



1 MSF OFFICE SPACE APPROVED
(TO BE DEVELOPED BY LINCOLN HARRIS)

KIRK FARM PARK

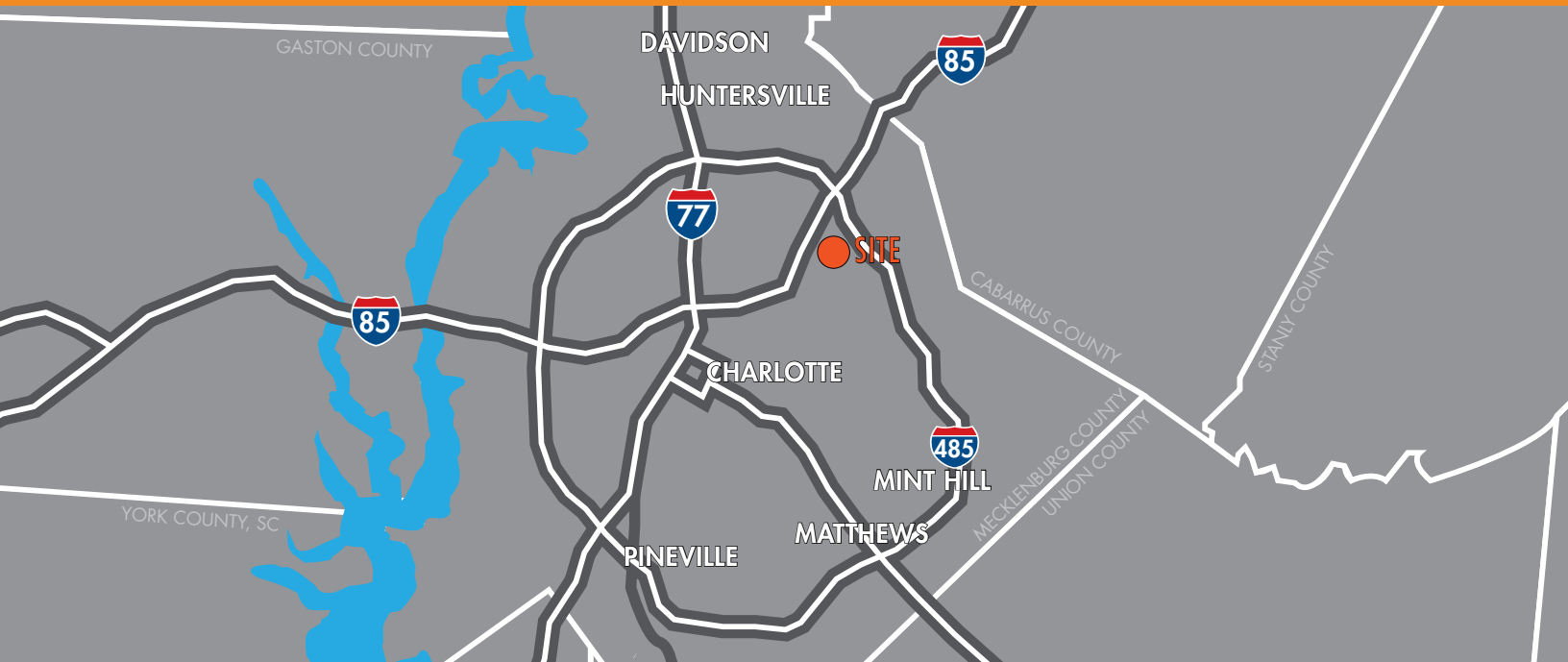
SITE

MALLARD CREEK CHURCH ROAD
& HIGHWAY 29
CHARLOTTE, NORTH CAROLINA

OUTPARCEL FOR SALE
± 3.3 ACRES

MALLARD CREEK CHURCH RD. & HWY. 29

OUTPARCEL FOR SALE



PROPERTY OVERVIEW

- ± 3.3 acre outparcel for sale
- Situated at the southeast corner of North Tryon Street (Highway 29) and Mallard Creek Church Road, next to the Mallard Creek Greenway
- North Tryon Street is one of University City's most heavily traveled roads, connecting north and south Charlotte to Uptown and allowing for quick and easy access to I-485
- Located in the heart of University City, the site is adjacent to UNC Charlotte, which employs more than 3,200 people. UNCC continues to grow – more than 29,000 students are currently enrolled, representing a 32% increase over the past 10 years
- Only minutes from the LYNX Blue Line UNC Charlotte - Main and JW Clay Boulevard stations
- Situated in close proximity to Charlotte Motor Speedway, PNC Music Pavilion, University Research Park and Innovation Park, the site benefits from its location in one of Charlotte's major employment and educational centers. Daytime population is more than 108,000 people in a 5-mile radius
- Sale price: \$2,300,000

