

# THE ARBORS AT MALLARD CREEK

1820 E ARBORS DRIVE, CHARLOTTE, NC 28262

**FOR LEASE**



## LOCATION DESCRIPTION

72,858 SF neighborhood center anchored by Trader Joe's

## PROPERTY HIGHLIGHTS

- Anchored by 1 of only 3 Trader Joe's in the Charlotte MSA
- Directly across the street from University Research Park (35,000 employees)
- Average HHI is over \$131,000 in a 1-mile radius of the property



## DEMOGRAPHICS

|                            | 1 MILE    | 3 MILES  | 5 MILES   |
|----------------------------|-----------|----------|-----------|
| 2025 Population Density    | 8,669     | 89,320   | 210,670   |
| 2025 -30 Annual Pop Growth | 1.72%     | 1.23%    | 1.19%     |
| 2025 Daytime Population    | 9,917     | 54,877   | 112,327   |
| 2025 Average HH Income     | \$131,744 | \$96,979 | \$106,644 |



**DAWN PRINCE HOOVER**  
dawn.princehoover@tscg.com  
980.556.7306

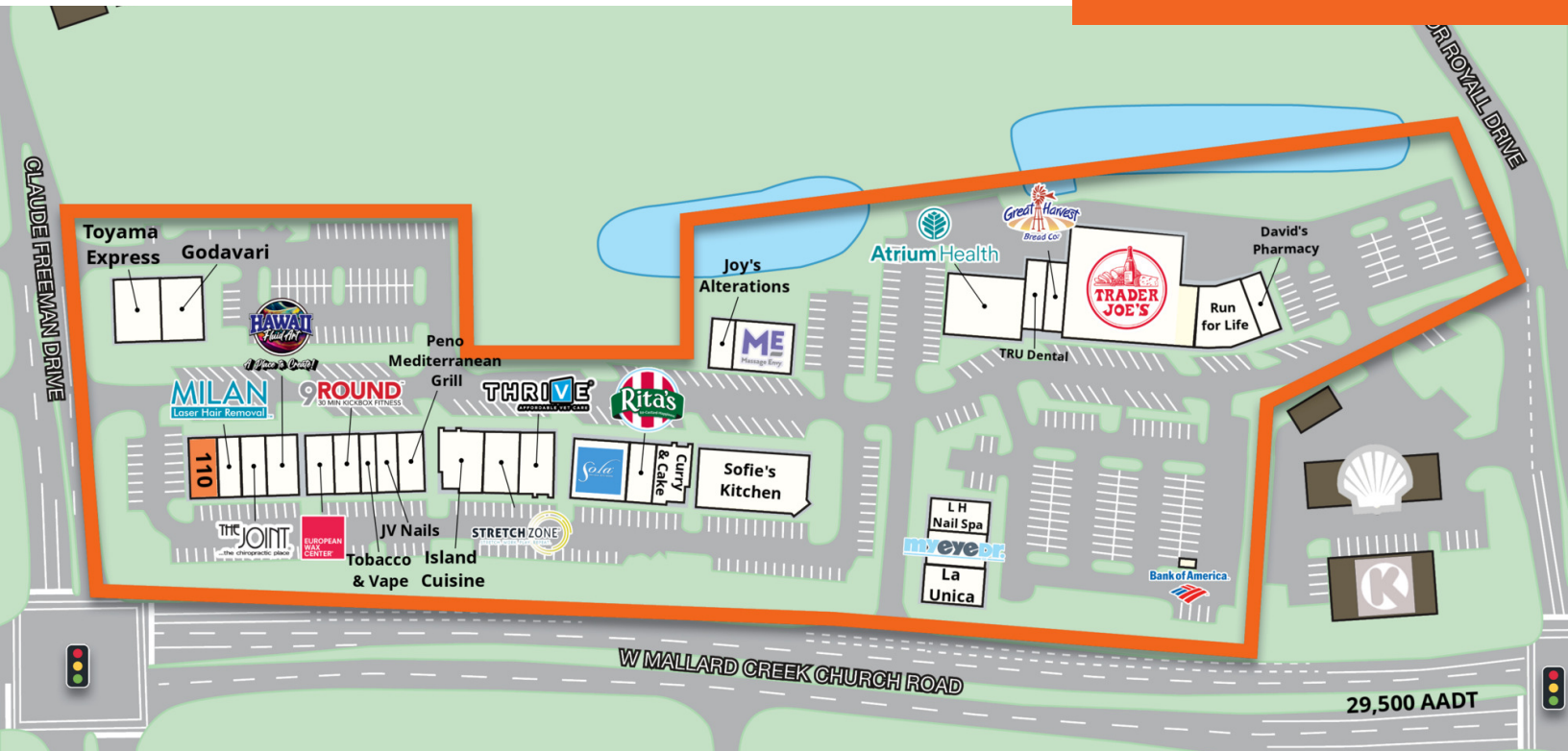
**MOLLY PRINCE SARN**  
molly.prince@tscg.com  
980.556.7311

**JACK BRENNAN**  
jack.brennan@tscg.com  
980.556.7308

# THE ARBORS AT MALLARD CREEK

1820 E ARBORS DRIVE, CHARLOTTE, NC 28262

## FOR LEASE



| SUITE | TENANT NAME                | SPACE SIZE |
|-------|----------------------------|------------|
| 110   | Available                  | 1,525 SF   |
| 120   | Milan Laser Hair Removal   | 1,320 SF   |
| 125   | Godavari                   | 2,267 SF   |
| 130   | The Joint                  | 1,320 SF   |
| 140   | Hawaii Fluid Art           | 1,861 SF   |
| 150   | European Wax Center        | 1,300 SF   |
| 160   | 9 Round Fitness            | 1,200 SF   |
| 170   | Tobacco & Vape             | 1,200 SF   |
| 180   | JV Nails                   | 1,400 SF   |
| 190   | Peno Mediterranean Grill   | 1,600 SF   |
| 200   | Toyama Express             | 2,542 SF   |
| A100  | Island Cuisine             | 2,700 SF   |
| A101  | Stretch Zone               | 1,592 SF   |
| A102  | Thrive Affordable Vet Care | 2,400 SF   |
| A103  | Sola Salon                 | 4,190 SF   |

| SUITE    | TENANT NAME            | SPACE SIZE |
|----------|------------------------|------------|
| A104     | Rita's Ice             | 1,194 SF   |
| A105     | Curry & Cake           | 1,319 SF   |
| A106     | Sofie's Kitchen        | 6,451 SF   |
| B104     | Joy's Alterations      | 1,000 SF   |
| B108     | Massage Envy           | 3,000 SF   |
| C109     | La Unica               | 2,800 SF   |
| C110     | MyEyeDr                | 1,800 SF   |
| C111     | L H Nail Spa           | 1,400 SF   |
| D113     | Atrium Health          | 4,800 SF   |
| D114     | TRU Dental             | 1,484 SF   |
| D115     | Great Harvest Bread Co | 1,435 SF   |
| D116/117 | Trader Joe's           | 13,505 SF  |
| D118     | Run for Life           | 2,902 SF   |
| D119     | David's Pharmacy       | 1,351 SF   |



**DAWN PRINCE HOOVER**  
dawn.princehoover@tscg.com  
980.556.7306

**MOLLY PRINCE SARN**  
molly.prince@tscg.com  
980.556.7311

**JACK BRENNAN**  
jack.brennan@tscg.com  
980.556.7308