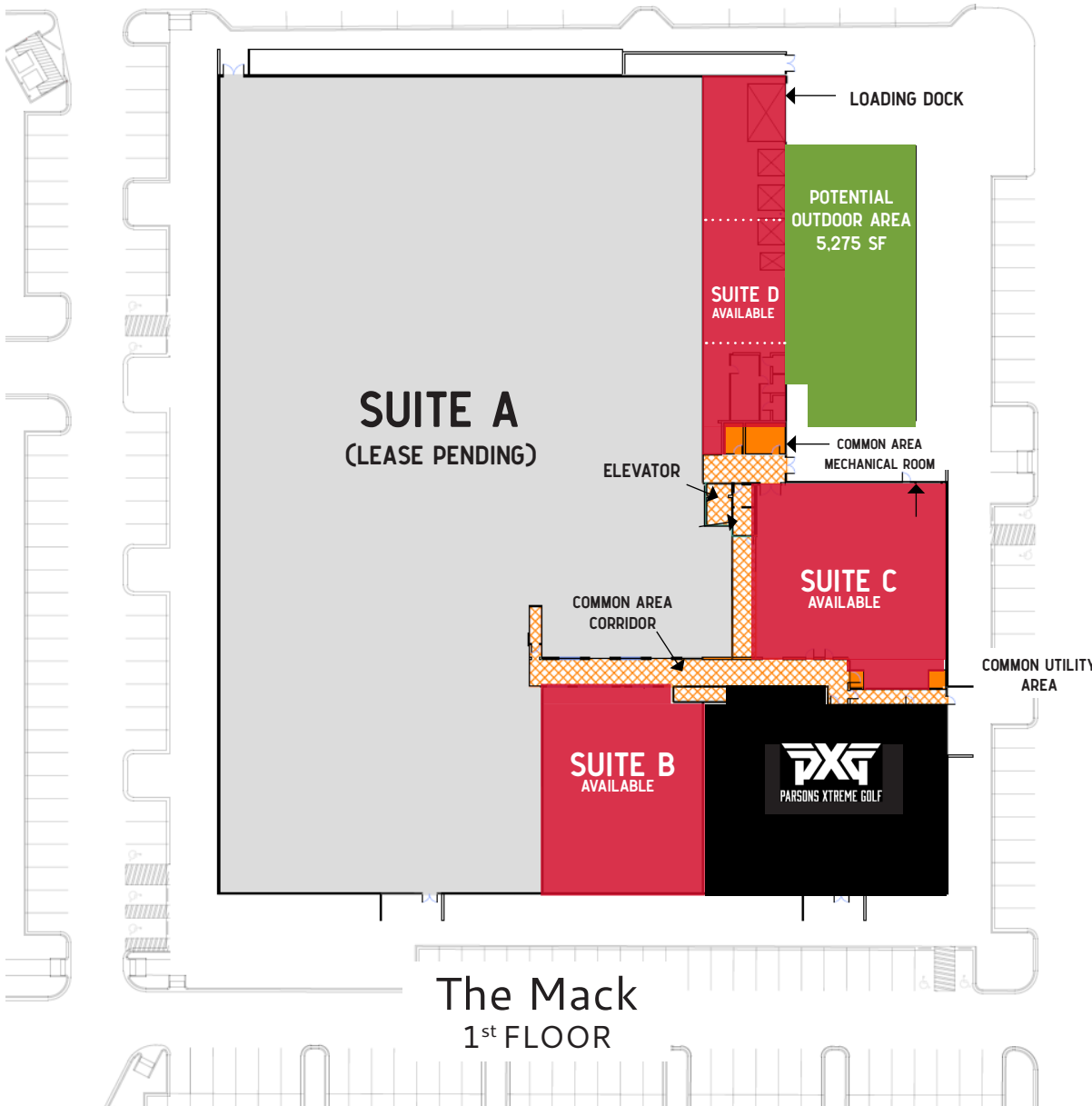
PXG 7,554 SF

PARKING SUMMARY

Total Parks Onsite:	+/- 485 spaces
MacFarlane Blvd Offsite Parallel Parks:	+/- 23 spaces



