

# PINNACLE POINT

10210 BERKELEY PLACE DRIVE, SUITE 150 | CHARLOTTE, NC 28262



CONTACT FOR DETAILS

JOSH BEAVER

(704) 373-9797

Josh@TheNicholsCompany.com

*Available for Lease*

+/- 1,945 RSF COMMERCIAL CONDO AVAILABLE IN UNIVERSITY CITY

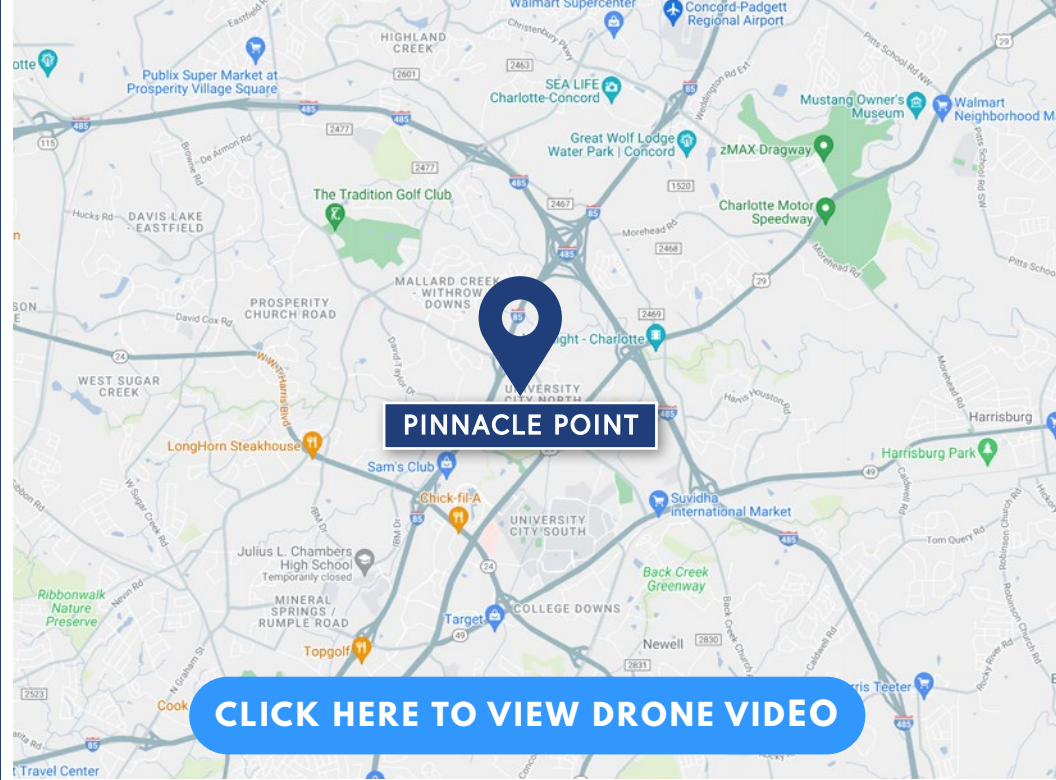
## PROPERTY OVERVIEW

# PINNACLE POINT

Commercial condo available for lease in the University City submarket of Charlotte. The inline space is suitable for a variety of uses, including retail, office, service, or medical. Excellent location next to a new Lidl grocery store off W. Mallard Creek Church Road near UNC Charlotte and within minutes of I-85. Numerous single family and multi-family residential communities surround the site and major shopping centers are only a few minutes away at University Place.

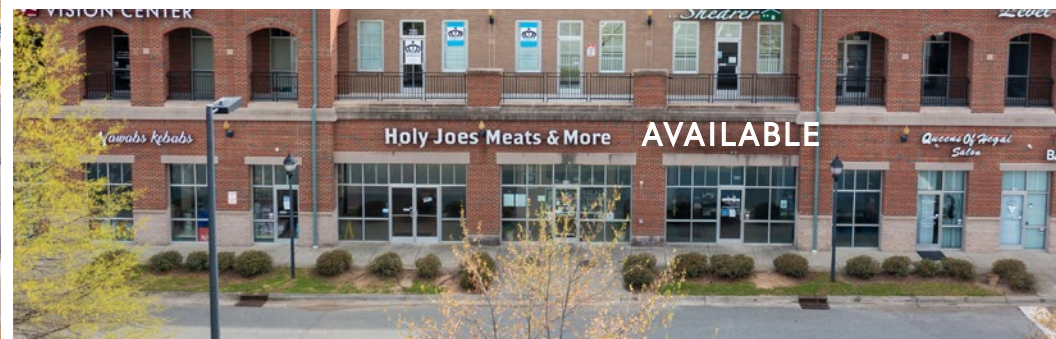
## PROPERTY DETAILS

<b>Address</b>	10210 Berkeley Place Drive, Suite 150   Charlotte, NC 28262
<b>Square Footage</b>	+/- 1,945 RSF* Commercial Condo Available for Lease <i>*RSF includes a core factor</i>
<b>Use</b>	Retail, Office, Service, Medical
<b>Zoning</b>	B-D (CD)
<b>Parking</b>	Ample parking   3.2/1,000 SF
<b>Year Built</b>	2006
<b>Traffic Counts</b>	W. Mallard Creek Church Road   23,500 VPD
<b>Lease Rate</b>	Call for Leasing Details



