

# MALLARD CROSSING SHOPPING CENTER

Retail Development  
*University City Area*



**NAI** Southern  
Real Estate

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

**MALLARD CROSSING  
SHOPPING CENTER**

www.srenc.com

## 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, Truliant 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

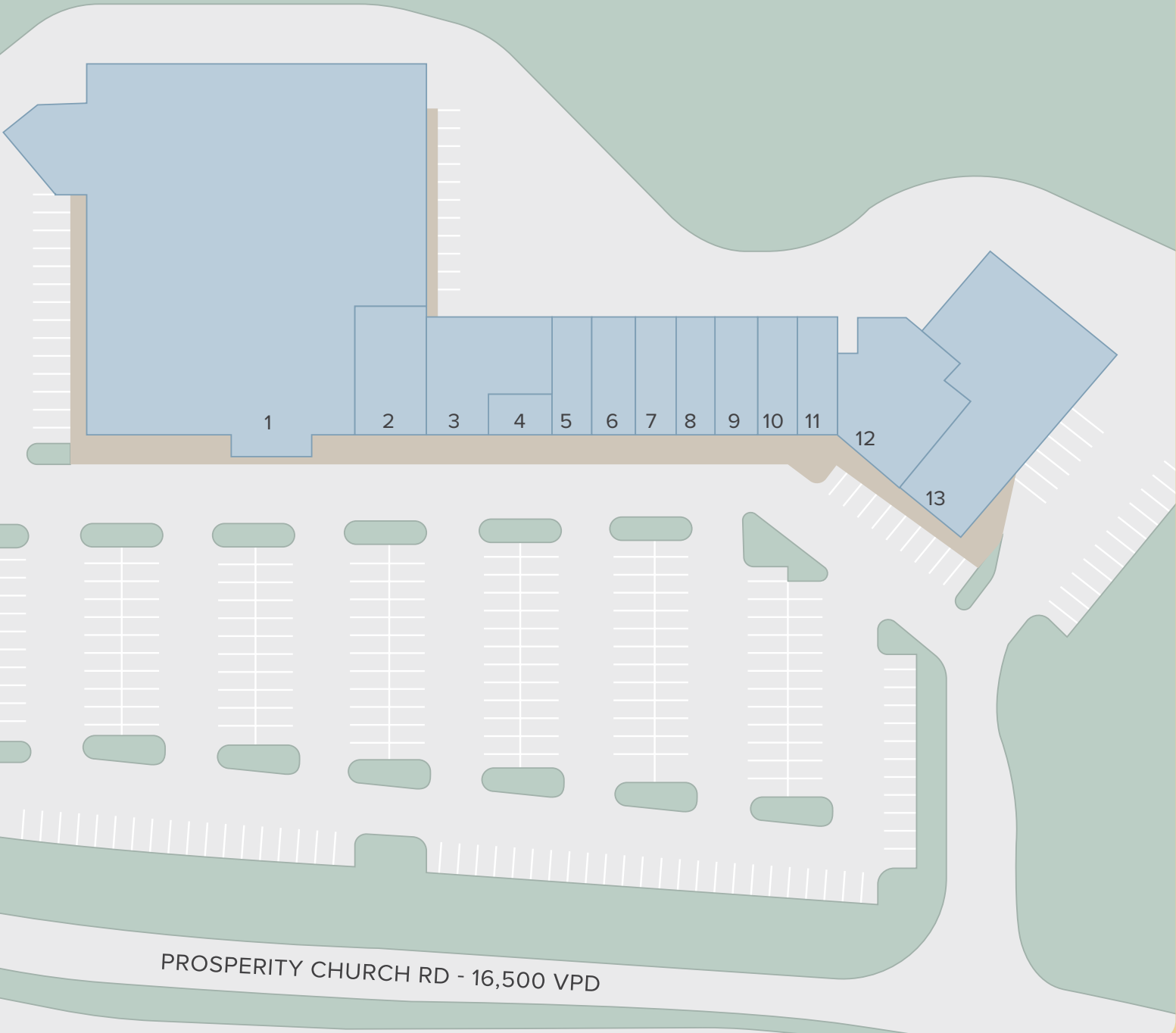


+16,500 VPD on Prosperity Church Road and 23,000 VPD on Mallard Creek Road.



