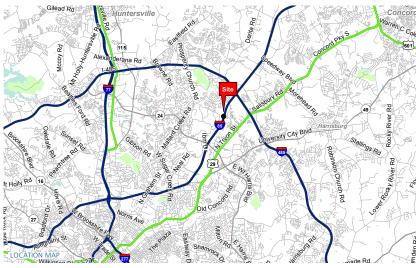


# FOR LEASE

## NEW RETAIL DEVELOPMENT - UP TO 140,000 SF NW QUADRANT OF I-85 & MALLARD CREEK CHURCH RD. | CHARLOTTE, NC





### **LEASING INFORMATION**

32 ACRE REGIONAL SITE 1.53 TO 2.39 ACRE OUTPARCELS AVAILABLE 1200-10,000 SF SHOP SPACE AVAILABILITY RATE - PLEASE CALL TICAM - PLEASE CALL

### **PROPERTY HIGHLIGHTS**

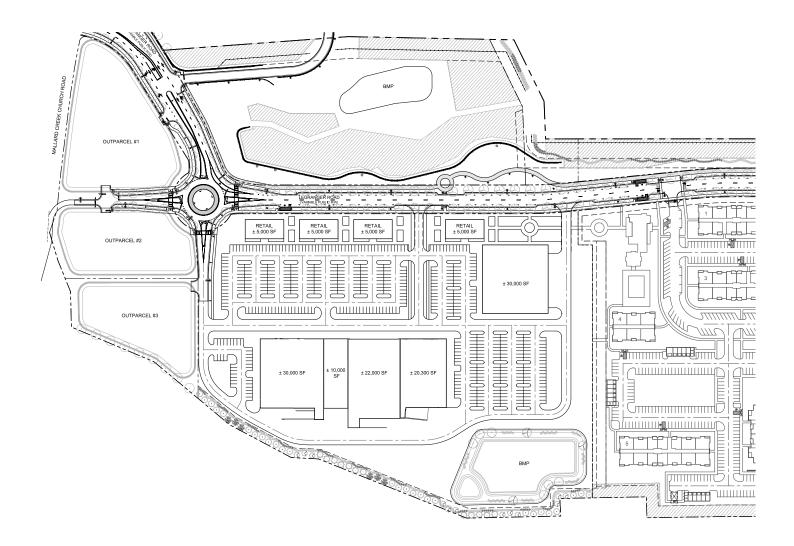
Regional location at Mallard Creek Church Rd and I-85 New traffic signal to be installed at the site Highest traffic volume along the corridor Located in Charlotte's 2nd largest office market

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	7,623	64,183	167,911
AVERAGE HH INCOME	\$61,575	\$65,845	\$71,702
MEDIAN HH INCOME	\$55,059	\$55,702	\$61,207
BUSINESS ESTABLISHMENTS	223	2,747	5,497
DAYTIME EMPLOYMENT	2,234	47,623	23,382

300 West Summit Ave. Suite 250 | Charlotte, NC 28203 | Phone (704) 644-4595 | Fax (704) 973-0737 Wes Thurmond | wthurmond@providencegroup.com | www.providencegroup.com

# **NEW RETAIL DEVELOPMENT - UP TO 140,000 SF**

NW QUADRANT OF I-85 & MALLARD CREK CHURCH RD. | CHARLOTTE, NC



### **TRAFFIC COUNTS 2016 (NCDOT)**

• 43,000 VPD on Mallard Creek Church Rd. (In front of site) • 129,000 VPD on I-85

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# MALLARD CREEK CHURCH ROAD MEDIUM AERIAL

