



ASCENT
REAL ESTATE PARTNERS



CHARLOTTE, NC 28262

10715 DAVID TAYLOR DRIVE, SUITE 400

7,994 SF OFFICE AVAILABLE FOR SUBLEASE



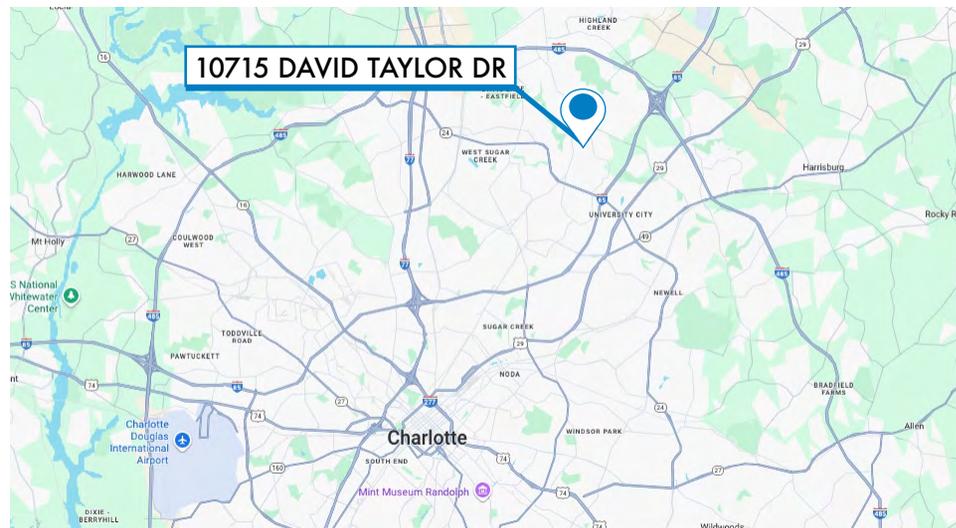
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PROPERTY INFORMATION

- 7,994 SF Class A Fourth Floor Office in the University City Research Park submarket of Charlotte
- Access to high-demand tenant amenities
- Sublease term through March 31, 2028
- Excellent connectivity to major highways including I-485, and I-85
- Surrounded by popular retailers including, McAllister's Deli, Starbucks, Trader Joe's, and Harris Teeter
- Close proximity to the Lynx Blue Line light rail

