

# MALLARD CROSSING MEDICAL PARK

10310 & 10320 Mallard Creek Road, Charlotte, NC



## Creating Exceptional

Mallard Crossing Medical Park is composed of two medical office buildings: 10310 Mallard Creek Road, a single story building and 10320 Mallard Creek Road, a two-story building. The properties feature ample surface parking, excellent co-tenancy, and generous tenant improvement allowances.

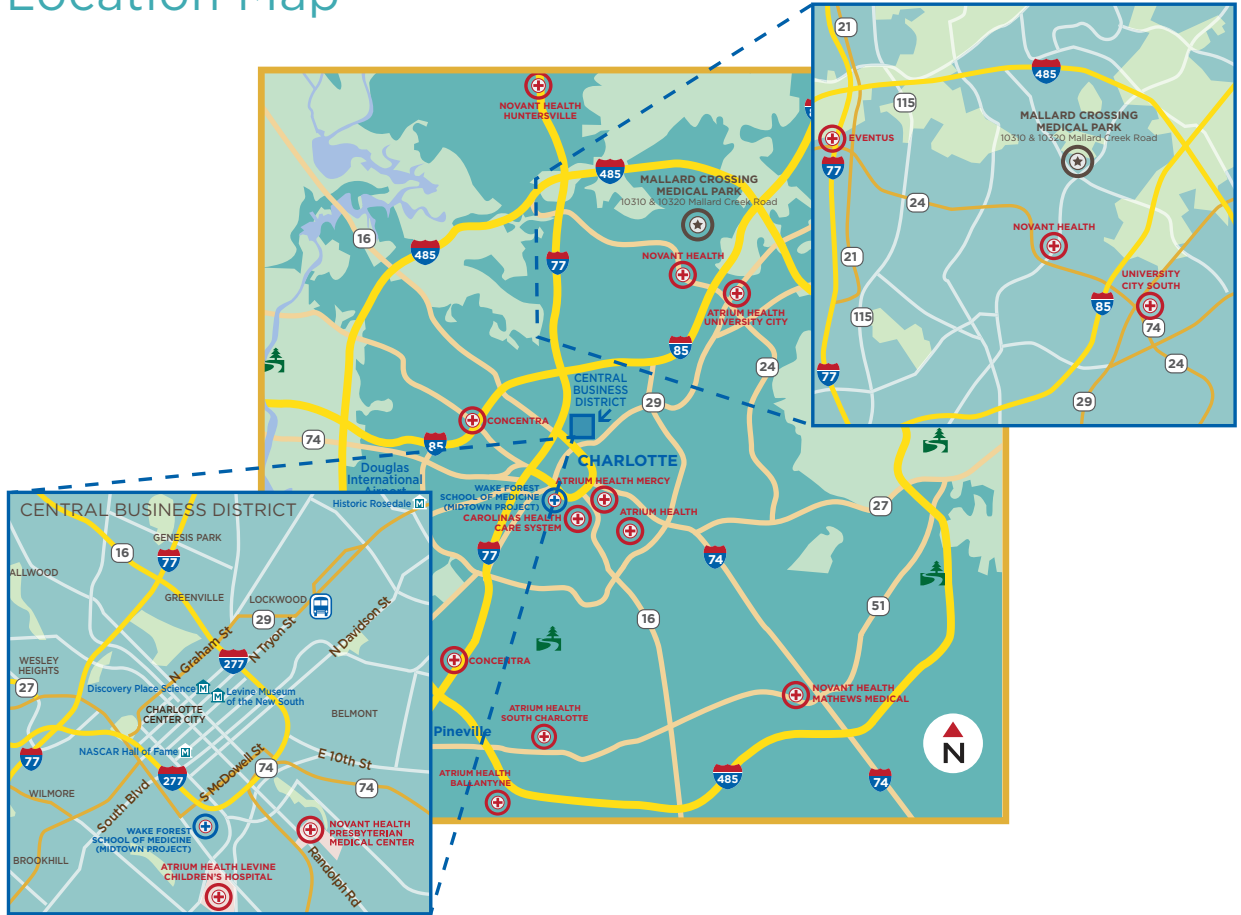
Mallard Crossing Medical Park is located in one of the best places to live in North Carolina, Charlotte's Mallard Creek - Withrow Downs neighborhood (*Niche*). The area's accessibility to I-85 and I-485, and health systems including Novant Health and Atrium Health University City, contributes to the location's increasing patient population.

In addition to the building's prime location, Mallard Crossing Medical Park tenants have access to an excellent referral network including Internal Medicine, Allergy, Chiropractic, Oncology, Dental Services (pediatric and general), and more.