PROPERTY FEATURES

LAND SIZE	± 3.3 ACRES
PIN #	04938204
ZONING	B1 (CD)
UTILITIES	ALL CHAR/MECK UTILITIES AVAILABLE
LIST PRICE	\$2,300,000

SITE DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 EST POPULATION	10,343	69,861	182,905
2023 PROJ. POPULATION	11,239	76,287	201,139
2010-2018 ANNUAL GROWTH	3.0%	2.9%	2.6%
2018 EST AVG HH INCOME	\$39,422	\$63,832	\$74,181

SITE TRAFFIC COUNTS

NORTH TRYON STREET	24,000 VPD
MALLARD CREEK CHURCH	25,000 VPD

For more information, please contact:

KEELY HINES
Vice President / Broker
704.676.1563
keely.hines@foundrycommercial.com

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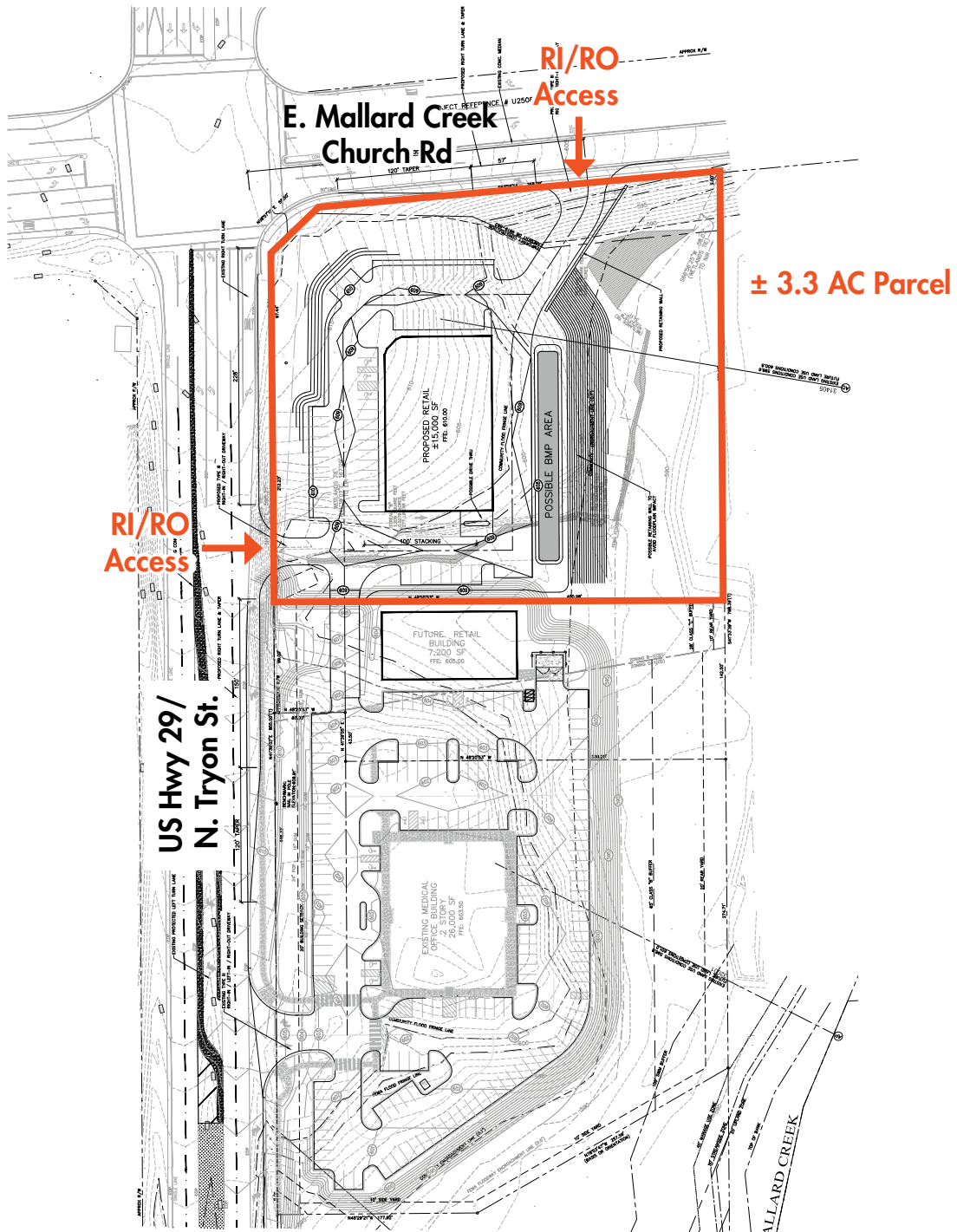
121 W. Trade Street, Suite 2500
Charlotte, NC 28202