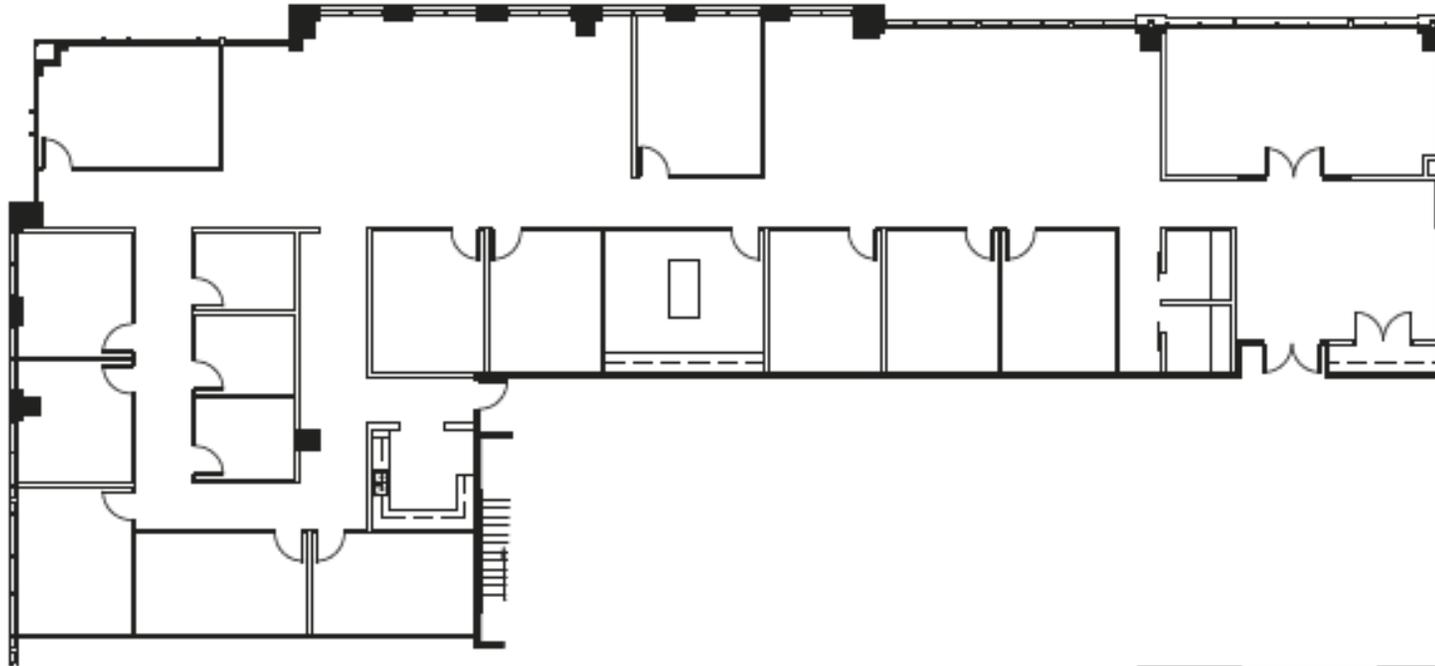


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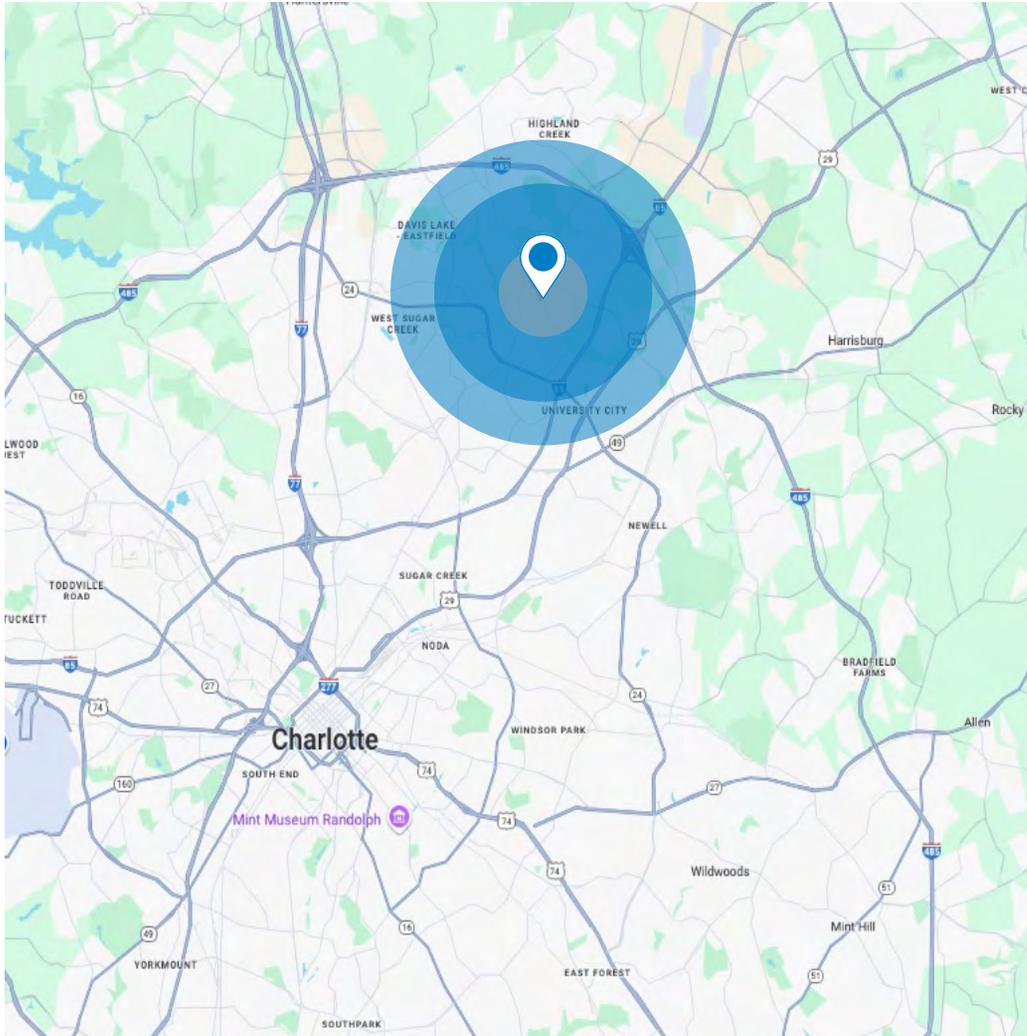
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SUITE 400 | 7,994 SF



