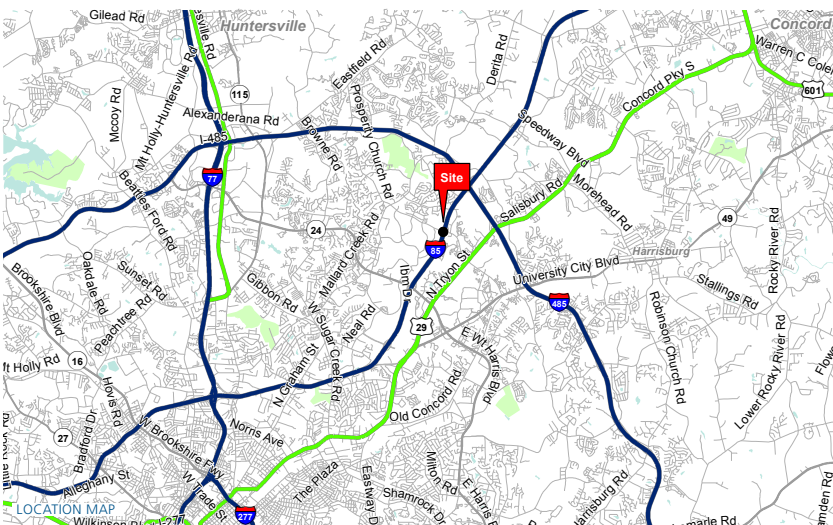




NEW RETAIL DEVELOPMENT - UP TO 140,000 SF
NW QUADRANT OF I-85 & MALLARD CREEK CHURCH RD. | CHARLOTTE, NC



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

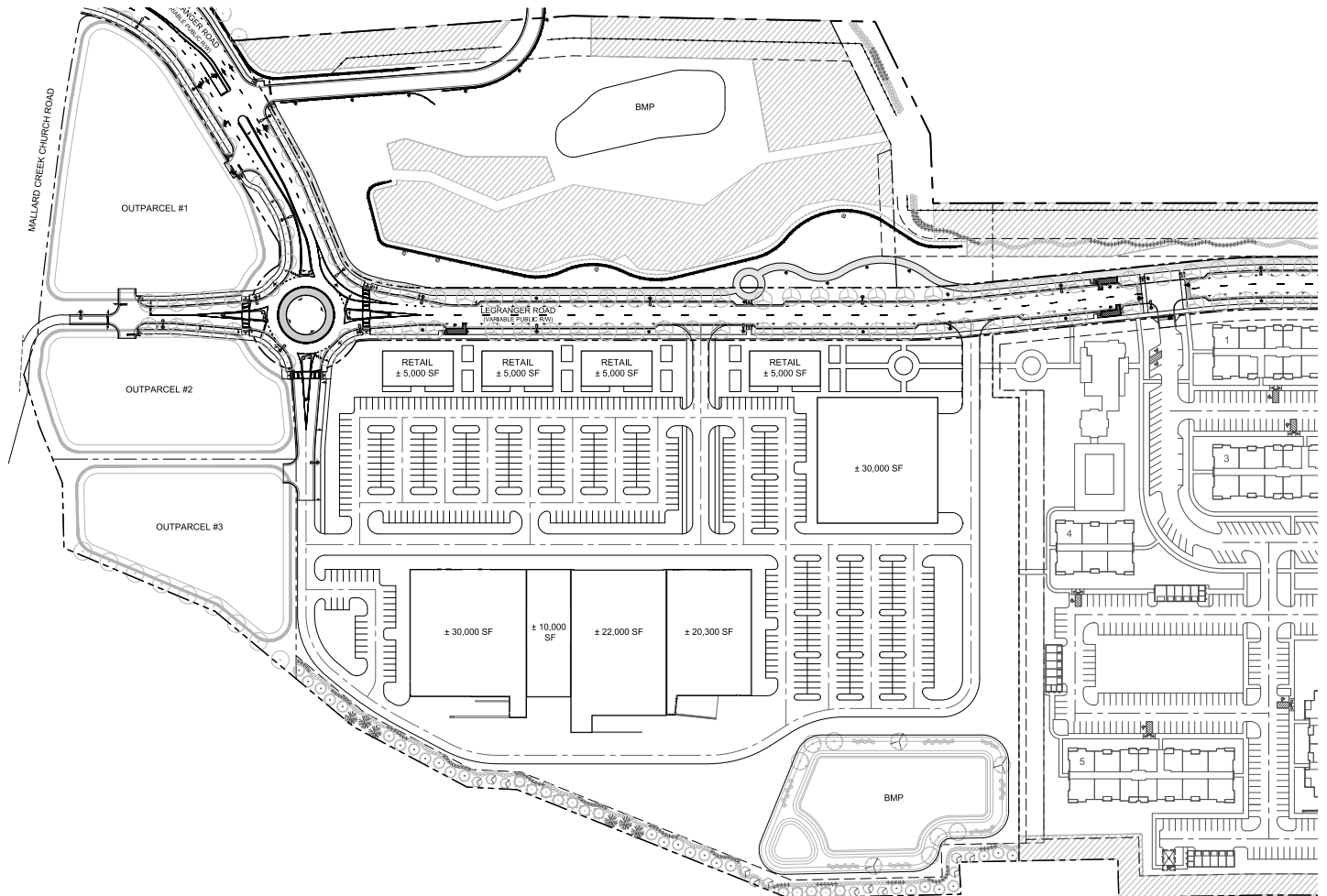
- Regional location at Mallard Creek Church Rd and I-85
- New traffic signal to be installed at the site
- Highest traffic volume along the corridor
- Located in Charlotte's 2nd largest office market

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

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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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