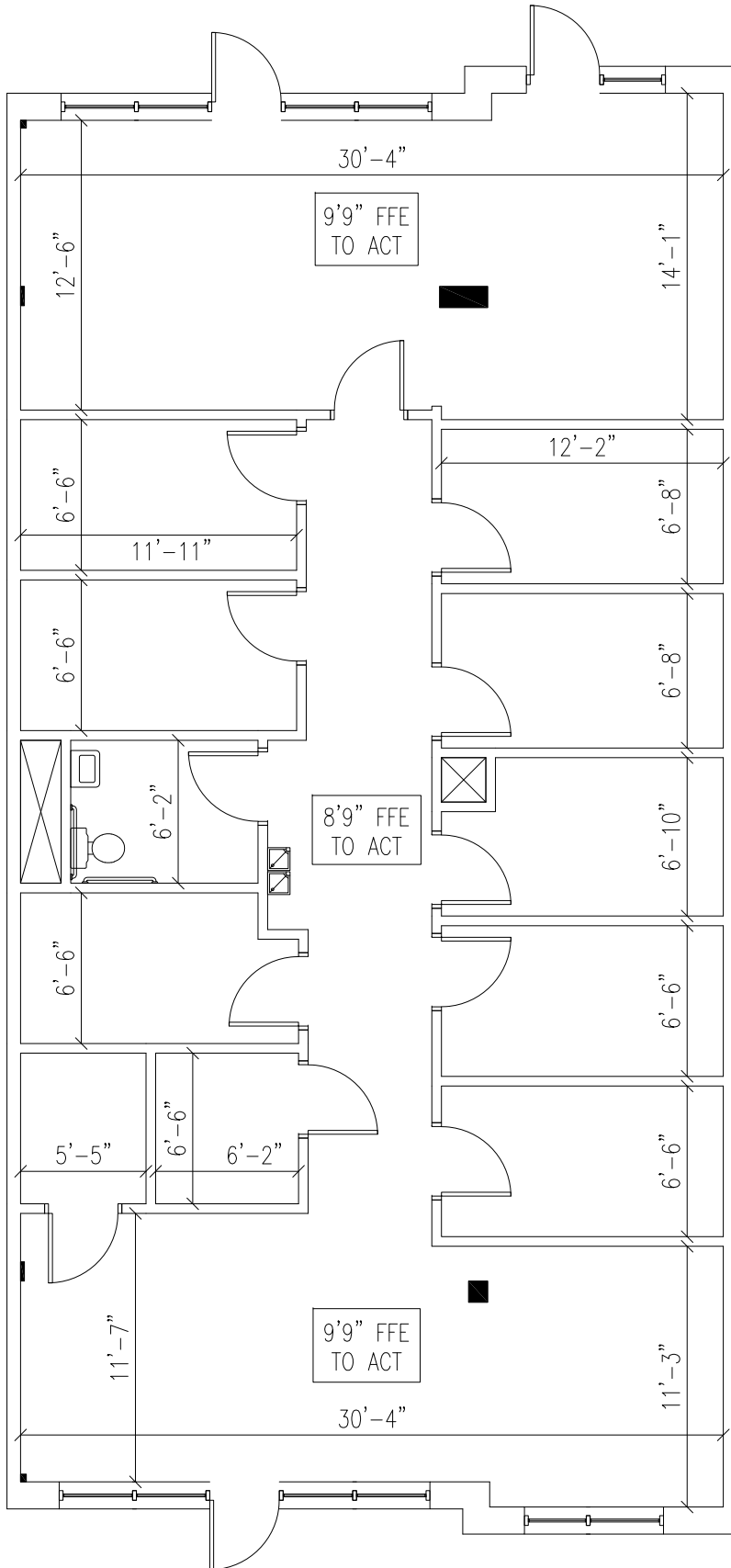
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2021 Population</b>	9,426	68,460	183,155
<b>Avg. Household Income</b>	\$61,792	\$73,793	\$80,993
<b>Median Household Income</b>	\$52,256	\$56,966	\$61,788
<b>Households</b>	4,683	27,183	68,898
<b>Daytime Employees</b>	1,693	40,501	74,696



