



ESPRESSO LOVERS			
ESPRESSO	1.000	1.800	
MACCHIATO	1.500	2.000	
CORTADO	2.000	3.000	
AMERICANO (espresso)			1.800
LATTE		2.500	3.000
CAPPUCCINO		2.500	3.000
FLAT WHITE		3.000	3.000
BREW BAR FOR ADDICTS			
AEROPRESS	3.000		
FRENCH PRESS		3.000	3.500
V60 / KALITA		3.000	3.500
CHEMEX		3.000	3.500
COLD COFFEES			
ICE COFFEE		2.500	
ICE LATTE		2.500	
COLD BREW		3.000	
AFOGATO		3.000	
BEBIDAS SAZONAIS À BASE DE CAFÉ			
CHÁS E INFUSÕES   CHOCOLATE			
SUBSTITUIÇÕES   SOBREMENSAS			
BRANCO   CHOCOLATE   PASTEL			
SALGADO   SALGADO			
CC   BRANCO   PASTEL			

**FOUNDRY**  
COMMERCIAL

# UNIVERSITY RESEARCH PARK

**RETAIL SPACE AVAILABLE FOR LEASE**

WEST MALLARD CREEK CHURCH RD, CHARLOTTE, NC

DEVELOPED BY





## UNIVERSITY RESEARCH PARK

WEST MALLARD CREEK CHURCH RD, CHARLOTTE, NC

**±20,000 RSF AVAILABLE FOR LEASE**

### DESCRIPTION

- New retail development in University City at University Research Park, one of the nations largest research park with 2,200 acres and 10 million square feet of office space.
- New Centene Corporation campus under construction bringing \$1 Billion in new investment and 6,000 jobs.
- Surrounded by numerous multi-family developments in the area providing access to a consistently growing customer base
- Located at the signalized intersection of West Mallard Creek Church Road and Senator Royal Drive
- ±1.65 acre outparcel for sale, ground lease, or build-to-suit

### DEVELOPMENT FEATURES

RETAIL	20,000 SF
TOWNHOMES	±135 Units

### TRAFFIC

WEST MALLARD CREEK CHURCH RD	32,000 VPD
SENATOR ROYAL DR	6,213 VPD

FOR MORE INFORMATION, PLEASE CONTACT:

**TOMMY TRIMBLE | 704.414.7460**

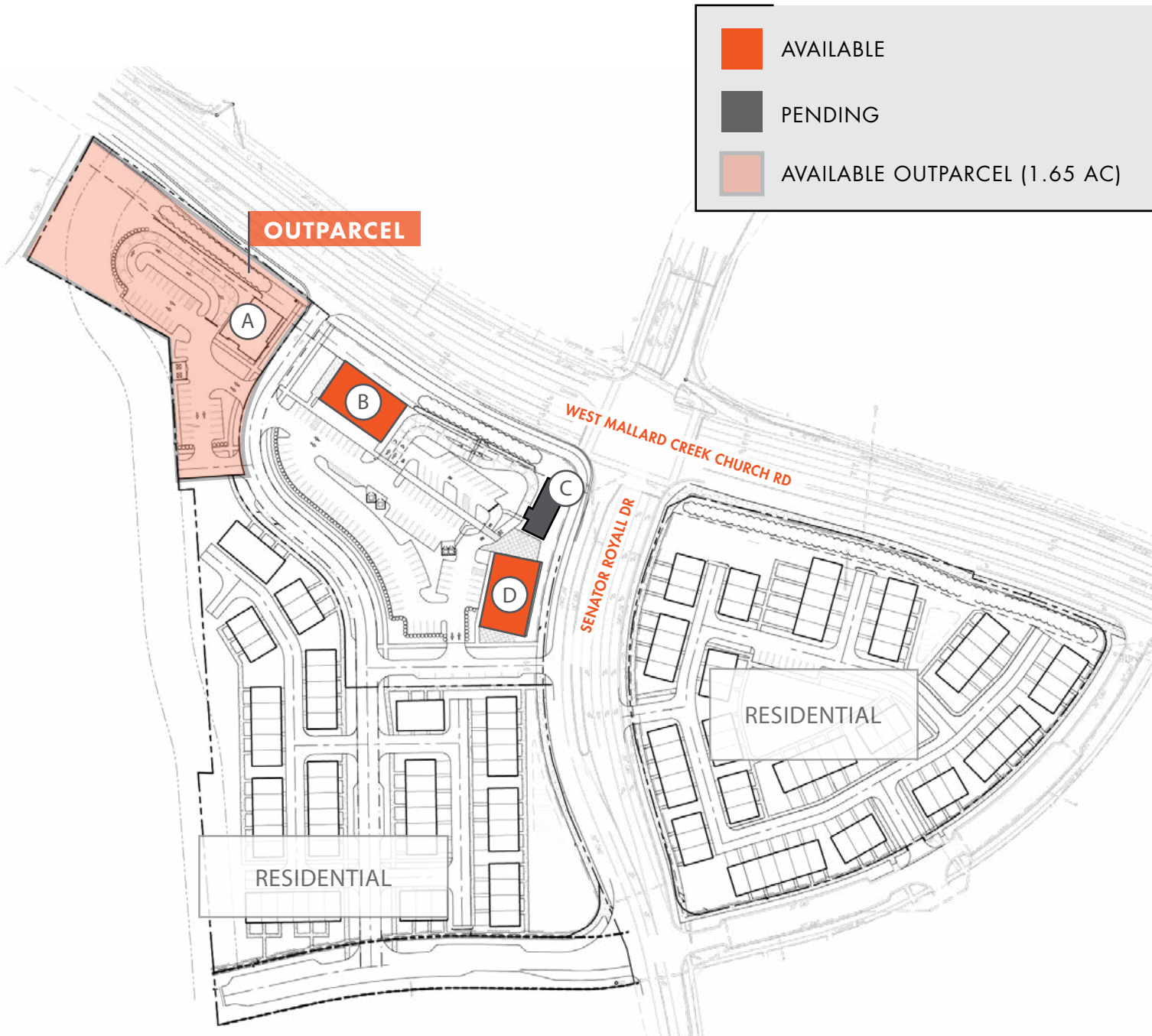
Vice President/Broker

tommy.trimble@foundrycommercial.com