AREA OVERVIEW

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AMENITIES LIST / DEMOGRAPHICS

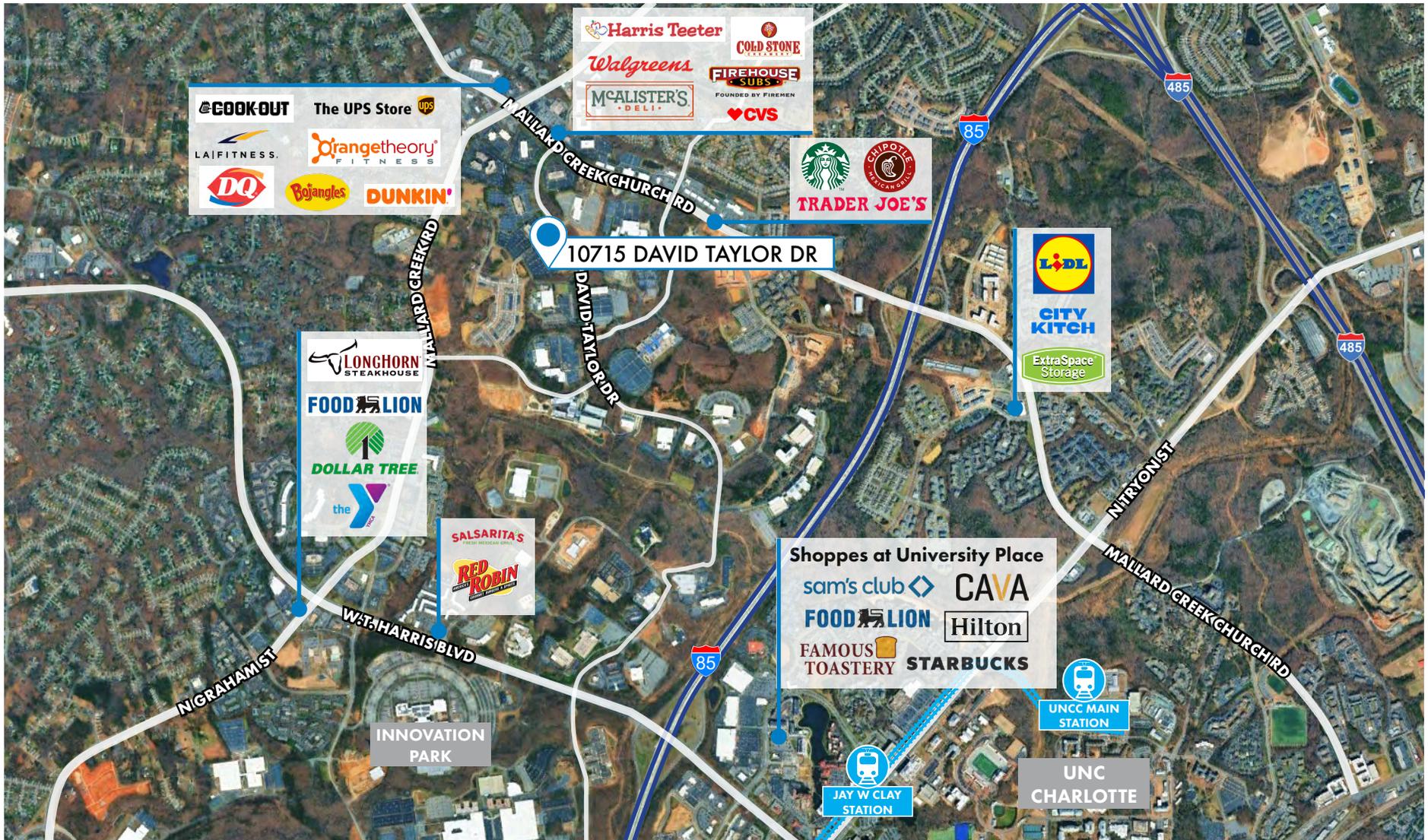
	1 MILE	3 MILES	5 MILES
Population	7,081	75,000	192,981
Projected Population (2029)	7,481	79,421	206,076
Median Age	35	33	33
Household Income	\$100,504	\$86,013	\$86,189
Median Home Value	\$296,782	\$271,631	\$264,515
Employees	6,464	43,584	87,861
Businesses	777	3,858	7,893