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SITE PLAN



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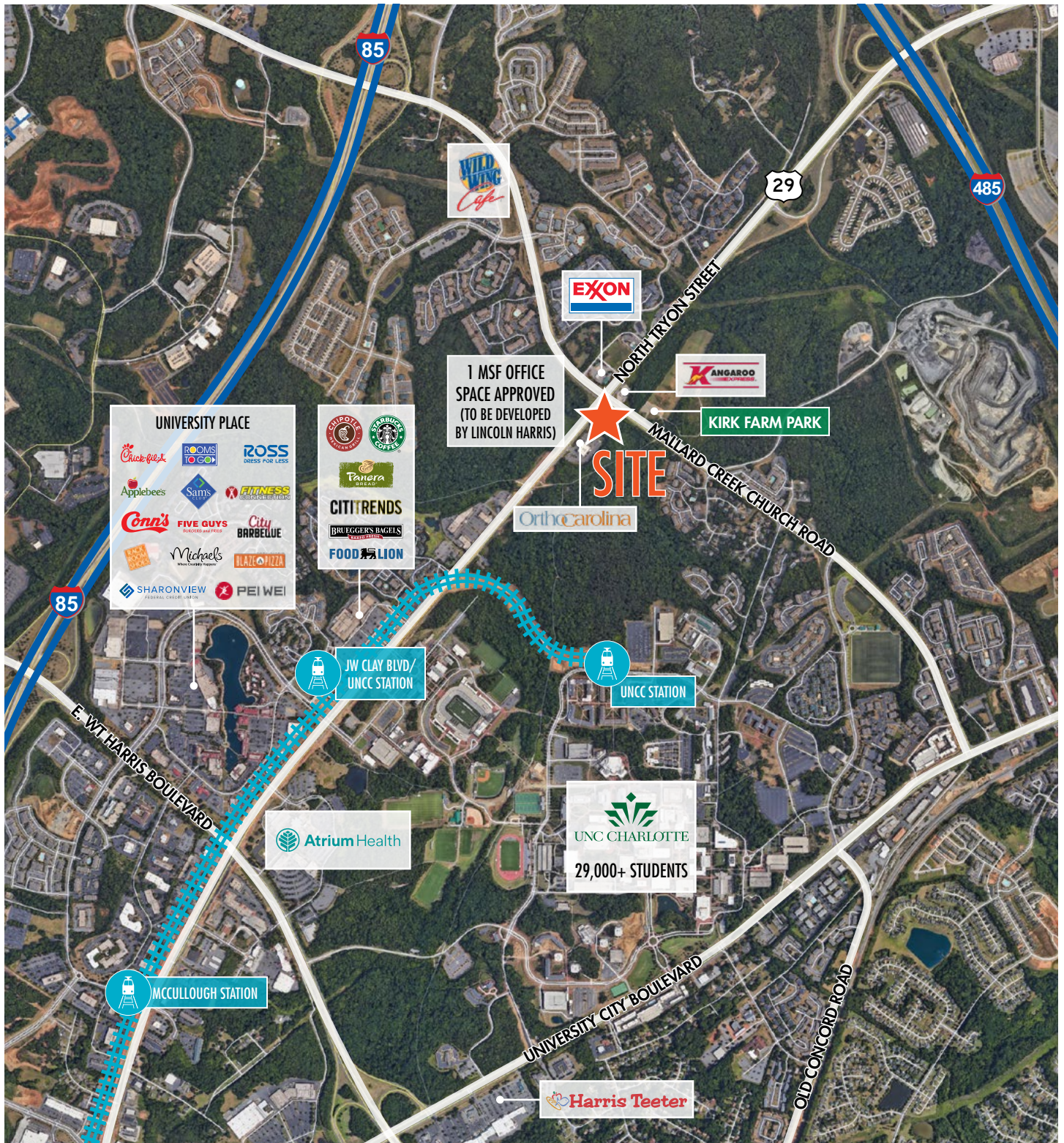
