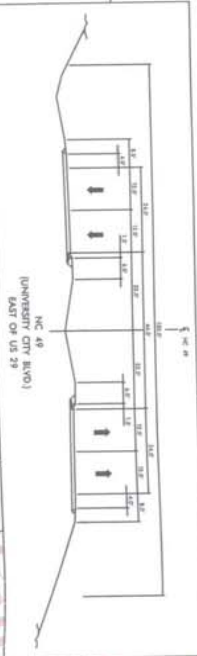


LEGEND

	BUILDINGS
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	ALL EASEMENTS
	EXISTING ROADWAY
	EXISTING ROADWAY TO BE REMOVED
	EXISTING ROADWAY TO BE RESURFACED
	PROPOSED ROADWAY
	PROPOSED STRUCTURES, ISLAND, SIDEWALKS, CURB AND GUTTER
	LAKES, RIVER, STREAMS AND PONDS
	UTILITY EASEMENT
	CITY OF CHARLOTTE OWNED PARCELS
	PROPOSED SIGNALIZED INTERSECTION
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING STRUCTURE TO BE RETAINED



UNIVERSITY CITY BLVD (NC 49) EAST OF US 29

UNIVERSITY CITY BLVD (NC 49) EAST OF US 29

UNIVERSITY CITY BLVD (NC 49) EAST OF US 29

UNIVERSITY CITY BLVD (NC 49) EAST OF US 29

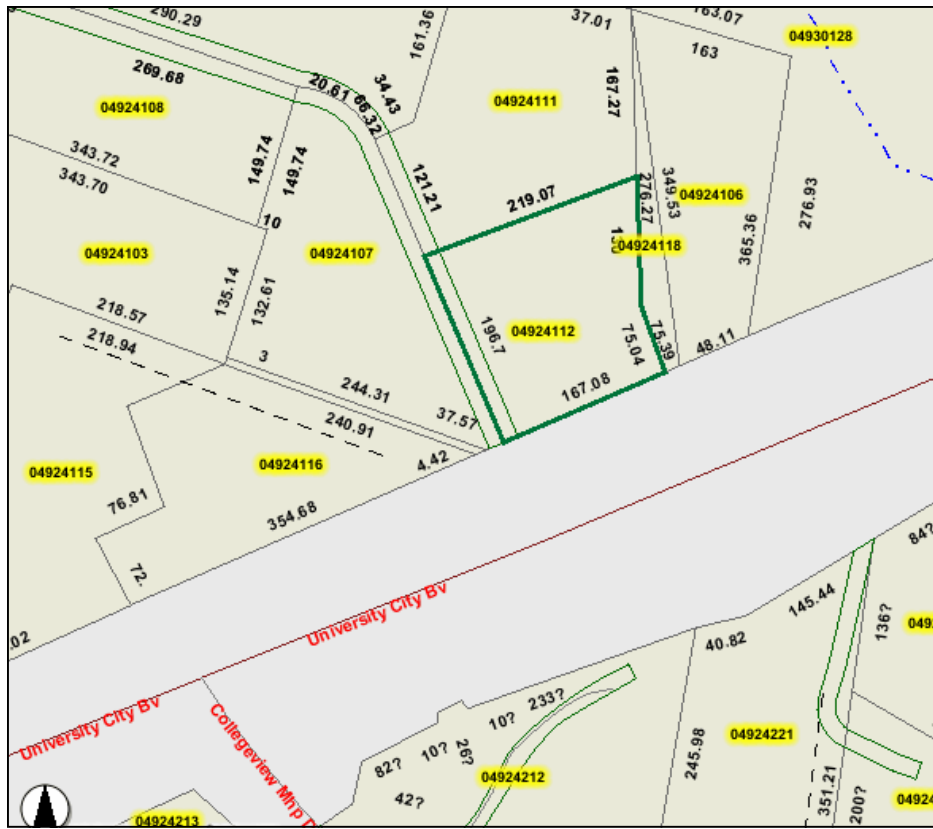
UNIVERSITY CITY BLVD (NC 49) EAST OF US 29