# Mallard Crossing Medical Park

## Location Map



## Aerial Map



## MALLARD CROSSING MEDICAL PARK

10310 & 10320 Mallard Creek Rd, Charlotte, NC

Mallard Creek Medical Park is a two building complex conveniently located near the University Research Park area of Charlotte, North Carolina. Mallard Creek Medical Park is within minutes of two area hospitals: Novant Health and Atrium Health University City making Mallard Creek Medical Park an ideal location for a medical practice.



### TRANSPORTATION

### CHARLOTTE



#### INTERSTATE

I-85	3 min drive	1.4 mi
I-485	6 min drive	2.5 mi



#### PUBLIC TRANSPORTATION - RAIL

Mallard Creek Rd & Mallard Hill Dr 50 Outbound - 54 Inbound	4 min walk	.2 mi
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#### NEARBY HOSPITALS

Atrium Health University City	7 min drive	3.8 mi
Novant Health Huntersville Medical Center	11 min drive	8.8 mi



#### UPTOWN

MUSEUMS, LANDMARKS, RESTAURANTS, PARKS & SHOPPING

Uptown Charlotte	17 min drive	13.5 mi
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Area Map



# DEMOGRAPHICS



MALLARD CROSSING  
MEDICAL PARK

## POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2021 Total Population	6,668	175,855
2026 Total Population	6,942	188,897
Population Growth 2021-2026	4.11%	7.42%
Average Age	36.80	33.60
HOUSEHOLDS	1 Mile	5 Mile
2021 Total Households	2,625	66,689
2026 Total Households	2,732	71,487
Growth 2021-2026	4.08%	7.19%
Average Household Size	2.50	2.60
Median Home Value	\$263,432	\$217,588
Median Year Built	1997	2000

CoStar Statistics as of 03/2022

# AVAILABLE SPACE

## 51,490 SF BUILDING

- Two building complex
- Conveniently located near Charlotte's University area and popular health systems including Novant Health and Atrium Health University City
- Located in Charlotte's Mallard Creek-Withrow Downs neighborhood, named one of the best places to live in North Carolina (*Niche*)
- Ample surface parking
- Professionally managed and maintained
- Excellent co-tenancy
- Competitive leasing package with generous tenant improvement allowances
- Easy access to I-85 and I-485