# SITE PLAN

#	TENANT	SF
1	LA Fitness	33,522
2	Truliant Credit Union	2,600
3	Prosperity Cleaners	3,000
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	Orangetheory Fitness	3,765
13	Woodie's Auto Services	7,235
<b>Total SF</b>		<b>59,122</b>
<b>Occupancy</b>		<b>100%</b>





**Alexander Village**  
320 apartments

**Novell Mallard Creek**  
310 apartments

**UNC Charlotte**  
30,000+ Students

**Aria at the Park**  
132 Townhomes

**Infinity 260**  
260 apartments

**University Research Park**  
7,000+ acres  
11.5+ million Square feet of office

**CVS**  
pharmacy

**K**

**Bojangles**  
Famous Chicken 'n Biscuits



## DEMOGRAPHICS

### Population:



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

### 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:



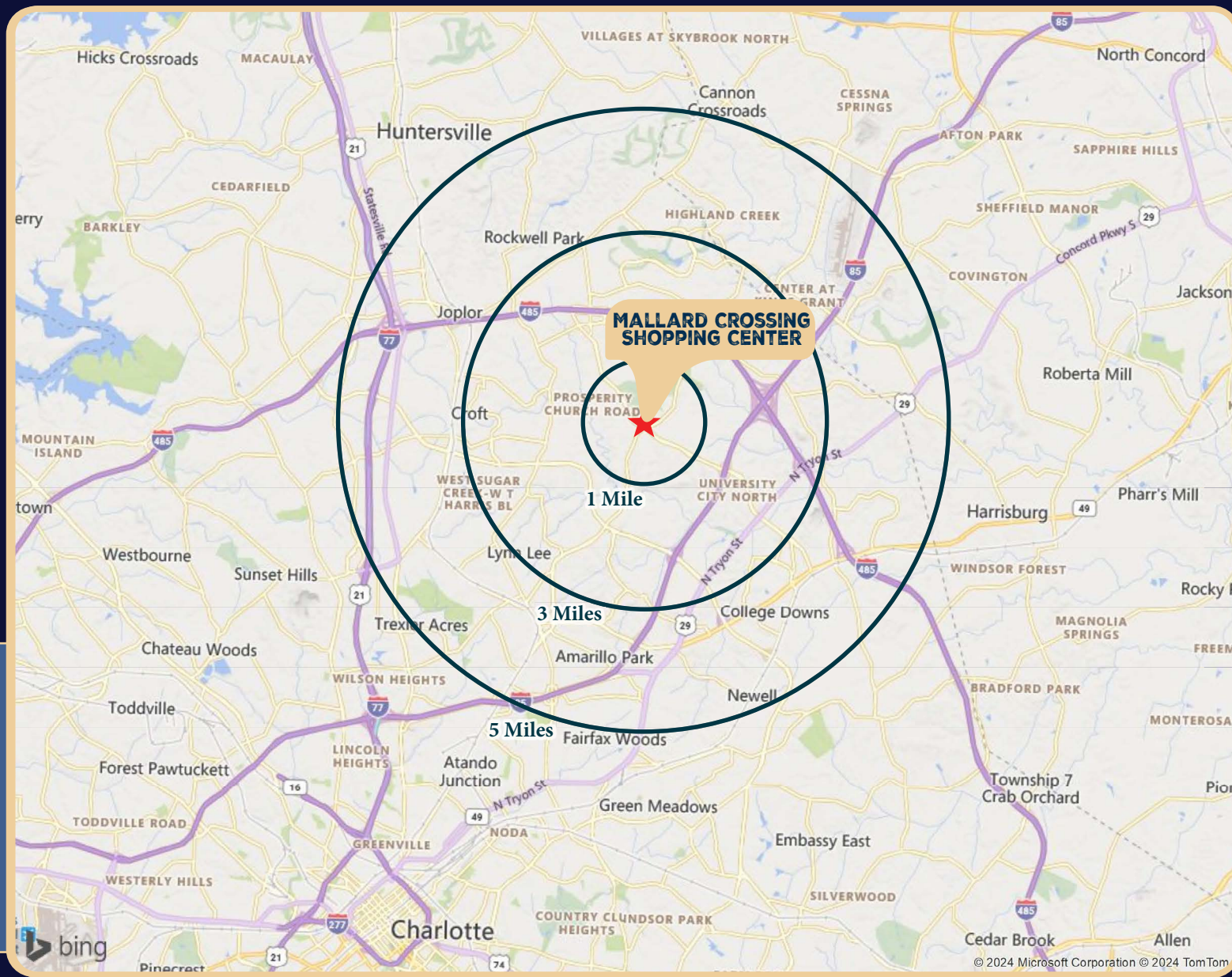
1 Mile: \$126,174  
3 Mile: \$105,683  
5 Mile: \$102,830



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



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



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