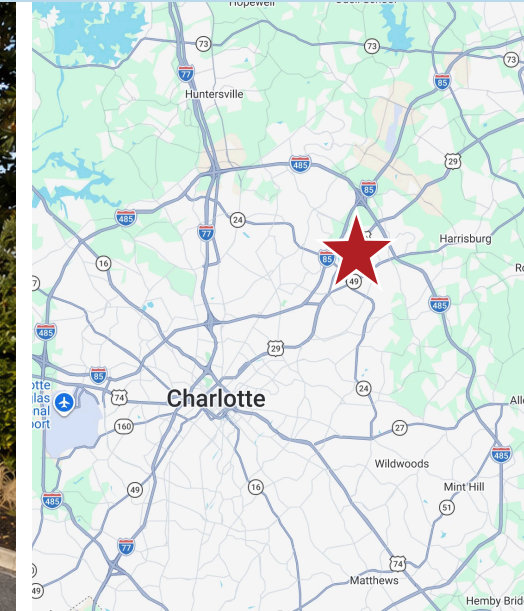


2ND GEN RESTAURANT SPACE AVAILABLE

FORMER PANERA BREAD | 9321 JW Clay Blvd, Charlotte, NC 28262

FOR LEASE

± 5,006 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE (EXISTING DRIVE-THRU IN PLACE)



PROPERTY INFORMATION:

- Zoning: TOD-CC
- Turnkey 2nd Generation Restaurant Opportunity
- Existing Drive-Thru Infrastructure
- ± 5,006 SF on 1.44 Acres
- Positioned across the street from the University Of North Carolina at Charlotte
- High-Traffic University City Location
- Easy Access to I-77, I-85 & I-485
- Minutes from UNC Charlotte & LYNX Blue Line
- Ideal for QSR, Fast Casual, or Full-Service Concepts

DEMOGRAPHICS (2025):



POPULATION

1 Mile: 12,995
3 Miles: 101,048
5 Miles: 220,289



AVG. HH INCOME

1 Mile: \$82,549
3 Miles: \$102,395
5 Miles: \$107,379



DAYTIME EMPLOYEES

1 Mile: 6,442
3 Miles: 28,606
5 Miles: 63,266

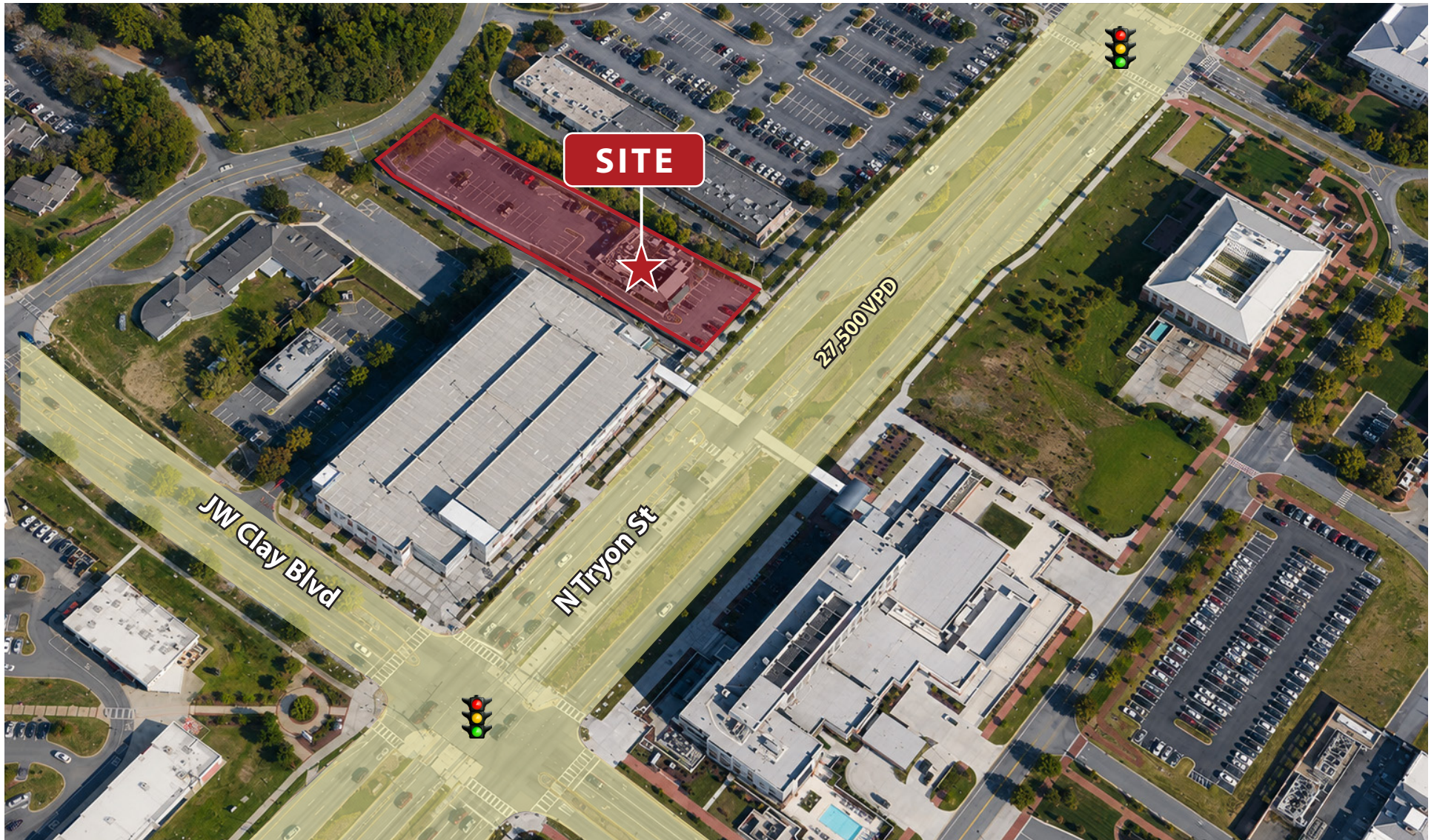


2ND GEN RESTAURANT SPACE AVAILABLE

FORMER PANERA BREAD | 9321 JW Clay Blvd, Charlotte, NC 28262

SITE AERIAL

± 5,006 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE (EXISTING DRIVE-THRU IN PLACE)