UNIVERSITY CITY BLVD (NC 49) EAST OF US 29

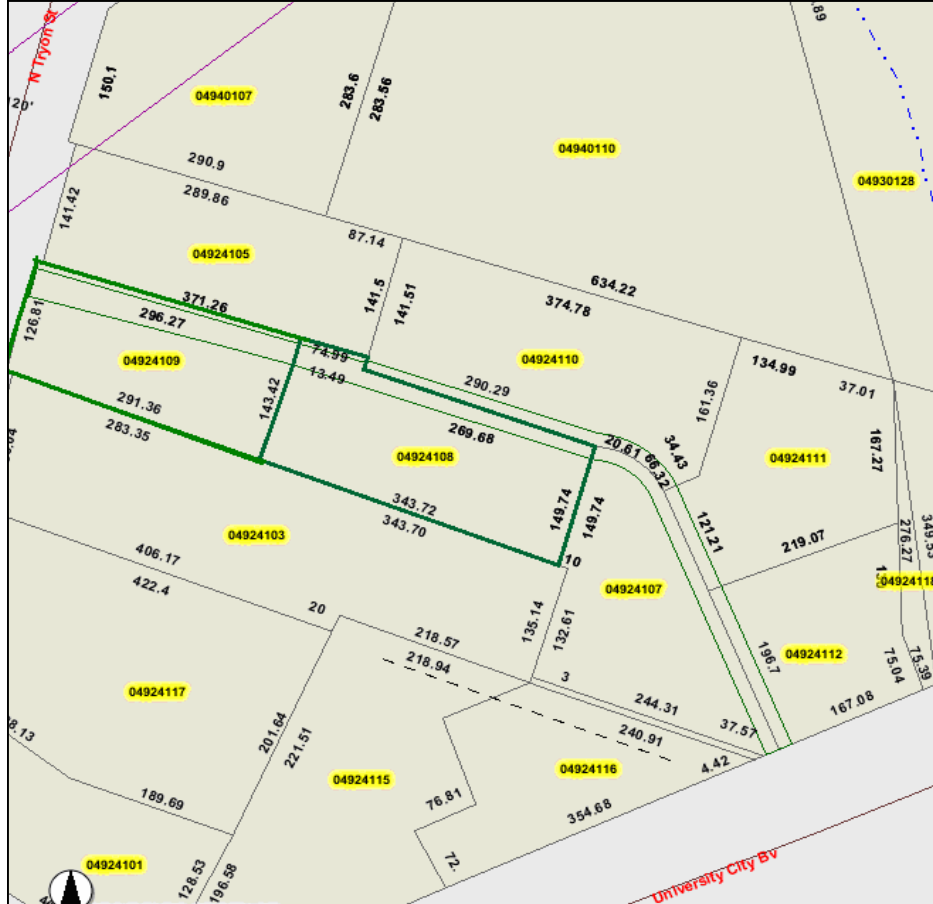
UNIVERSITY CITY BLVD (NC 49) EAST OF US 29