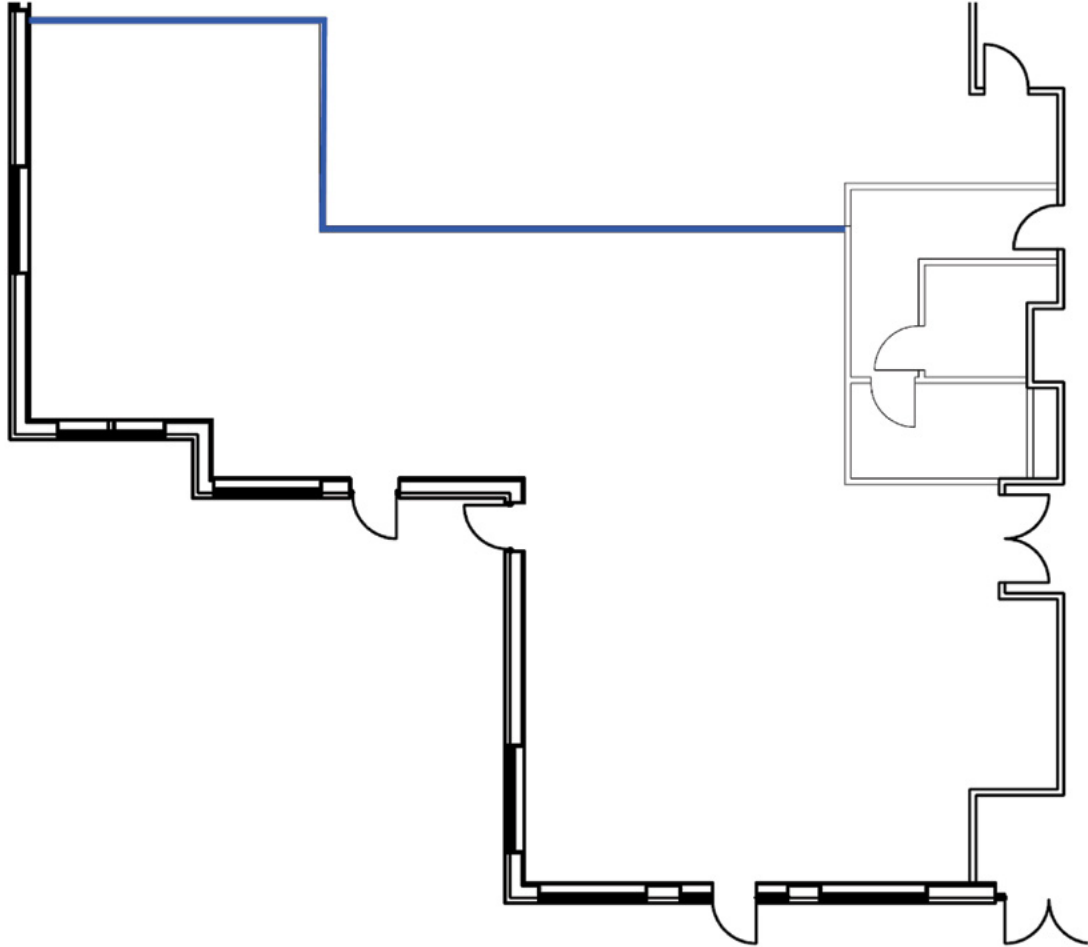
## For Leasing Information

Contact Regional Leasing Director  
Erreca White at (706) 373-2889  
[Erreca.White@Lillibridge.com](mailto:Erreca.White@Lillibridge.com)

# SUITE PLAN

**Mallard Crossing Medical Park**  
10310 Mallard Creek Rd  
Charlotte, NC

**SUITE 101B**  
2,462 SF



## For Leasing Information

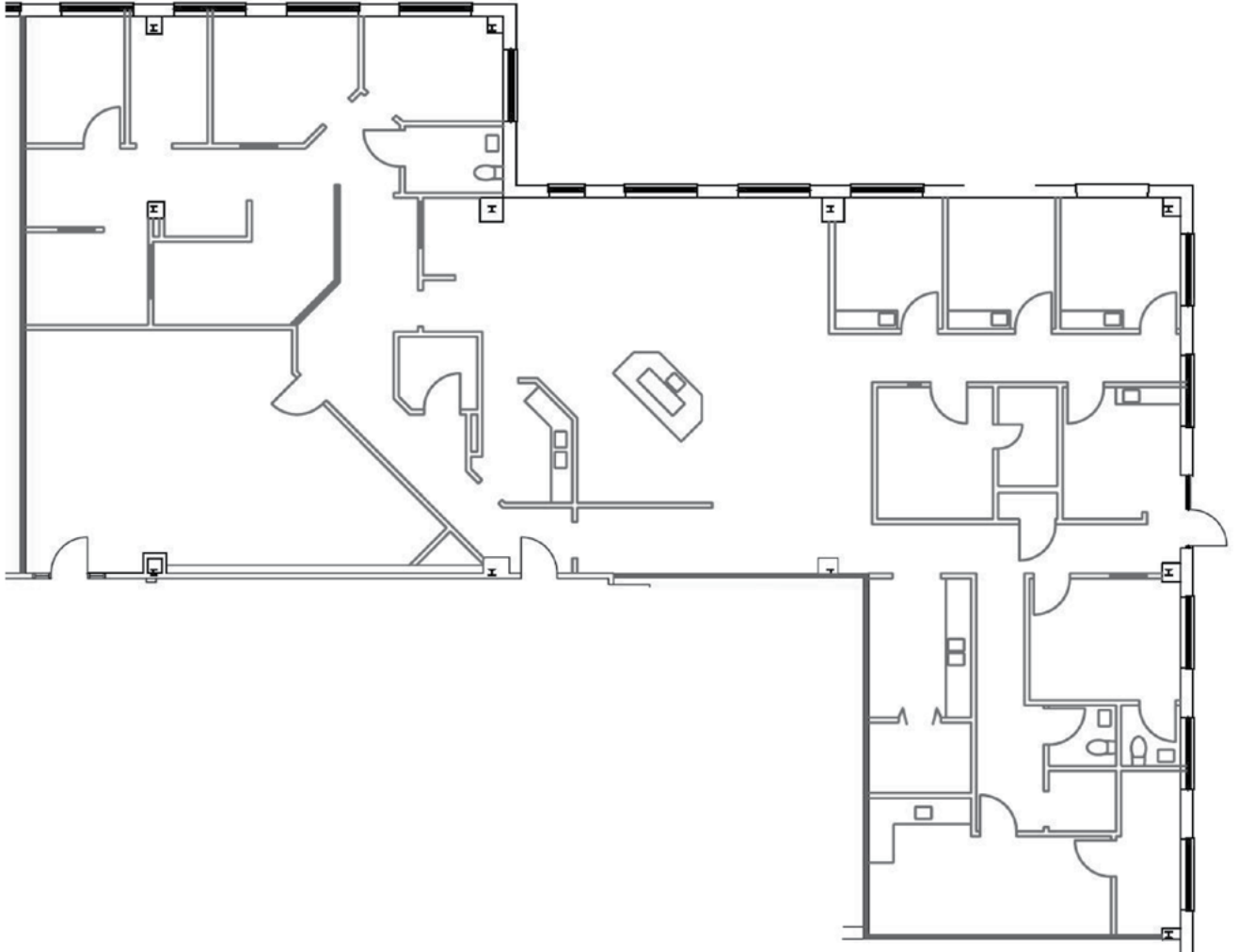
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# SUITE PLAN

