



THE GREEN

AT UNIVERSITY CITY



JAY PRIESTER
980-260-2777
JJP@CAMBRIDGEPROP.COM

MEREDITH RICHMOND
980-260-2772
MLR@CAMBRIDGEPROP.COM

ADAPTIVE REUSE
RETAIL FOR LEASE
MacFarlane Boulevard & Ikea Boulevard


CAMBRIDGE
PROPERTIES

831 E. Morehead St., Ste. 245
Charlotte, NC 28202
cambridgeprop.com



PROJECT OVERVIEW

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 today 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

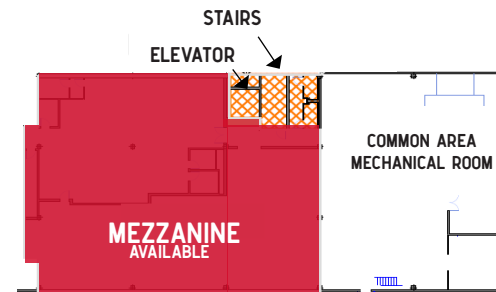
Suite A- Lease Pending	56,734 SF
Suite B	5,145 SF
Suite C	5,764 SF
Suite D*	4,647 SF
Mezzanine*	7,536 SF

* Can be subdivided

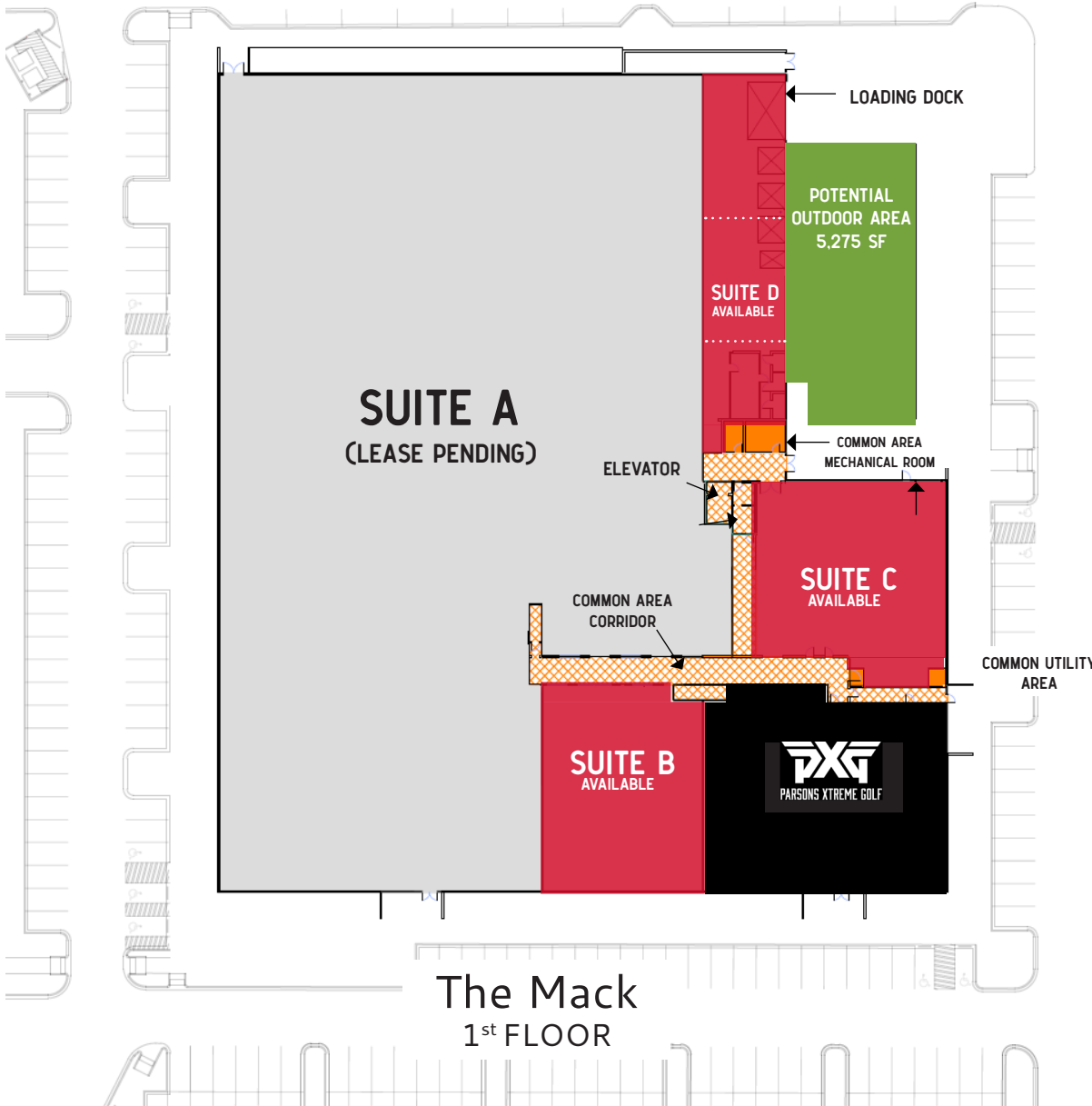
PXG **7,554 SF**

PARKING SUMMARY

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



The Mack
2nd FLOOR



The Mack
1st FLOOR



Exceptional Development Since 1990

THE GREEN AT UNIVERSITY CITY

THE MACK OUTDOOR RENDERINGS



BONDED BUILDING

AVAILABILITY

Suite B* +/- 63,847 SF

* Can be subdivided