The Mack
2nd FLOOR



The Mack
1st FLOOR



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BONDED BUILDING

AVAILABILITY

8,396 – 101,591 SF*

*Can be subdivided

BUILDING SPECS

22ft. Clear Ceiling Height

40ft. Min. Column Span

Zoned ML-1

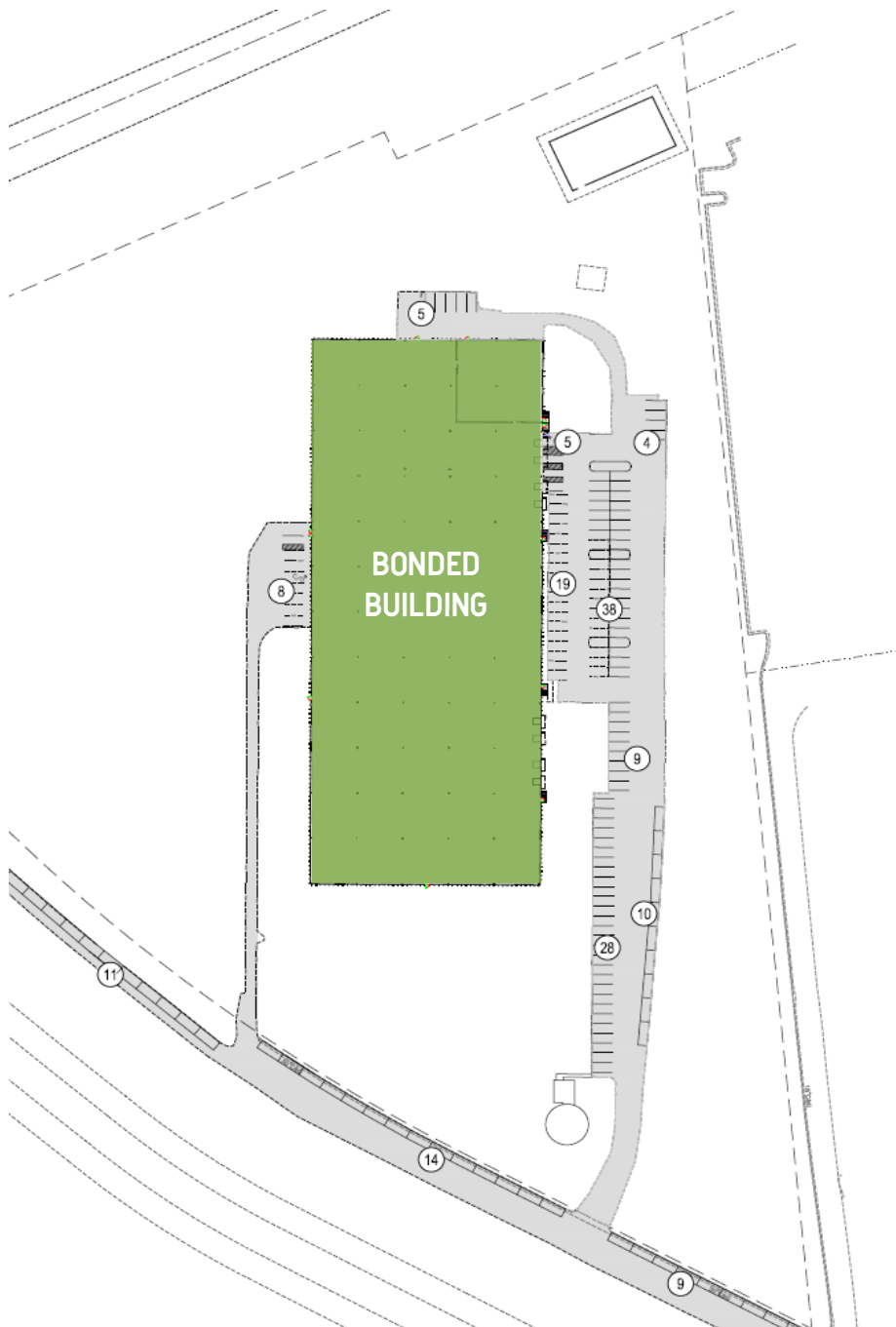
I-85 and I-85 Connector Rd Visibility

8 Loading Docks

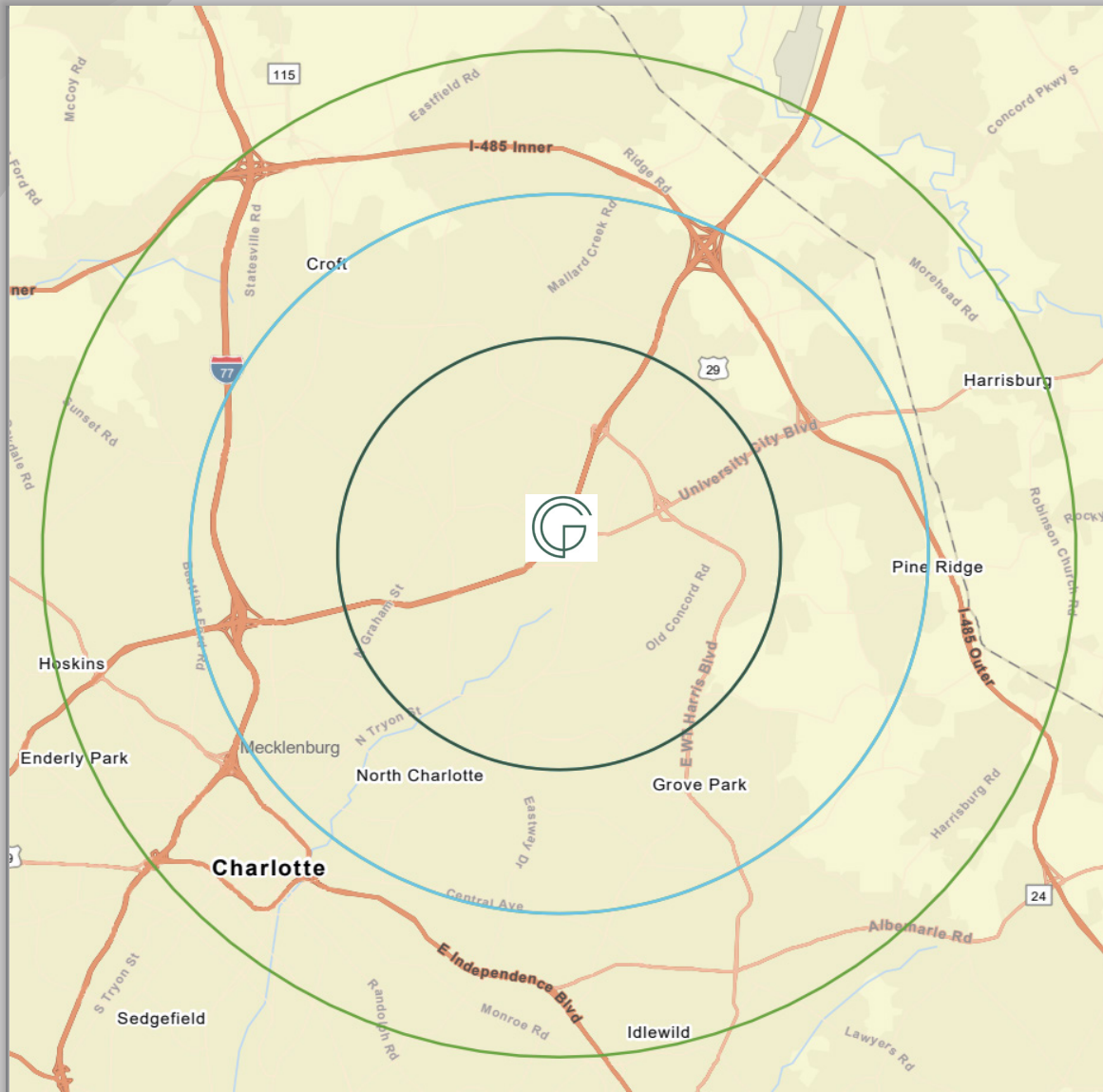
PARKING

± 156 Parks (On & Off-Street Parking)

≤ 0.7 miles walking distance from the
University City Blvd. Light Rail Station







STUDY AREA: Radii	3 Miles	5 Miles	7 Miles
Population 2029 Forecast	99,830	165,579	228,006
Population 2024 Projection	91,912	151,374	211,402
2024 Total Daytime Population	112,385	128,485	287,974
Median HH Income 2029 Forecast	\$65,373	\$80,376	\$93,901
Median HH Income 2024 Projection	\$55,162	\$67,063	\$77,791

POPULATION SOURCE: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.
Prepared: 8/5/24

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TRAFFIC PROFILE



TRAFFIC COUNTS

I-85 (0.12 miles of Site)	129,000 AADT
University City Boulevard (0.27 miles of Site)	36,500 AADT
I-85 Connector (0.21 miles of Site)	20,500 AADT

Source: ©2023 Kalibrate Technologies (Q3 2023)

