

MALLARD CROSSING SHOPPING CENTER

Retail Development

University City Area



NAI Southern Real Estate
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3020 Prosperity Church Road | Charlotte, North Carolina

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

PROPERTY HIGHLIGHTS

FORMER ORANGE THEORY SPACE AVAILABLE MARCH 2026
3,765 SF - CALL FOR RATES



PROPERTY HIGHLIGHTS

FORMER CLEANERS SPACE AVAILABLE NOW
3,600 SF - CALL FOR RATES



PROPERTY HIGHLIGHTS

MALLARD CROSSING SHOPPING CENTER

Mallard Crossing is a premier retail Shopping Center located in the University City submarket of Charlotte, North Carolina. Located in a high density of housing and other local & national businesses. Mallard Crossing benefits from high traffic counts, robust demographics and is in proximity to economic drivers like UNC Charlotte, Concord Mills, Charlotte Motor Speedway, Concord Regional Airport, University Research Executive Park - a 11.5+ million square foot office park with fortune 500 companies as well as Innovation Park, a continued conglomeration of office, housing and retail businesses.

The Property features a high-quality mix of nationally recognized retail tenants including LA Fitness, Trulian Credit Union, Dairy Queen, Smoothie King, The UPS Store and Orange Theory Fitness, just to name a few.

High quality business mix of nationally recognized retail tenants.



Conveniently at the intersections of Prosperity Church Road and Mallard Creek Road, major Thoroughfares of Charlotte, NC

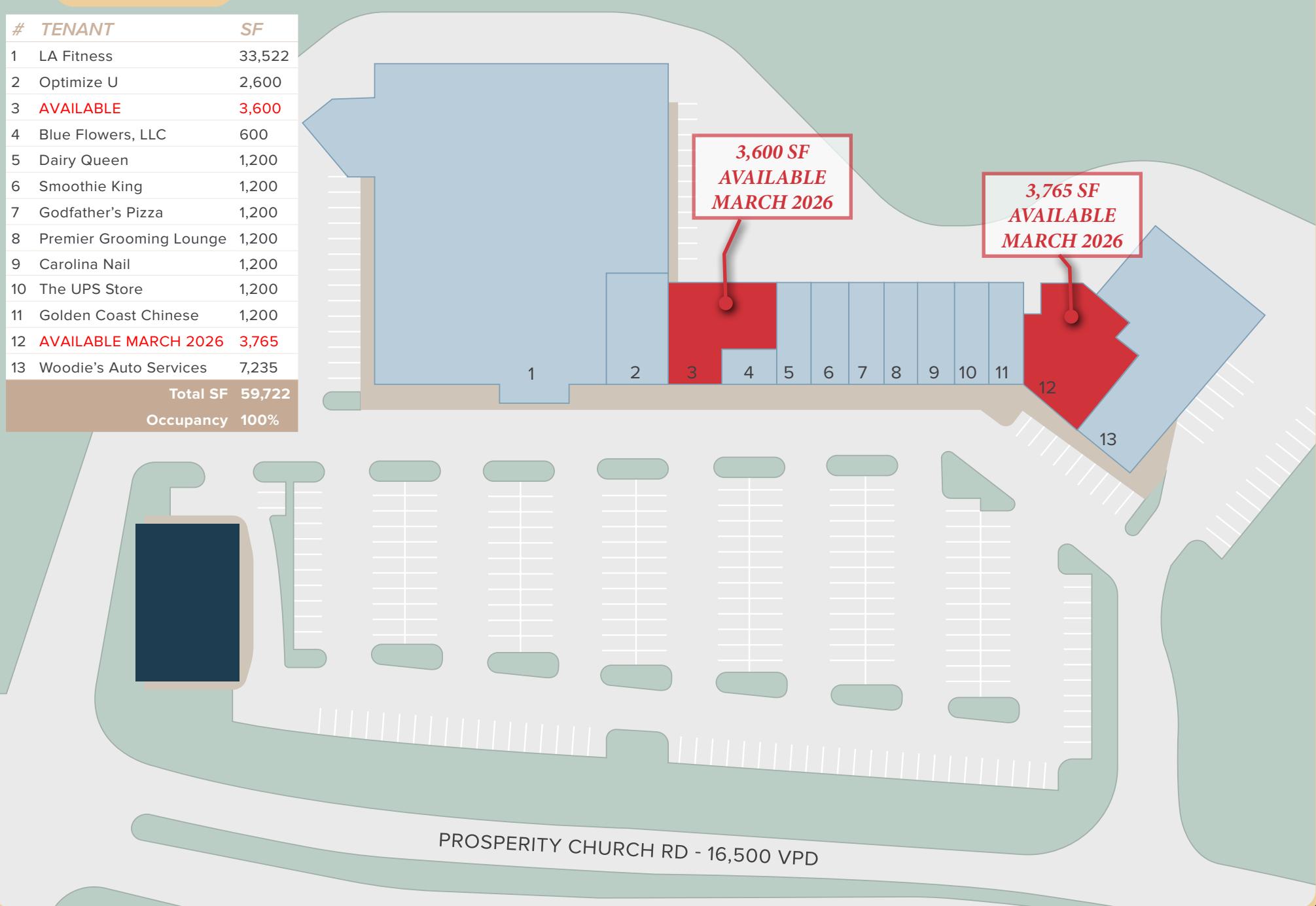


+16,500 VPD on Prosperity Church Road and 23,000 VPD on Mallard Creek Road.



