



BASCOM'S CORNER

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10400 MALLARD CREEK RD, CHARLOTTE NC 28262

THE PROPERTY

Location	10400 Mallard Creek Rd Charlotte, NC 28262
County	Mecklenburg
Cross Street	Mallard Creek Church Road

HIGHLIGHTS

- Great location in University area
- Convenient to I-77, I-485 and I-85
- Plenty of free parking
- High street traffic and building visibility
- 24 hour building access for tenants
- Utilities included in rent
- Close proximity to restaurants and retail stores



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,498	74,965	180,257

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$103,856	\$83,986	\$82,201

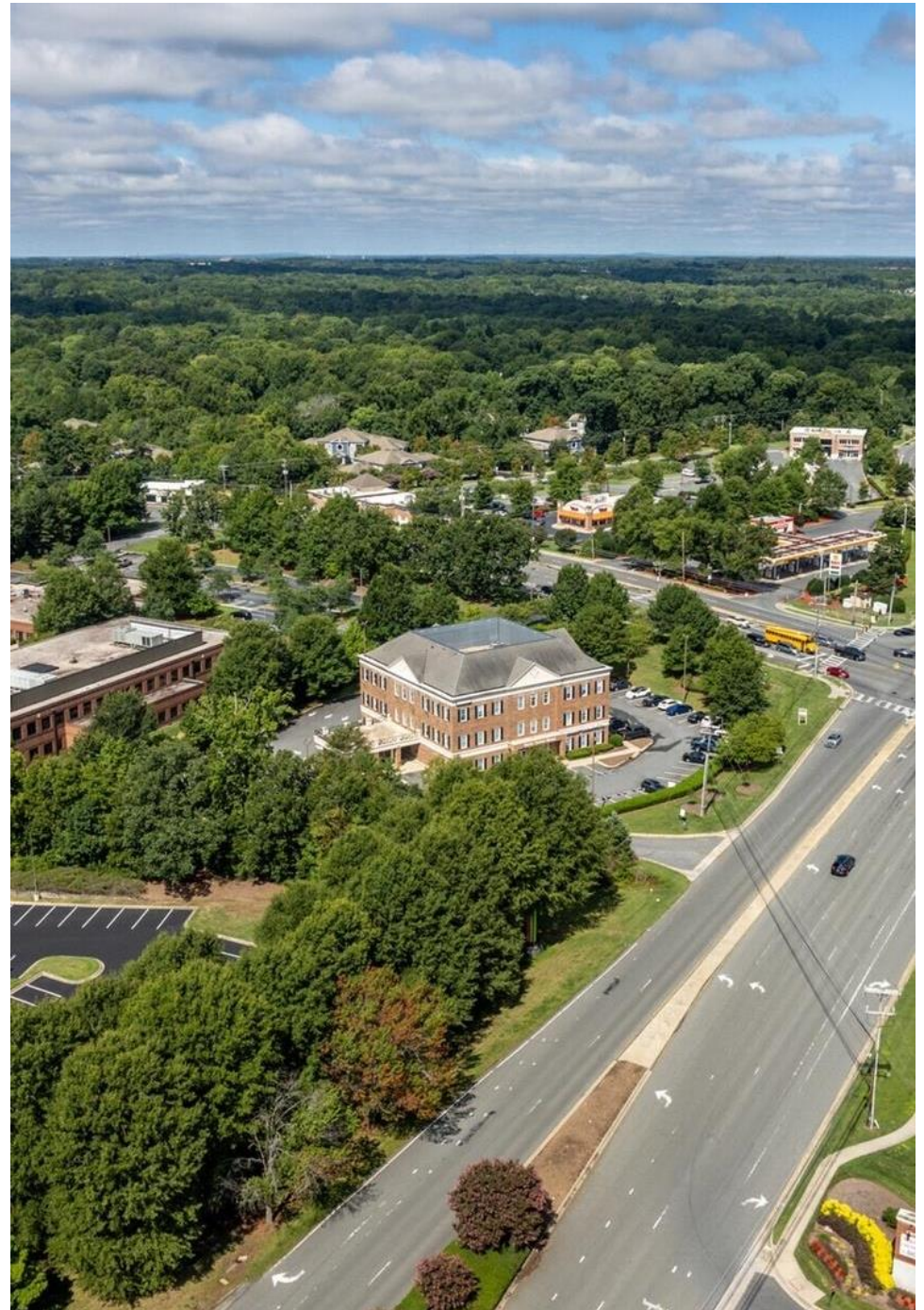
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,966	31,048	67,916