Suite A- Pending +/- 37,744 SF

BUILDING SPECS

22ft. Clear Ceiling Height

40ft. Min. Column Span

Zoned ML-1

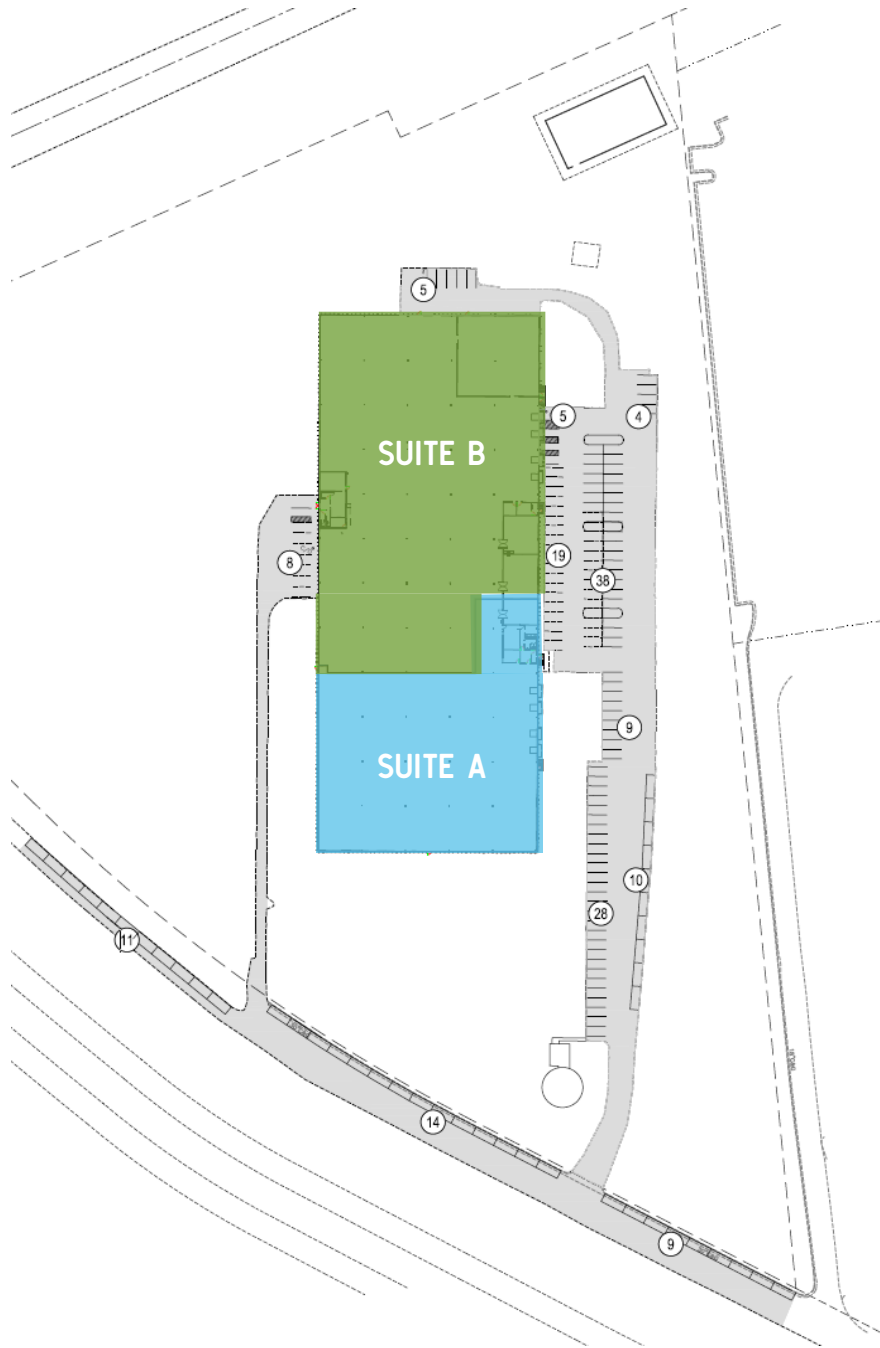
I-85 and I-85 Connector Rd Visibility

8 Loading Docks

PARKING

± 156 Parking Spots

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

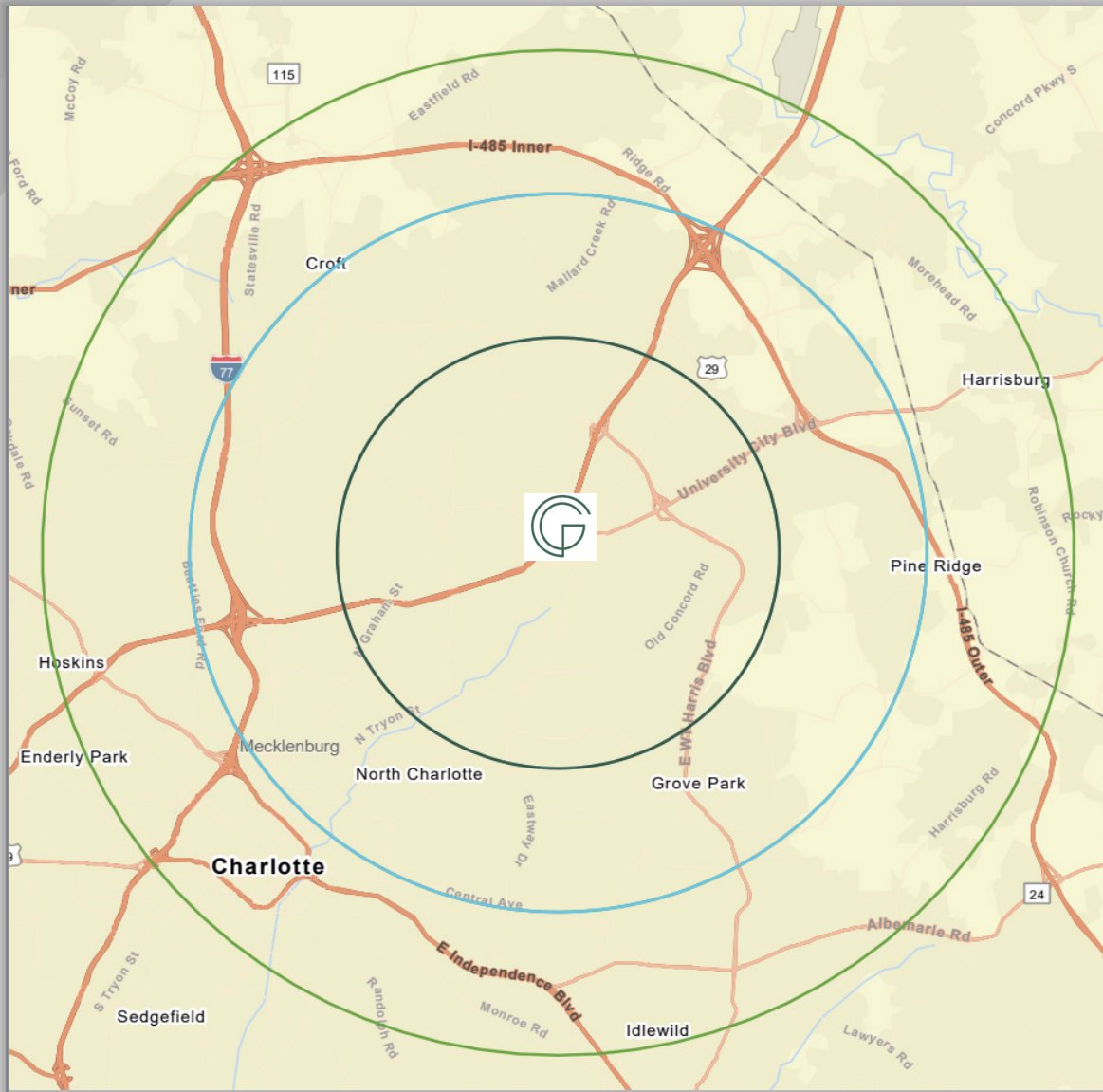


PROJECT SIGNAGE





DEMOGRAPHIC PROFILE



STUDY AREA: Radii	3 Miles	5 Miles	7 Miles
Population 2028 Forecast	99,064	257,187	479,794