SITE PLAN

| # | TENANT | SF |
|-----------|-------------------------|--------|
| 1 | LA Fitness | 33,522 |
| 2 | Optimize U | 2,600 |
| 3 | AVAILABLE | 3,600 |
| 4 | Blue Flowers, LLC | 600 |
| 5 | Dairy Queen | 1,200 |
| 6 | Smoothie King | 1,200 |
| 7 | Godfather's Pizza | 1,200 |
| 8 | Premier Grooming Lounge | 1,200 |
| 9 | Carolina Nail | 1,200 |
| 10 | The UPS Store | 1,200 |
| 11 | Golden Coast Chinese | 1,200 |
| 12 | AVAILABLE MARCH 2026 | 3,765 |
| 13 | Woodie's Auto Services | 7,235 |
| Total SF | | 59,722 |
| Occupancy | | 100% |





AERIAL



DEMOGRAPHICS

Population:



1 Mile: 8,444
3 Mile: 87,367
5 Mile: 199,824



**\$7.8 Billion
Buying Power
(5 mile radius)**



- 216,203 Daytime Population
- 6,544 Total Businesses
- 96,318 Employees
(5 mile radius)

Median Age:



1 Mile: 38
3 Mile: 33.8
5 Mile: 32.3

Households:



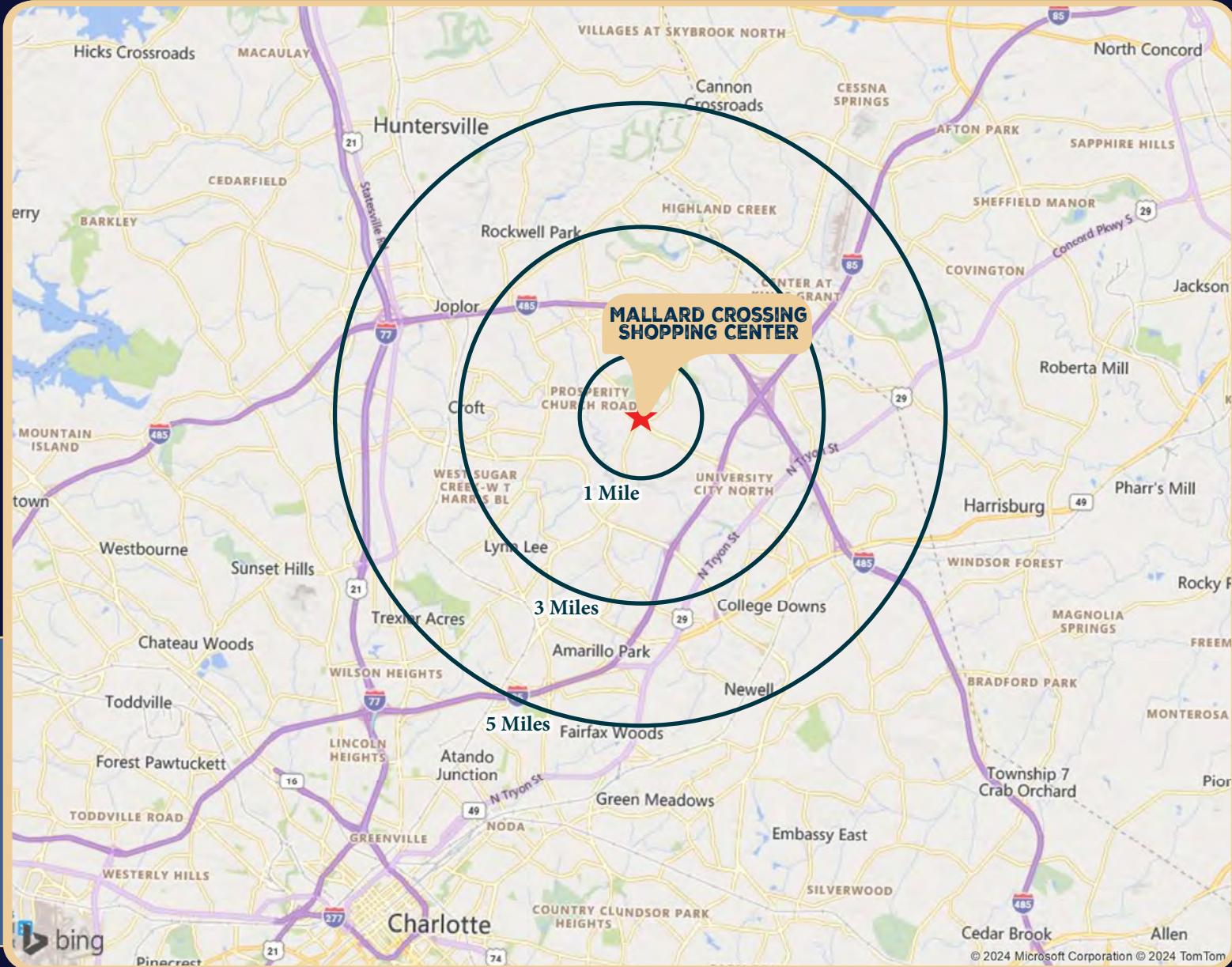
1 Mile: 3,351
3 Mile: 35,884
5 Mile: 76,165

Average Household Income:



1 Mile: \$126,174
3 Mile: \$105,683
5 Mile: \$102,830

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