**Mallard Crossing Medical Park**  
10320 Mallard Creek Rd  
Charlotte, NC

**SUITE 150**  
4,962 SF



## For Leasing Information

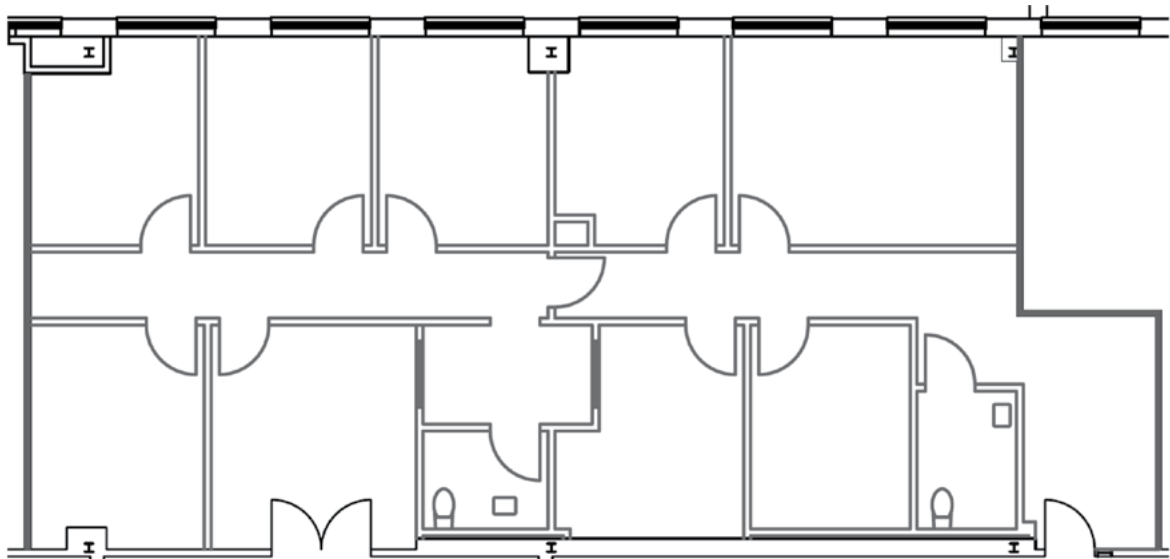
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# SUITE PLAN