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
104	n/a	1	+/- 1274 SF	\$24	Gross	Available 1/1/2025
208	n/a	2	+/- 2300 SF	\$24	Gross	Available 3/1/2025

PROPERTY FEATURES

BUILDING SF	26,438
GLA (SF)	26,438
LAND SF	100,188
LAND ACRES	2.3
YEAR BUILT	1998
ZONING TYPE	RE1
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	80
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2



About Bascom's Corner

- Bascom's Corner is located in the University area of Charlotte with high population and dense retail throughout. This office/retail building consists of established businesses including Fifth Third Bank, Allstate and State Farm. Other complimentary tenants include medical, counseling, dentistry, marketing and nutritional services. Bascom's Corner provides high visibility and convenience to shopping, restaurants and Interstate access to all areas of Charlotte.

About Charlotte

- Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

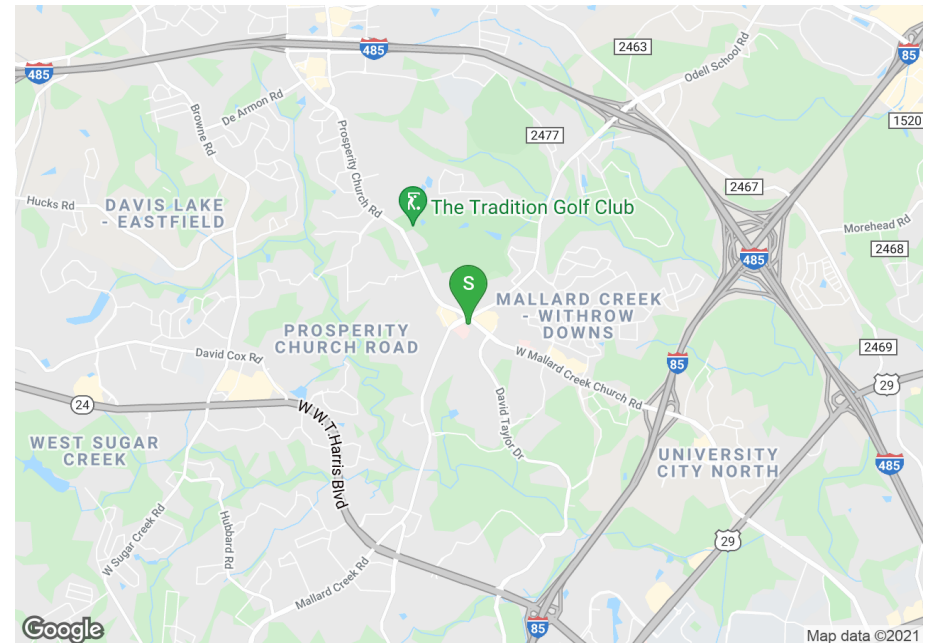
Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