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2ND GEN RESTAURANT SPACE AVAILABLE

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CORRIDOR AERIAL

± 5,006 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE (EXISTING DRIVE-THRU IN PLACE)

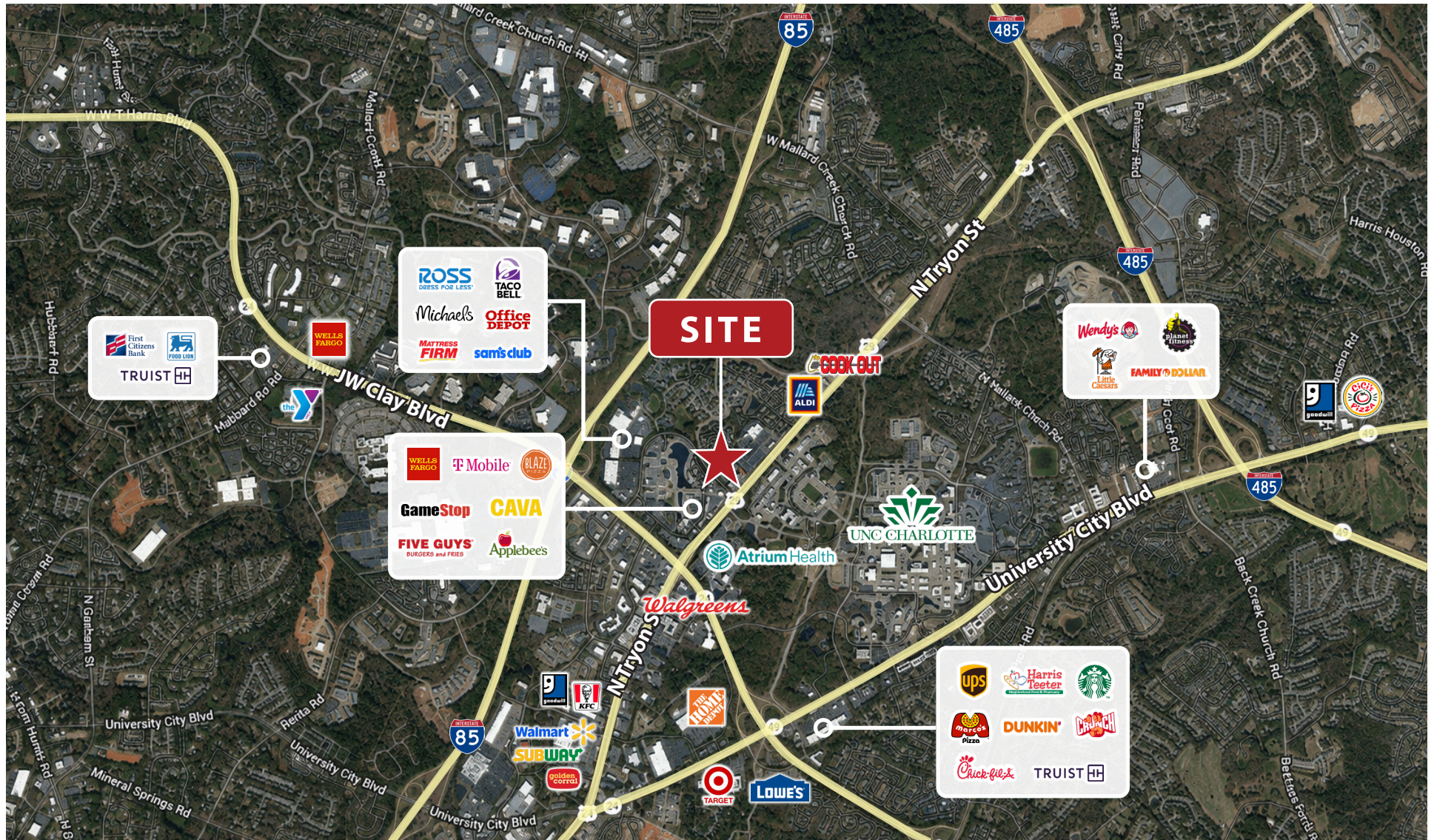


2ND GEN RESTAURANT SPACE AVAILABLE

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MARKET OVERVIEW

± 5,006 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE (EXISTING DRIVE-THRU IN PLACE)



SITE PLAN

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SITE PHOTOS

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MARKET OVERVIEW

± 5,006 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE (EXISTING DRIVE-THRU IN PLACE)



1ST

Largest City
in North Carolina



#1

Fastest Growing
City in the U.S.



2ND

Largest Banking
Hub in the U.S.



2ND

Largest City
in the Southeast



5TH

Busiest Airport
in the U.S.



15TH

Largest Population
in the U.S.

A PREMIER MARKET FOR GROWTH & INVESTMENT

Charlotte continues to attract national tenants and institutional capital, driven by strong population growth, a diverse economy, and a business-friendly environment.

CHARLOTTE FORTUNE 500

TRUIST 

Bank of America


 DUKE
ENERGY

 Sealed Air

 Albemarle



NUCOR

Honeywell

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