**AVAILABLE**

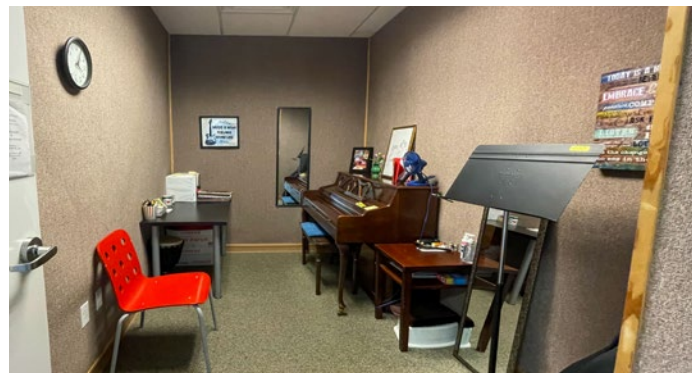
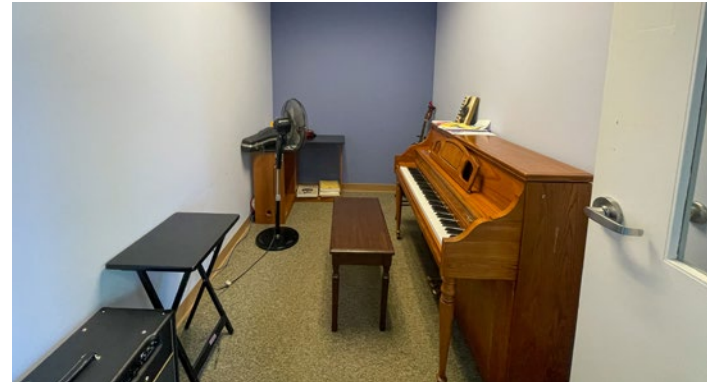
1,945 RSF\*



1,914 USF

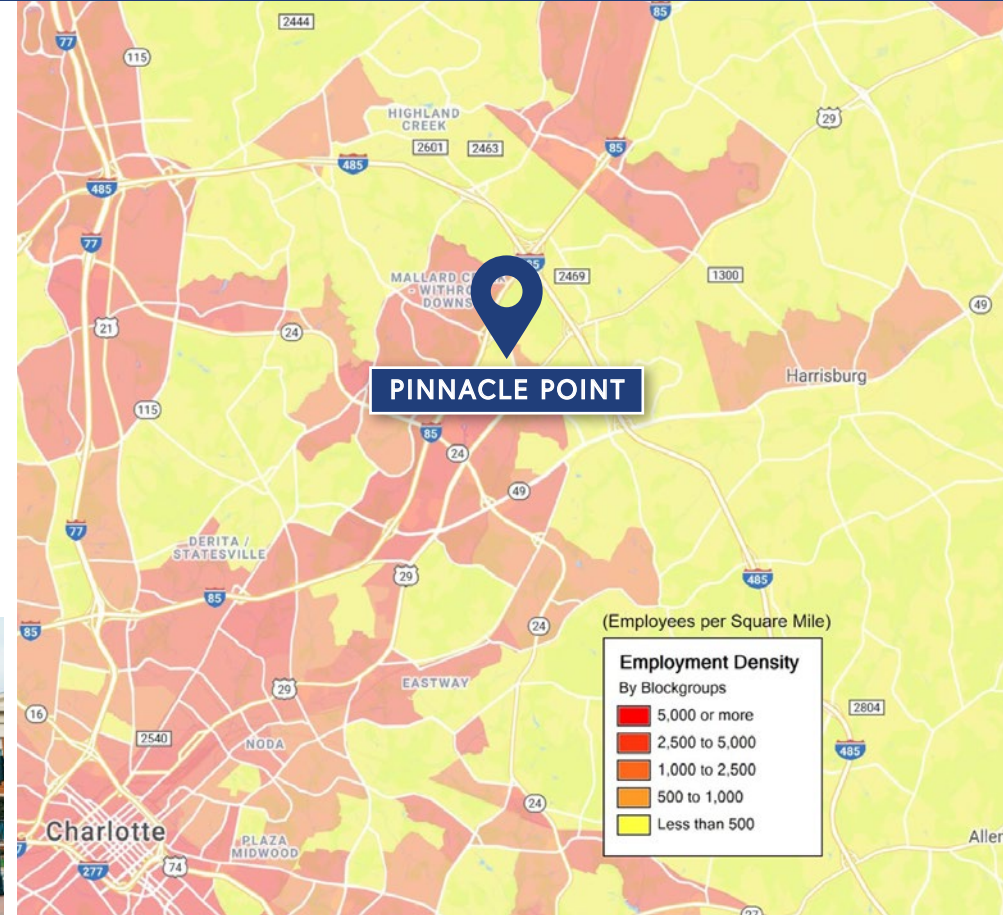
\*RSF includes a core factor

PROPERTY PHOTOS



# UNIVERSITY CITY CHARLOTTE, NC

Home to the University of North Carolina at Charlotte and more than 20 regional offices for Fortune 500 companies, University City is a lively trade area. Despite its proximity to the Charlotte Center City, the university and its lively student culture have brought college-town spirit - not to mention fun pubs, dining hot spots and extensive retail - to the area. On football Saturdays, crowds dressed in green, white and gold pile into Jerry Richardson Stadium to cheer for the Charlotte 49ers. During the week, the neighborhood is all business. With more than 20 regional offices for Fortune 500 companies in this area, University Executive Park, University Research Park and Innovation Park employ thousands, and the completion of the LYNX Blue Line light rail extension makes access to Center City faster than ever.



**CENTENE**<sup>®</sup>  
Corporation

New East Coast Headquarters  
brings 6,000 jobs to  
University Research Park  
2.4 million SF Campus

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## Major Employers in University City





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**THE NICHOLS COMPANY**

**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.