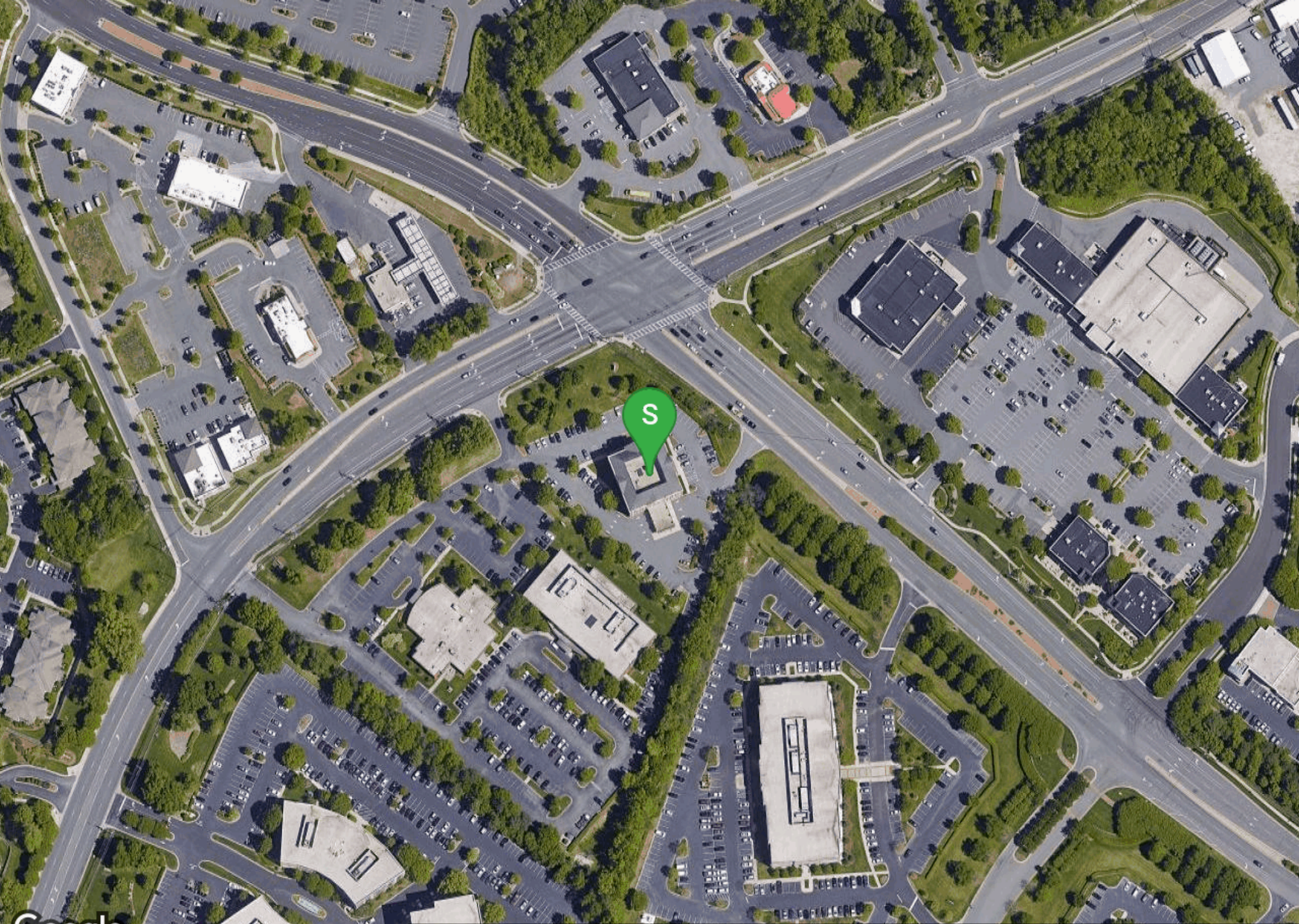
Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

