

832 – 1,253 SF SUITES AVAILABLE FOR LEASE



ELLISON
MALLARD CREEK

Rare Live / Work Opportunities

MALLARD CREEK CHURCH ROAD | CHARLOTTE | NC

CBRE

THE OFFERING

ELLISON MALLARD CREEK

832 – 1,253 SF

Suites Available for Lease

Available Now

Possession

Negotiable

Term

Upon Request

Asking Rate

Move-in Ready

Suites

397

On-site Residential Units

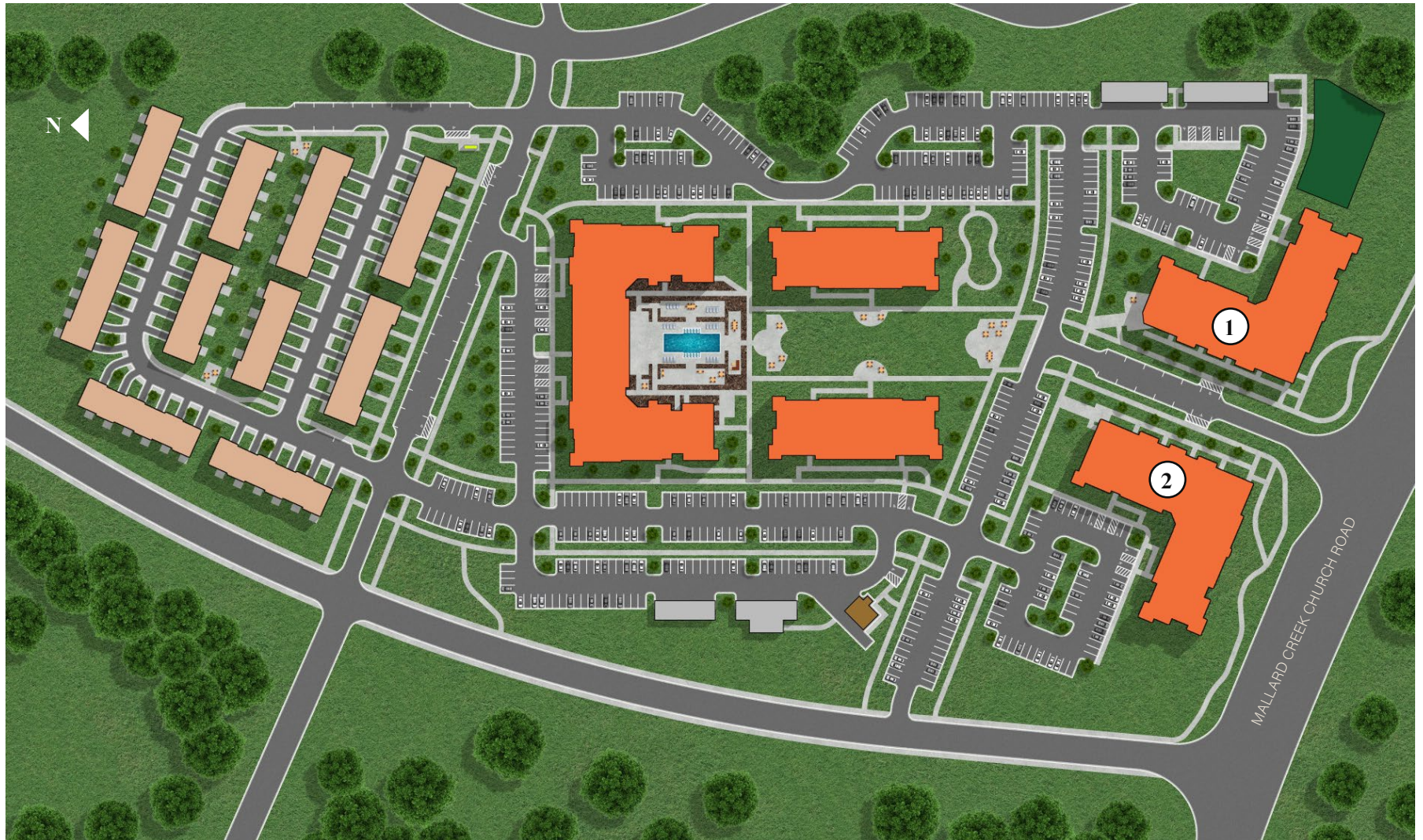


+ Ability to connect commercial suites with the residential unit above



SITE PLAN

ELLISON MALLARD CREEK



● TOWNHOMES ● APARTMENT UNITS ○ LIVE/WORK UNITS

FLOOR PLANS

ELLISON MALLARD CREEK



Building 400

UNIT #	TOTAL SIZE (SF)
1405	1,248 SF
1407	1,248 SF
1409	832 SF
1411	1,253 SF

Building 500

UNIT #	TOTAL SIZE (SF)
1501	1,253 SF
1503	832 SF
1505	1,248 SF
1507	1,248 SF
1509	832 SF
1511	1,253 SF

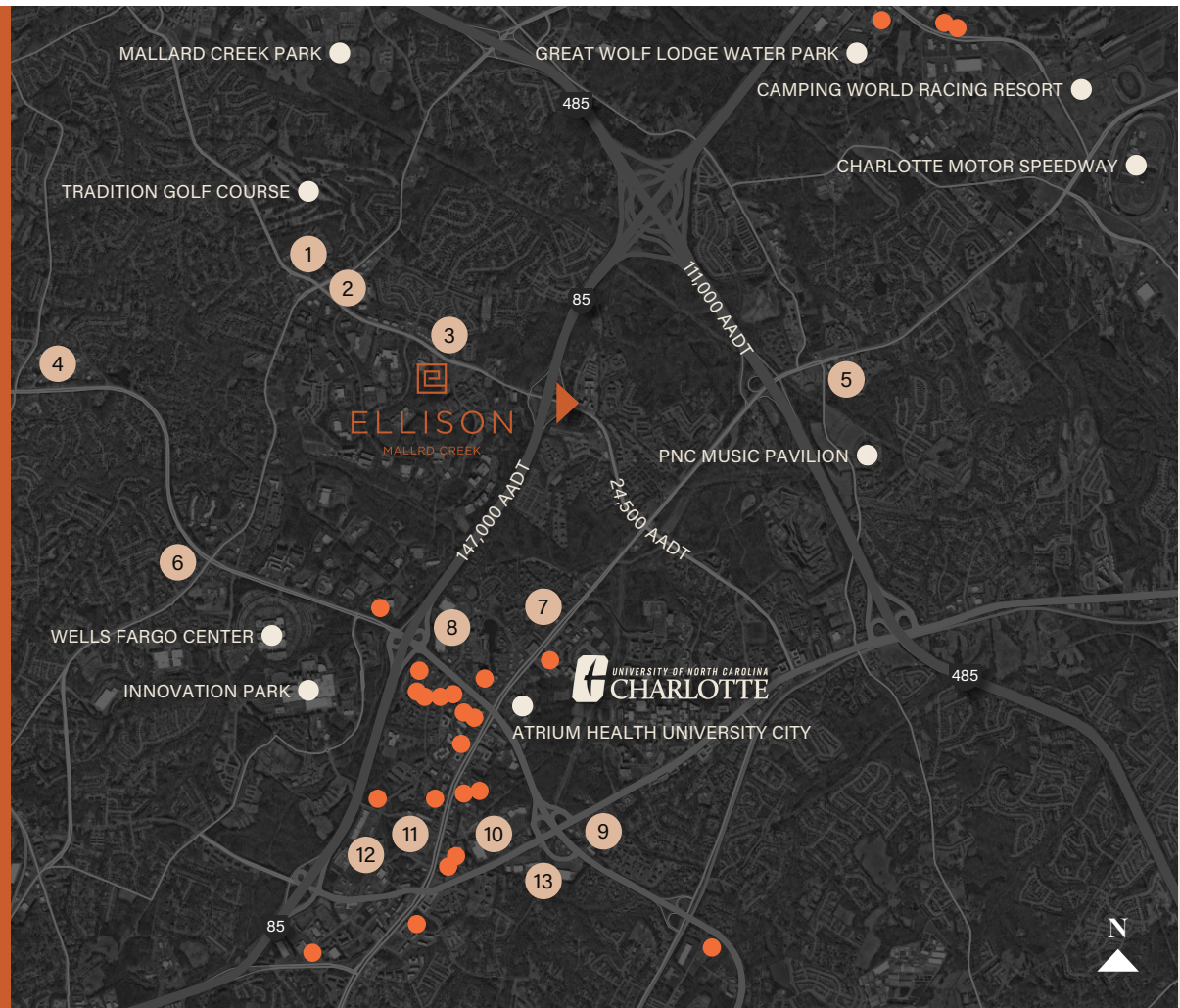
LOCATION MAP

ELLISON MALLARD CREEK

● HOTEL / HOSPITALITY

NOTABLE RETAIL ANCHORS

1. LA Fitness, Orangetheory Fitness, CVS, The UPS Store
2. Harris Teeter, Walgreens
3. Trader Joe's
4. Food Lion, Dollar Tree, Walgreens
5. Walmart Neighborhood Market, CVS, Regal
6. Food Lion
7. Food Lion
8. Ross, Sam's Club, Conn's HomePlus, Office Depot, Michaels
9. Harris Teeter, Crunch Fitness
10. The Home Depot, Dollar Tree, Gabe's, Big Lots
11. Walmart Supercenter
12. IKEA, Marshalls, T.J. Maxx, Burlington, Hobby Lobby, World Market, Old Navy
13. Target, Lowe's Home Improvement



AREA MAP

ELLISON MALLARD CREEK

Ellison places you in the heart of University City, home to some of the area's best breweries, eateries, and nightlife. With immediate access to UNC Charlotte, I-85 and I-485, you'll have an effortless commute. Just two miles from the property is the JW Clay Blue Line Station offering light rail travel to Charlotte's Uptown CBD, NoDa and South End.