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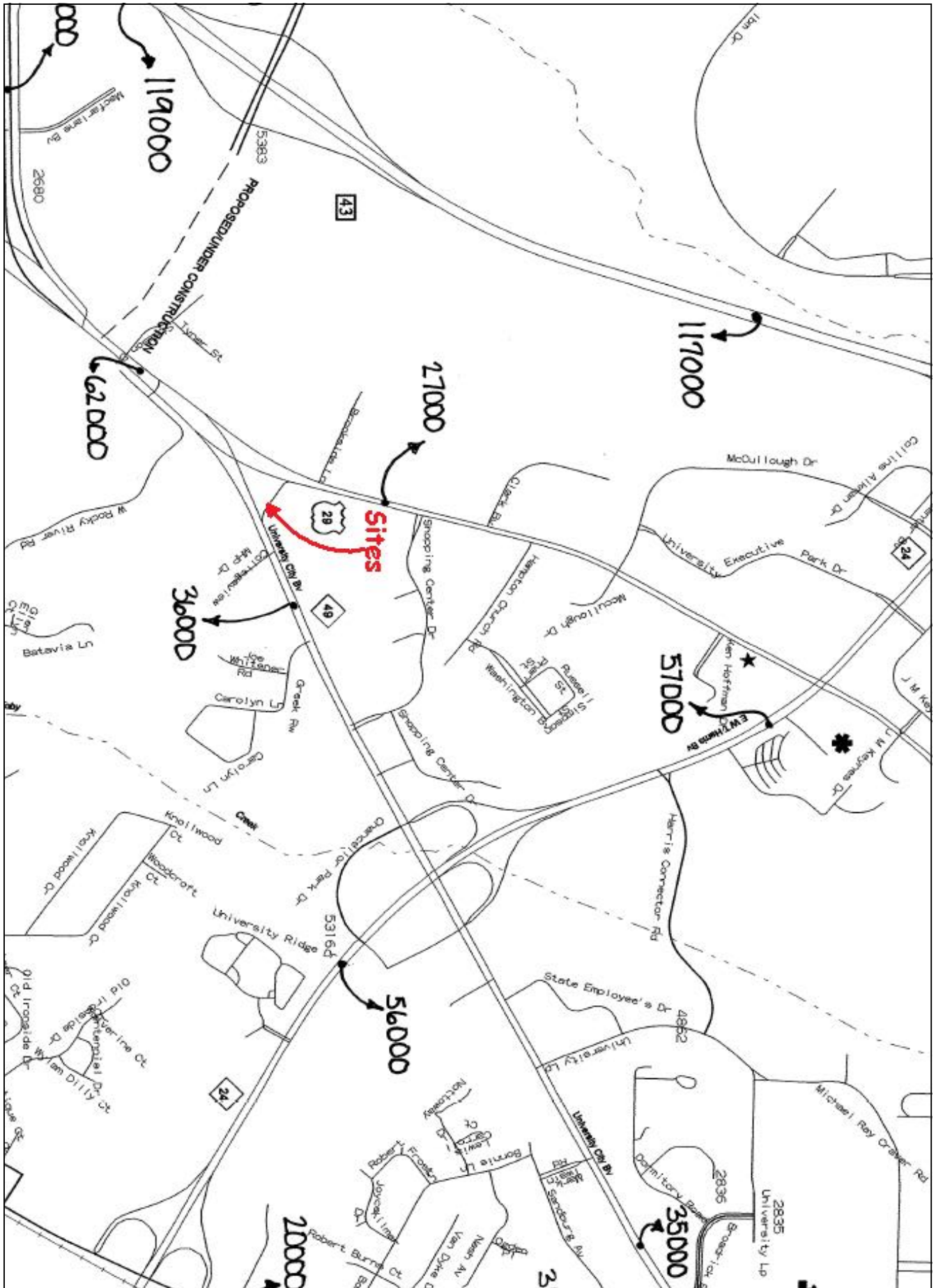
Lot 1



Lots 3 & 4



2008 Traffic Counts





Lat: 35.291526, Lon: -80.755224

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$28,017	\$31,853	\$30,363
2000 Median HH Income	\$41,581	\$43,464	\$44,139
2009 Median HH Income	\$55,112	\$59,485	\$61,300
2014 Median HH Income	\$57,260	\$61,591	\$64,037
1990-2000 Annual Rate	4.03%	3.16%	3.81%
2000-2009 Annual Rate	3.09%	3.45%	3.61%
2009-2014 Annual Rate	0.77%	0.7%	0.88%
Per Capita Income			
1990 Per Capita Income	\$12,322	\$12,079	\$13,000
2000 Per Capita Income	\$17,698	\$18,972	\$20,547
2009 Per Capita Income	\$27,496	\$25,506	\$28,057
2014 Per Capita Income	\$28,721	\$26,793	\$29,506
1990-2000 Annual Rate	3.69%	4.62%	4.68%
2000-2009 Annual Rate	4.88%	3.25%	3.43%
2009-2014 Annual Rate	0.88%	0.99%	1.01%
Average Household Income			
1990 Average Household Income	\$32,432	\$35,287	\$34,843
2000 Average Household Income	\$46,576	\$51,747	\$53,963
2009 Average HH Income	\$61,654	\$66,501	\$72,003
2014 Average HH Income	\$63,357	\$68,876	\$75,083
1990-2000 Annual Rate	3.69%	3.9%	4.47%
2000-2009 Annual Rate	3.08%	2.75%	3.17%
2009-2014 Annual Rate	0.55%	0.7%	0.84%

Households by Income

Current median household income is \$61,300 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$64,037 in five years. In 2000, median household income was \$44,139, compared to \$30,363 in 1990.

Current average household income is \$72,003 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$75,083 in five years. In 2000, average household income was \$53,963, compared to \$34,843 in 1990.

Current per capita income is \$28,057 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$29,506 in five years. In 2000, the per capita income was \$20,547, compared to \$13,000 in 1990.

Population by Employment

Total Businesses	427	2,256	5,315
Total Employees	8,032	31,649	64,885

Currently, 85.7 percent of the civilian labor force in the identified market area is employed and 14.3 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 90.3 percent of the civilian labor force, and unemployment will be 9.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 73.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.0 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 15.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 21.2 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 75.2 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 25.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.0 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 22.5 percent were high school graduates only (29.8 percent in the U.S.)
- 8.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 24.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 8.7 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)