Locator Map



Regional Map





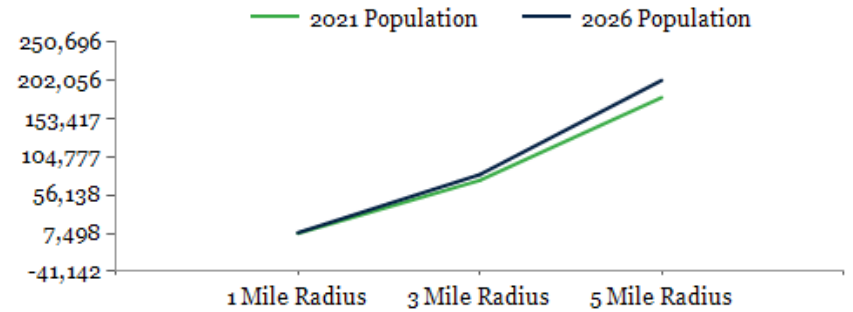
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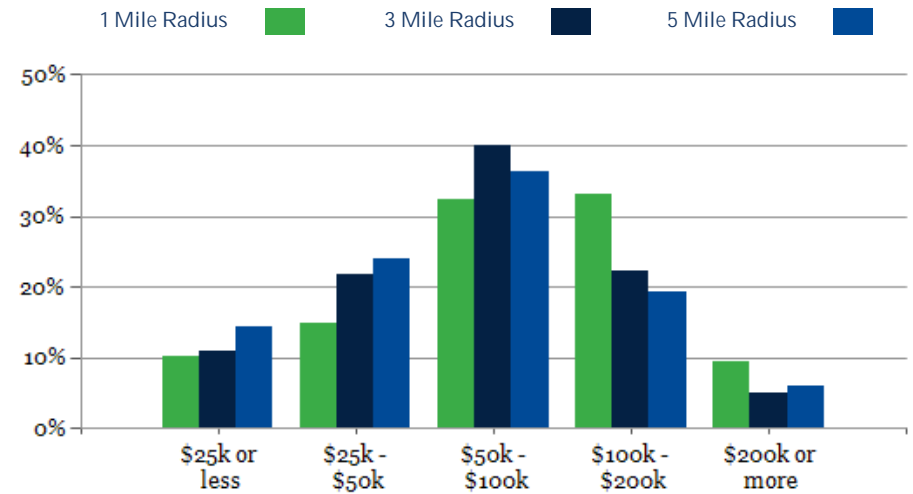
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,314	37,992	84,090
2010 Population	7,194	63,498	140,966
2021 Population	7,498	74,965	180,257
2026 Population	8,306	82,263	202,056
2021-2026: Population: Growth Rate	10.35%	9.40%	11.55%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	239	1,894	5,573
\$15,000-\$24,999	66	1,484	4,144
\$25,000-\$34,999	103	2,375	6,243
\$35,000-\$49,999	338	4,384	10,062
\$50,000-\$74,999	529	7,477	14,123
\$75,000-\$99,999	429	4,952	10,517
\$100,000-\$149,999	779	5,146	9,682
\$150,000-\$199,999	202	1,735	3,450
\$200,000 or greater	281	1,599	4,122
Median HH Income	\$85,330	\$65,689	\$61,506
Average HH Income	\$103,856	\$83,986	\$82,201

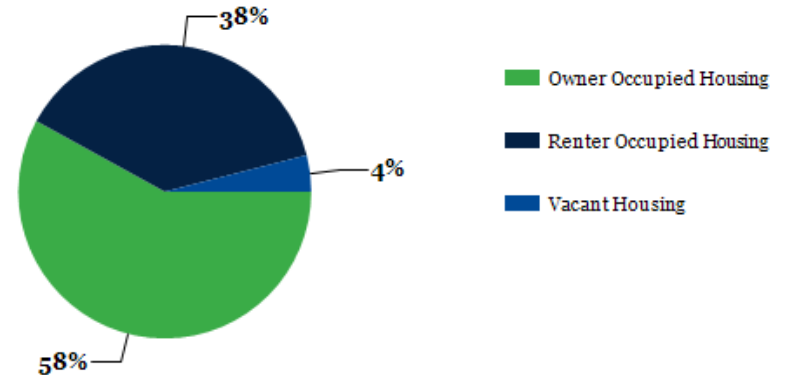
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,661	16,397	33,161
2010 Total Households	2,800	26,206	53,338
2021 Total Households	2,966	31,048	67,916
2026 Total Households	3,242	34,111	76,184
2021 Average Household Size	2.53	2.41	2.60
2021-2026: Households: Growth Rate	9.00%	9.50%	11.60%