Population 2023 Projection	89,330	237,735	444,213
2023 Total Daytime Population	107,519	231,846	513,989
Median HH Income 2028 Forecast	\$58,999	\$66,578	\$75,924
Median HH Income 2023 Projection	\$52,267	\$57,959	\$63,748

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028

Prepared 11/17/23

Exceptional Development Since 1990

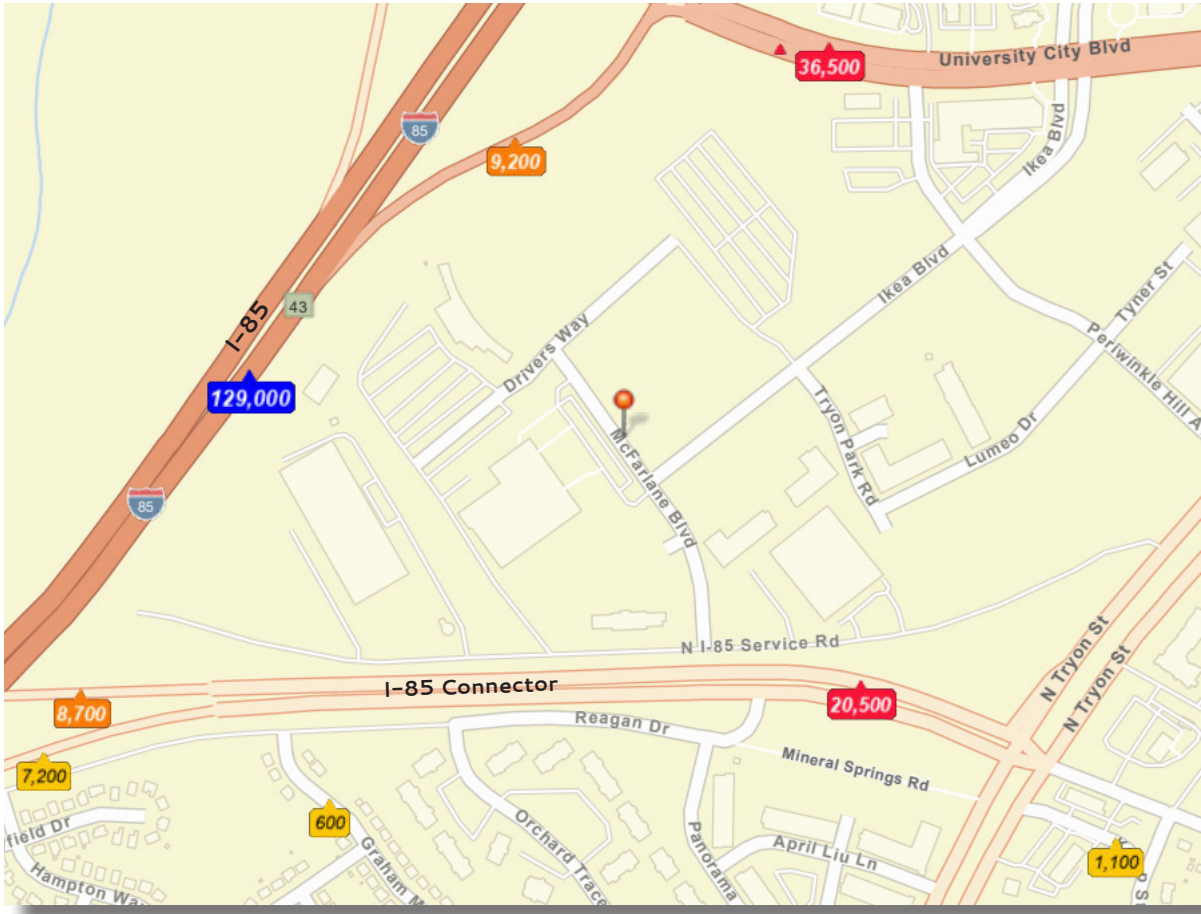
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TRAFFIC PROFILE



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)