Licensed Real Estate Broker

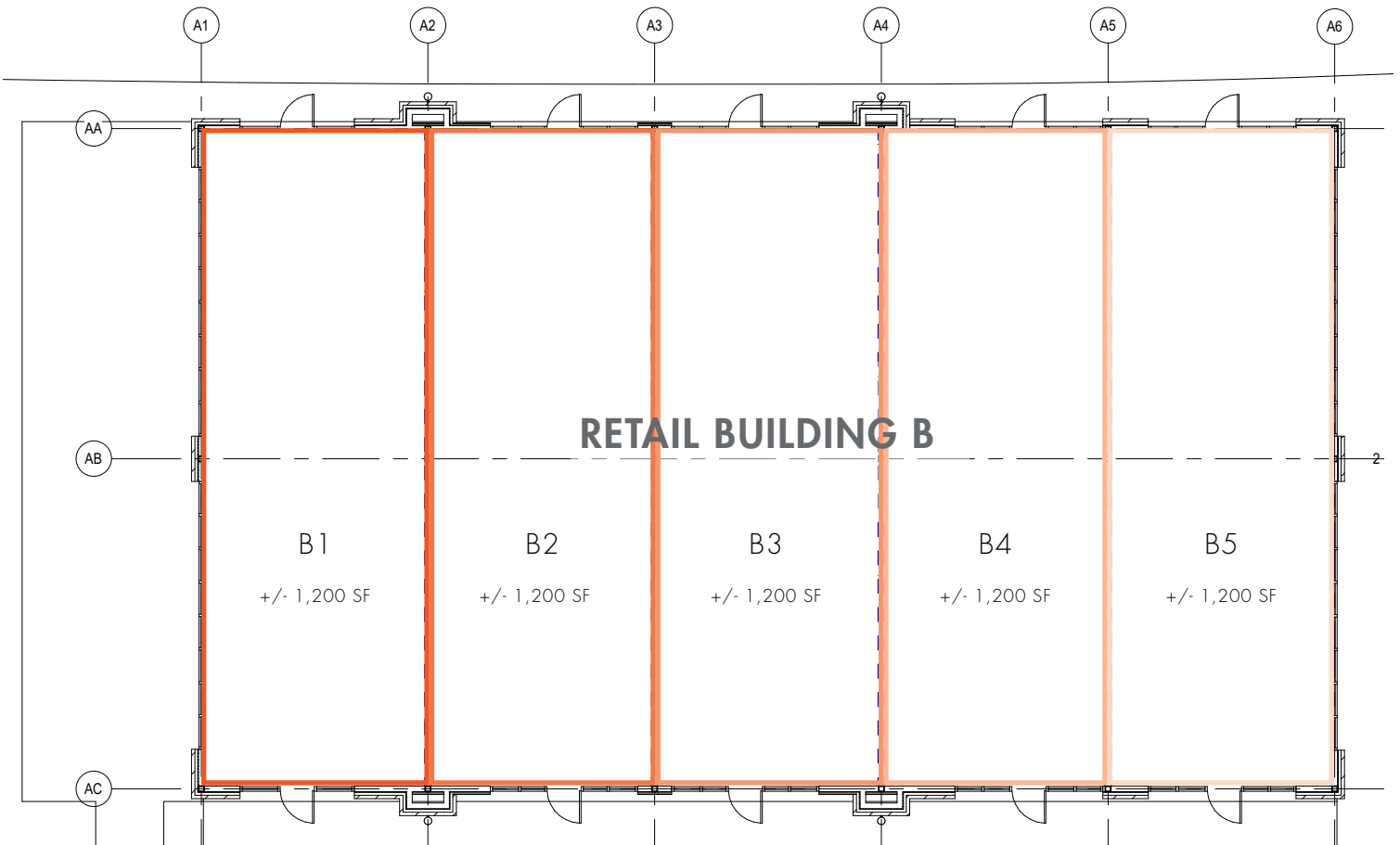
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### SITE PLAN