**Mallard Crossing Medical Park**  
10320 Mallard Creek Rd  
Charlotte, NC

**SUITE 240**  
2,257 SF



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# SUITE PLAN

**Mallard Crossing Medical Park**  
10320 Mallard Creek Rd  
Charlotte, NC

**SUITE 260**  
3,779 SF



## For Leasing Information

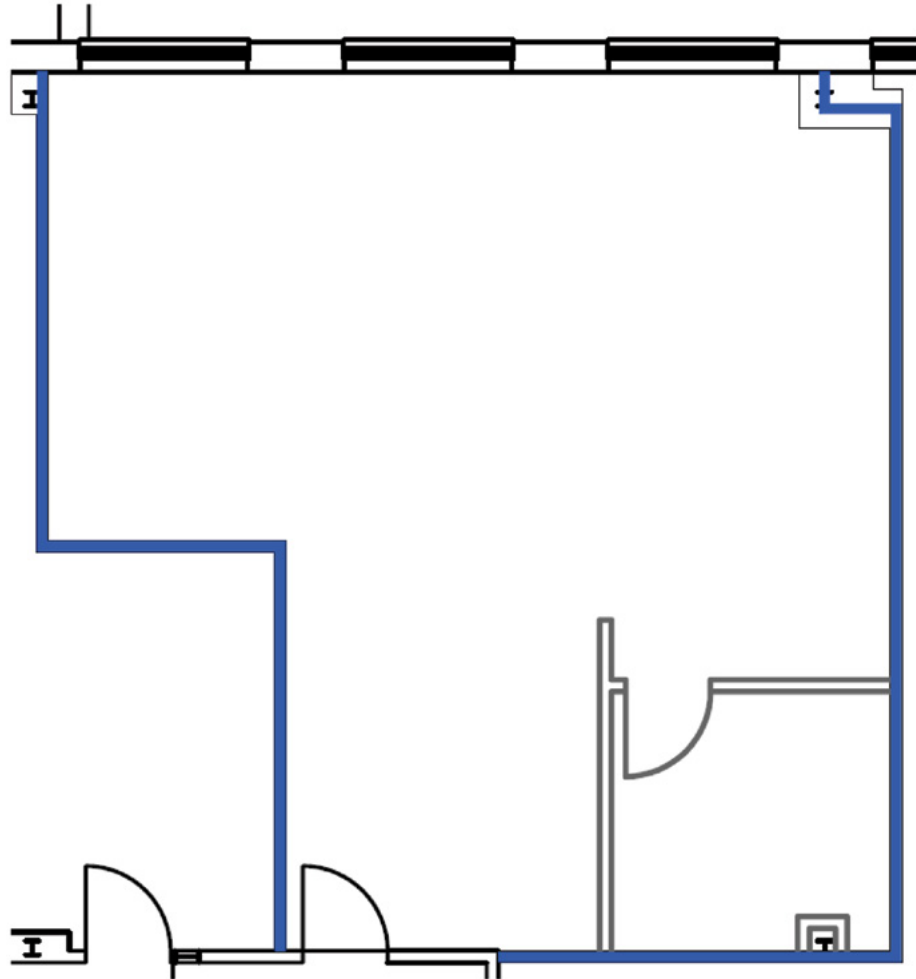
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# SUITE PLAN

**Mallard Crossing Medical Park**  
10320 Mallard Creek Rd  
Charlotte, NC

**SUITE 275**  
1,050 SF



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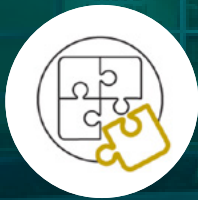


# ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

350+

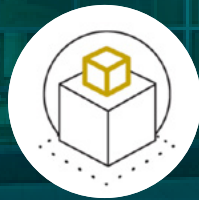
Medical Office  
Buildings



**WE ADVISE**

150+

Hospital  
Partners



**WE LEASE**

30+

States With  
Properties



**WE MANAGE**



**WE MONETIZE**

## Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,200 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



# OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



**KINGLSEY EXCELLENCE AWARD—  
TOP 25% IN TENANT SATISFACTION**



**TOBY AWARDS FOR  
DOCTOR'S CENTER AT  
EMORY ST. JOSEPH'S**

**ESG ACHIEVEMENTS**



**ENERGY STAR  
AWARD 2021  
PARTNER OF THE YEAR**



**IREM** CERTIFIED  
SUSTAINABLE  
PROPERTY

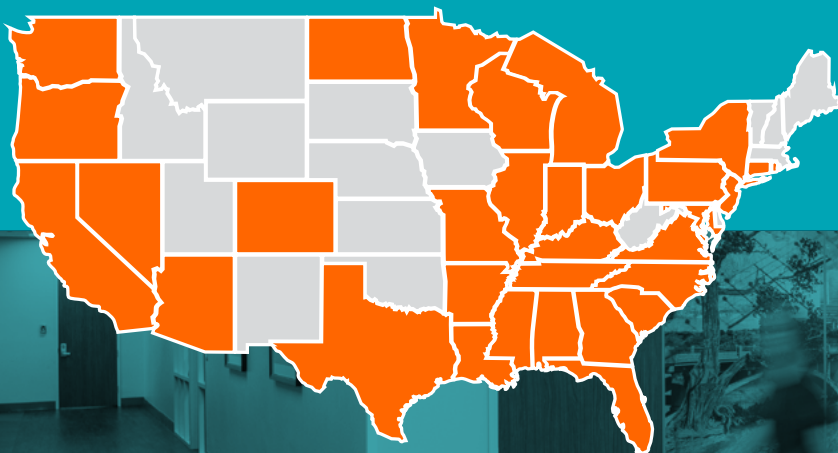


**2021 TOP ENERGY STAR  
CERTIFIED OWNER/OPERATOR  
OF MEDICAL OFFICE BUILDINGS**

## Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



# MALLARD CROSSING MEDICAL PARK

10310

Regional Leasing Director:

**ERRECA WHITE**

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