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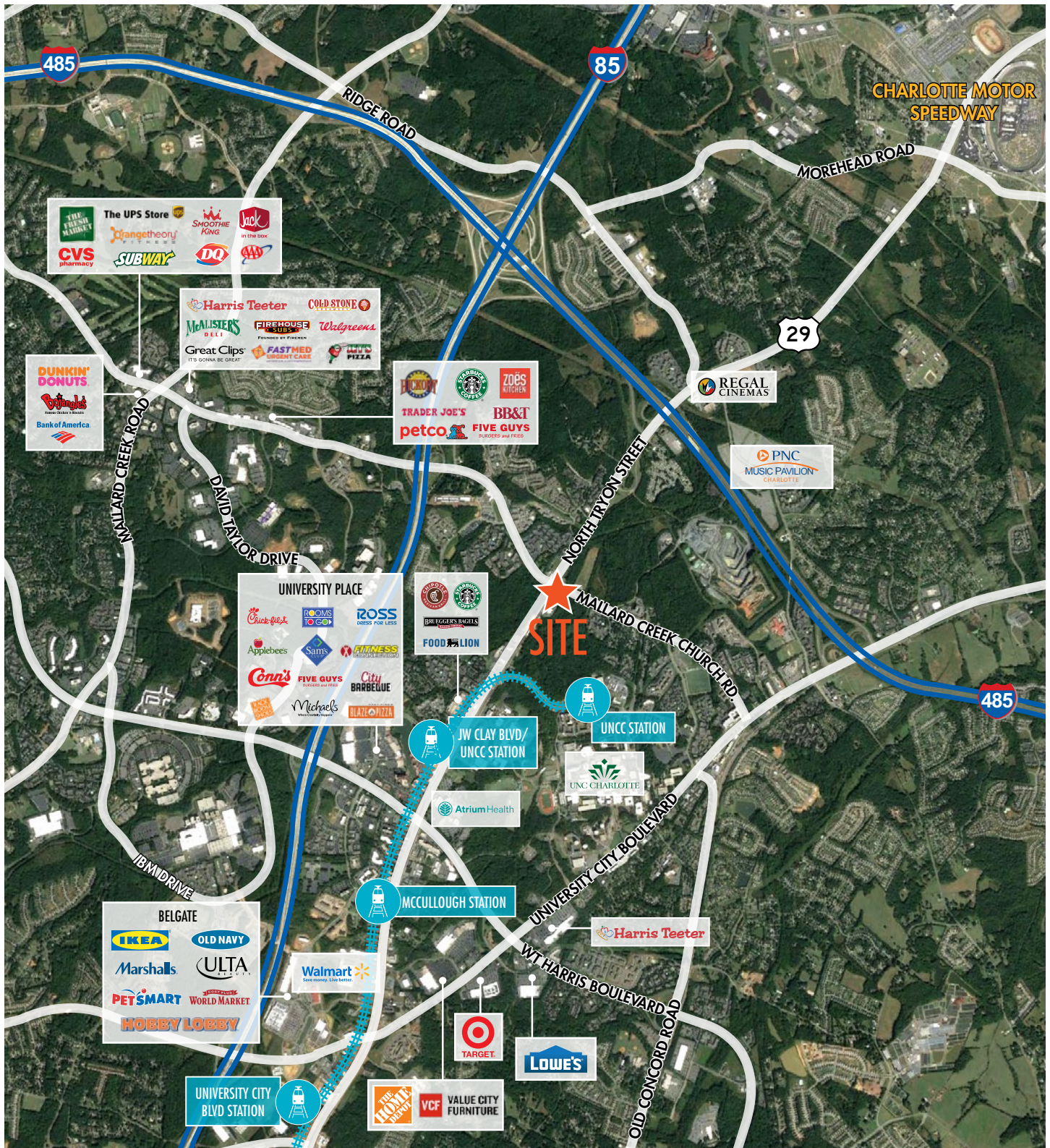
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