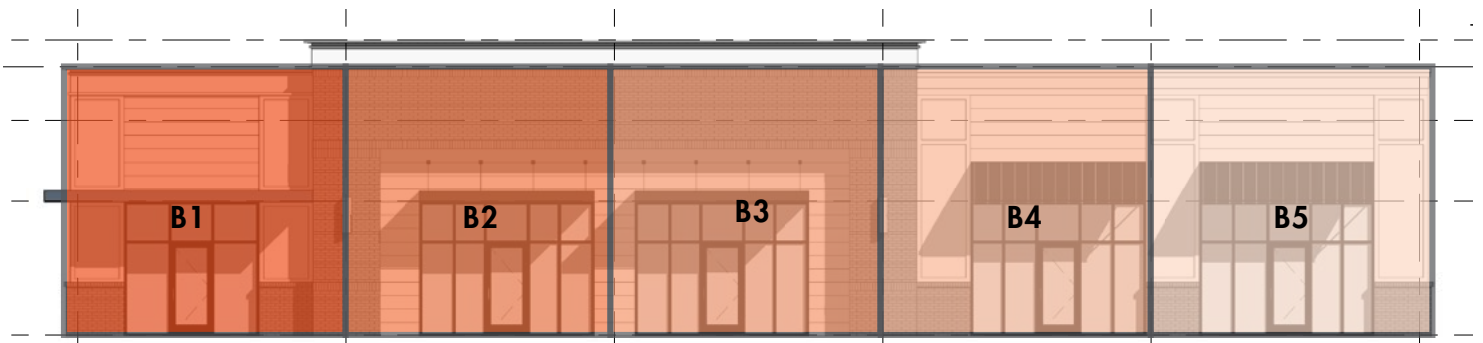




## RETAIL BUILDING B



### FRONT ELEVATION (SOUTH)



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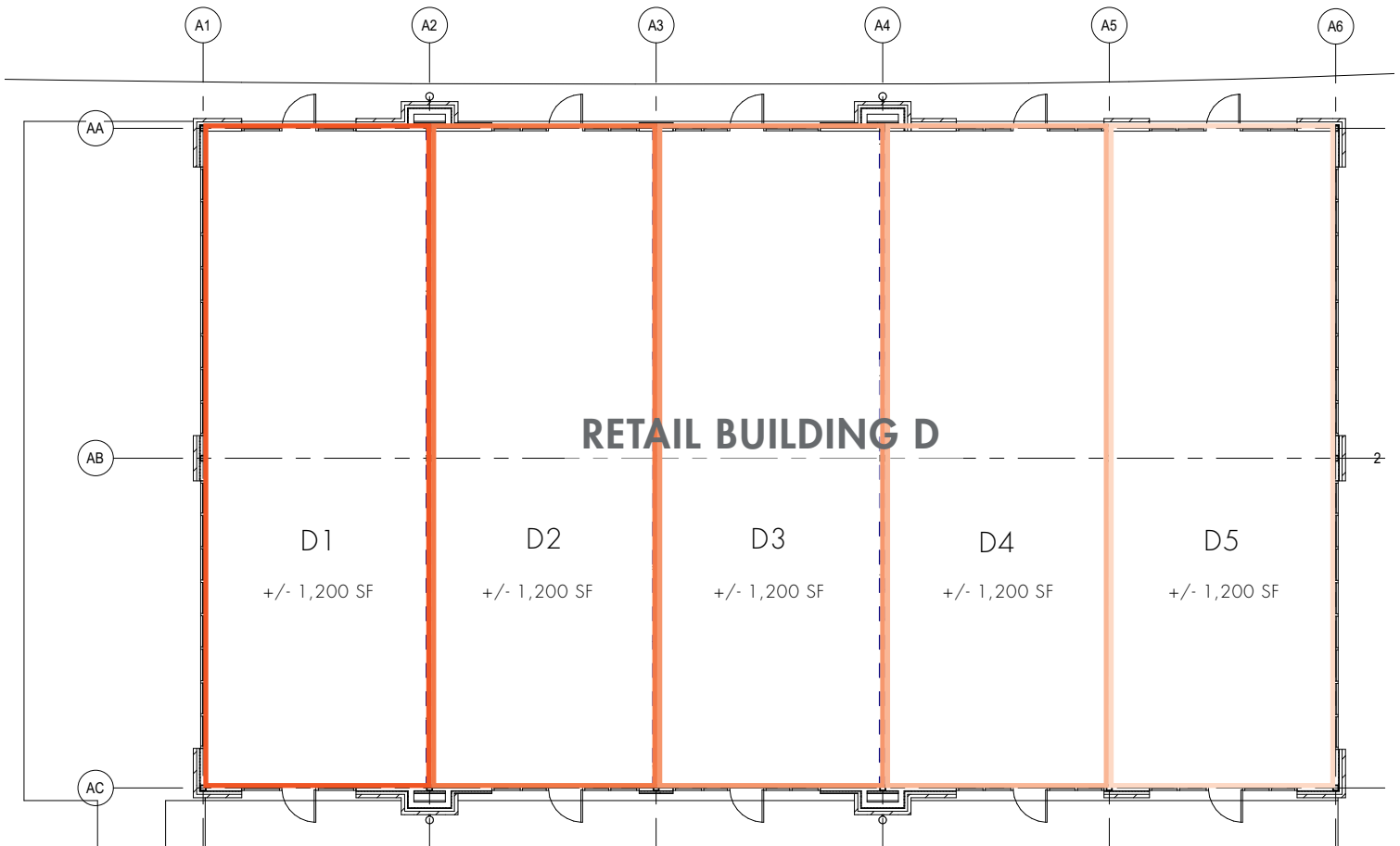
Vice President/Broker

[tommy.trimble@foundrycommercial.com](mailto:tommy.trimble@foundrycommercial.com)