2021 Household Income

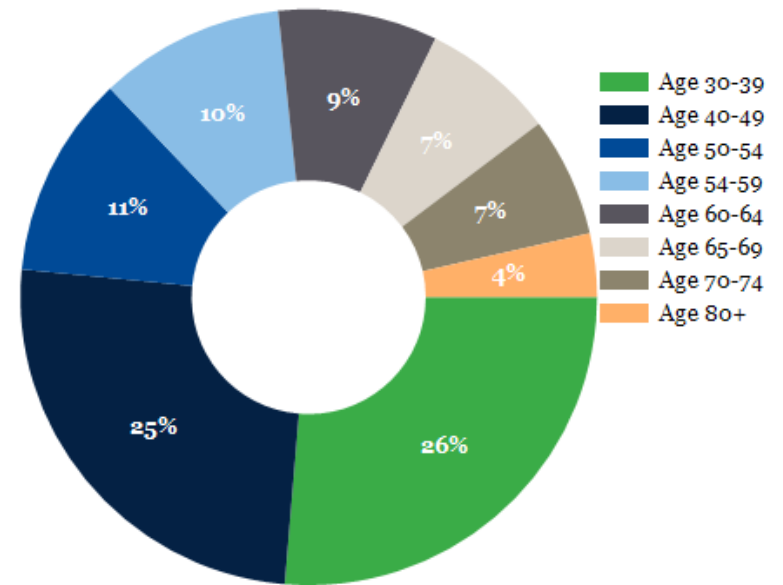


2021 Own vs. Rent - 1 Mile Radius

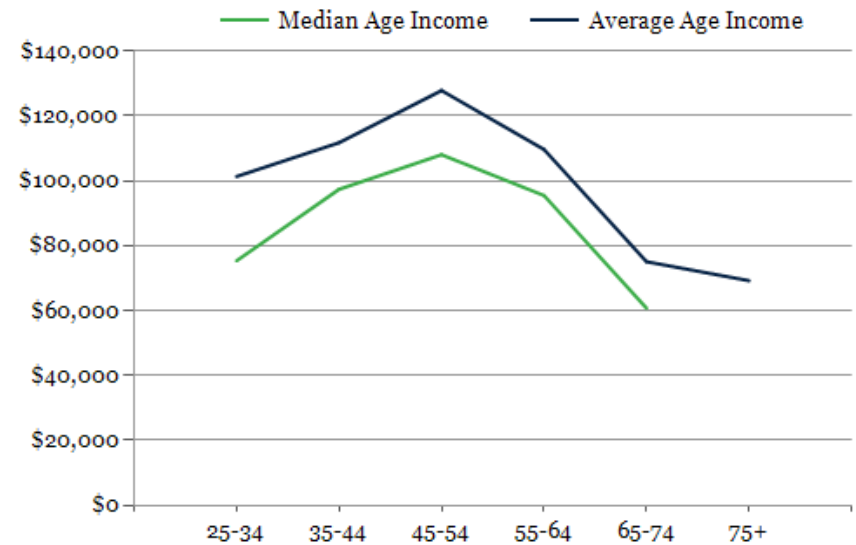


Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	565	6,867	15,632
2021 Population Age 35-39	607	6,451	14,436
2021 Population Age 40-44	556	5,631	13,193
2021 Population Age 45-49	566	5,172	11,904
2021 Population Age 50-54	506	4,421	10,045
2021 Population Age 55-59	463	3,623	8,561
2021 Population Age 60-64	398	3,197	7,348
2021 Population Age 65-69	332	2,434	5,745
2021 Population Age 70-74	299	1,884	4,418
2021 Population Age 75-79	159	1,058	2,546
2021 Population Age 80-84	89	561	1,381
2021 Population Age 85+	42	460	1,140
2021 Population Age 18+	5,756	58,337	138,145
2021 Median Age	37	33	32
2026 Median Age	37	33	32



2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,371	\$60,270	\$56,862
Average Household Income 25-34	\$101,352	\$77,185	\$73,110
Median Household Income 35-44	\$97,398	\$73,460	\$72,760
Average Household Income 35-44	\$111,769	\$92,267	\$93,794
Median Household Income 45-54	\$108,074	\$79,252	\$77,116
Average Household Income 45-54	\$127,850	\$97,530	\$99,976
Median Household Income 55-64	\$95,484	\$76,954	\$69,708
Average Household Income 55-64	\$109,671	\$93,636	\$89,802
Median Household Income 65-74	\$60,747	\$62,985	\$57,098
Average Household Income 65-74	\$75,078	\$81,479	\$76,791
Average Household Income 75+	\$69,226	\$60,575	\$56,584



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