TRAFFIC COUNTS

	VPD
Mallard Creek Rd	18,000
Mallard Creek Church Rd	28,000
W.T. Harris	34,500
I-85	155,000

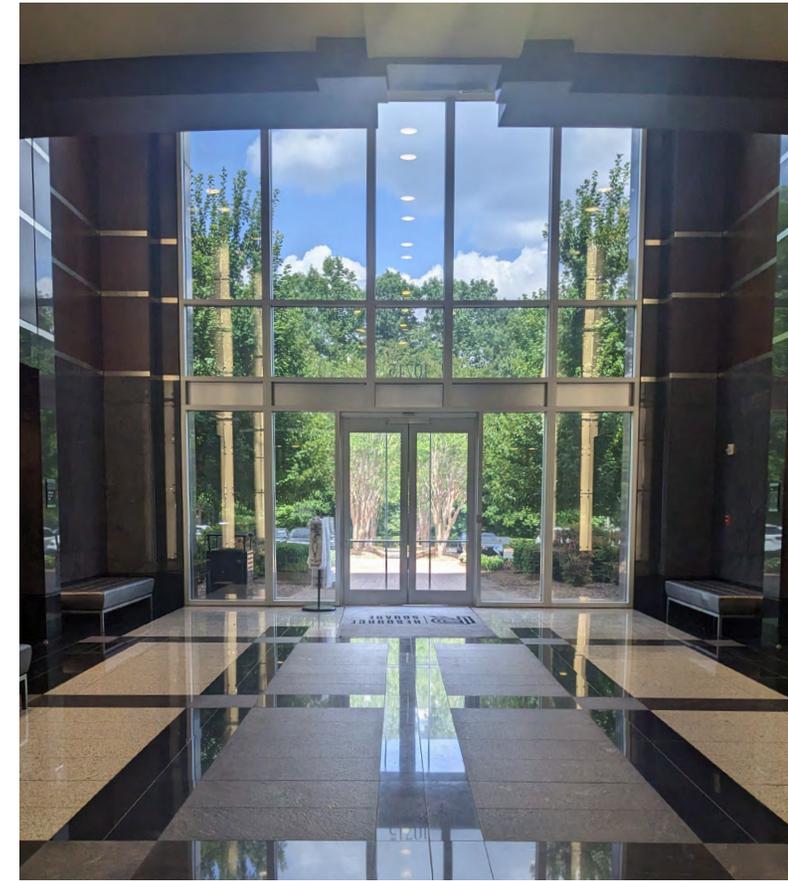
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SPACE PHOTOS

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