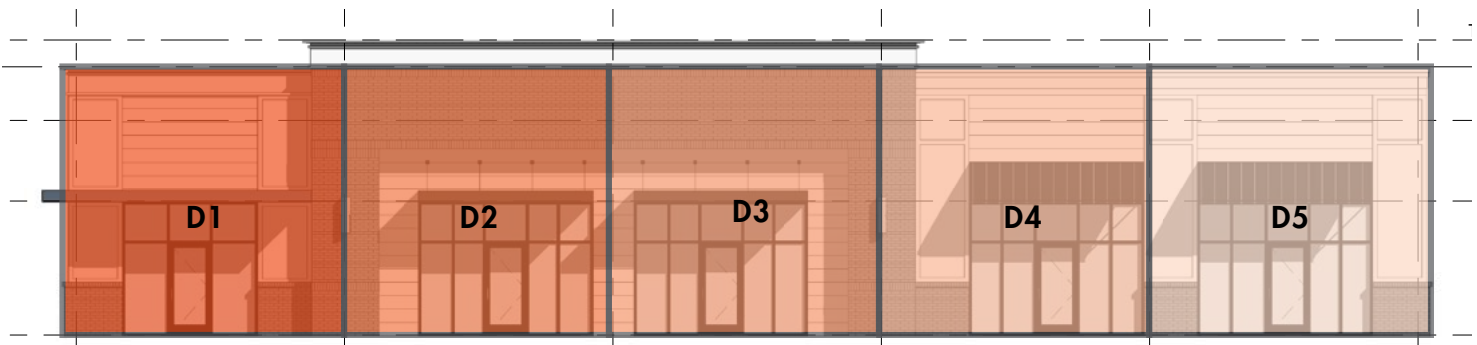
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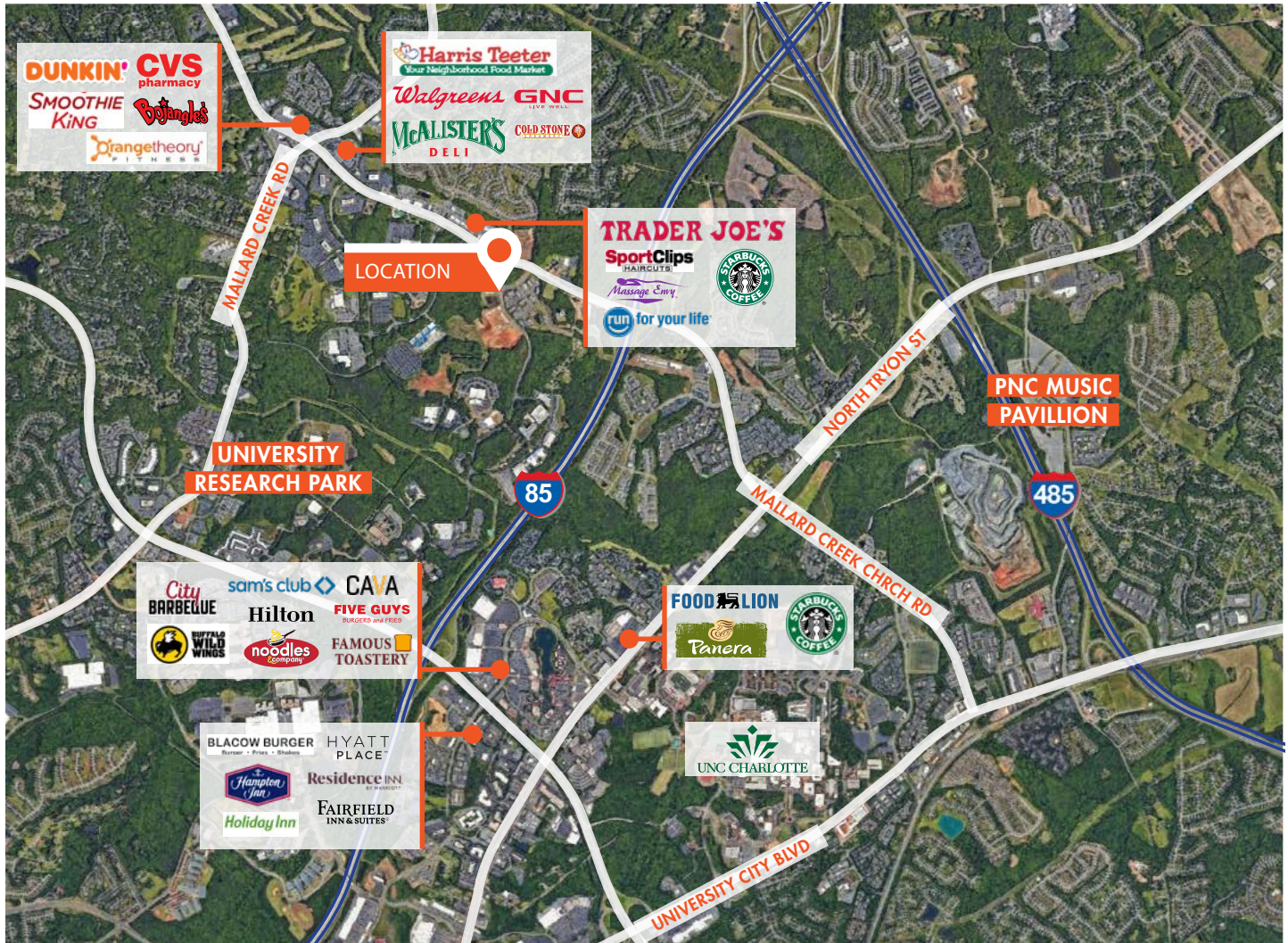
### RETAIL BUILDING D



### FRONT ELEVATION (WEST)



## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>5,583</b> ESTIMATED POPULATION 2021
	<b>33.0</b> AVERAGE AGE
	<b>\$295,736</b> MEDIAN HOME VALUE 2021
	<b>4,792</b> TOTAL EMPLOYEES
	<b>\$111,010</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>78,380</b> ESTIMATED POPULATION 2021
	<b>30.5</b> AVERAGE AGE
	<b>\$227,676</b> MEDIAN HOME VALUE 2021
	<b>29,425</b> TOTAL EMPLOYEES
	<b>\$71,990</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>184,810</b> ESTIMATED POPULATION 2021
	<b>32.4</b> AVERAGE AGE
	<b>\$224,696</b> MEDIAN HOME VALUE 2021
	<b>64,785</b> TOTAL EMPLOYEES
	<b>\$77,416</b> AVG HOUSEHOLD INCOME

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