I-85

0.1 Mile | 1 Min

I-485

1.5 Miles | 2 Mins

JW Clay

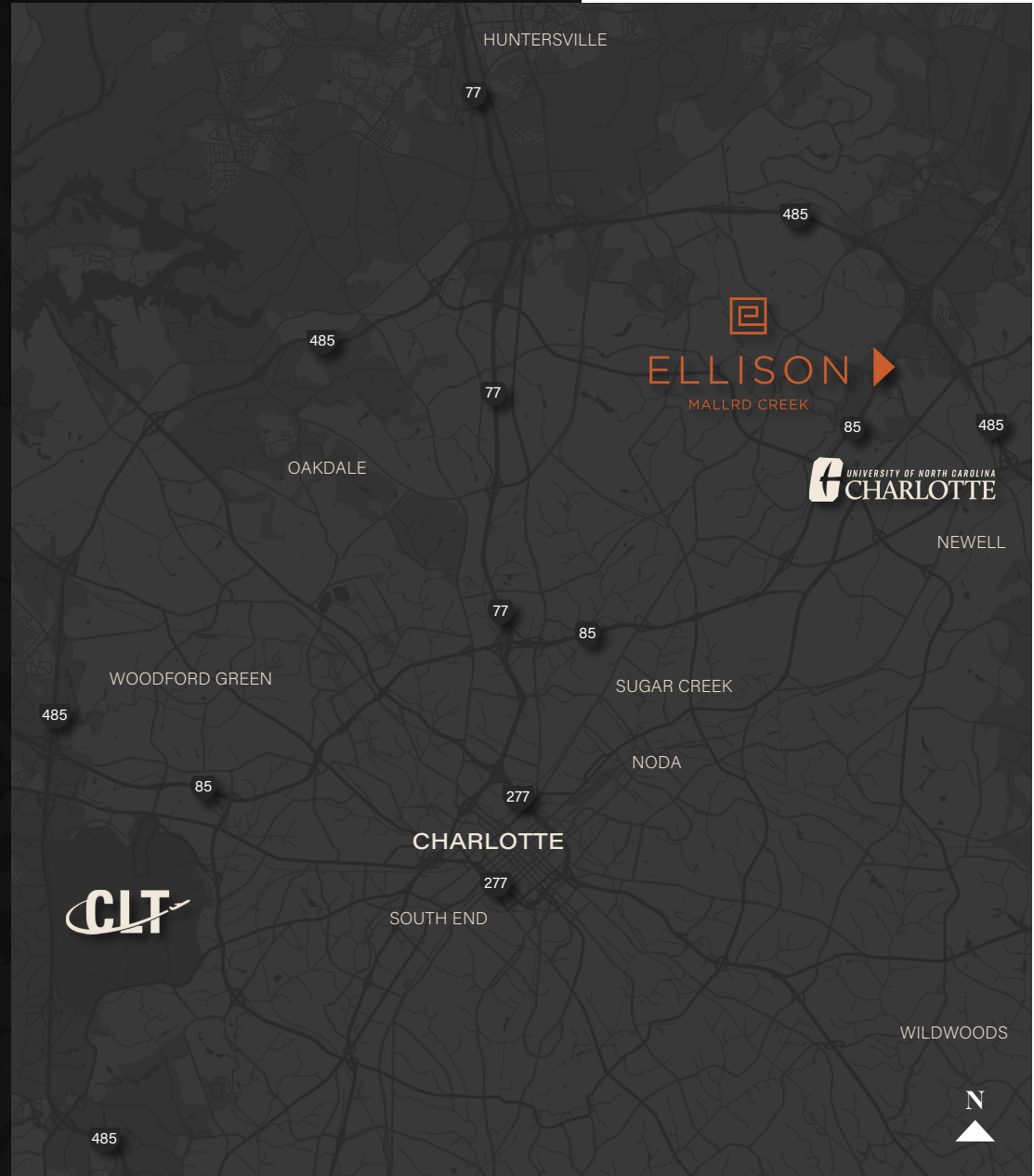
1.8 Miles | 4 Mins

UNC

2.0 Miles | 5 Mins

Charlotte

10.3 Miles | 16-22 Mins



DEMOGRAPHICS

ELLISON MALLARD CREEK

832 – 1,253 SF SUITES AVAILABLE FOR LEASE

	1 MILE	3 MILES	5 MILES
Businesses	208	2,886	5,854
Employees	2,055	48,635	79,869
Population	10,589	80,660	196,989
Median Age	29.5	28.9	31.9
Households	4,674	31,399	74,126
Average HH Income	\$91,991	\$86,718	\$95,565

SOURCE: ESRI



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KAITLYN FITCH

Associate

+1 704 331 1226

kaitlyn.fitch@cbre.com



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