



The Shops at Resource Square

West Mallard Creek Church Road & David Taylor Drive | Charlotte, NC 28262



Available for Lease

+/- 16,000 SF Retail, Restaurant, Service or Medical in Univesity City

Property Overview

The Shops at Resource Square Available for Lease

Inline and endcap retail space available for lease in Charlotte's University City. Across two buildings, the project is located at one of the main entrances to University Research Park, the signalized intersection at West Mallard Creek Church Road and David Taylor Drive. The immediate area is home to over 35,000 daytime employees, generating a built-in customer base for tenants, and a high average household income of \$104,456 within 1 mile.

The submarket boasts major employers and traffic generators, including Harris Teeter and The Fresh Market across the street from the site.

Property Details

Address West Mallard Creek Church Road & David Taylor Drive
Charlotte, NC 28262

Availability Building A: Up to +/- 3,750 SF
Building B: +/- 1,500 - 8,900 SF

Use Retail, Restaurant, Service, and Medical

Parking Ample parking | 155 parking spaces + shared parking

Delivery Q4 2024

Frontage 1,300 SF on Mallard Creek Church Rd.

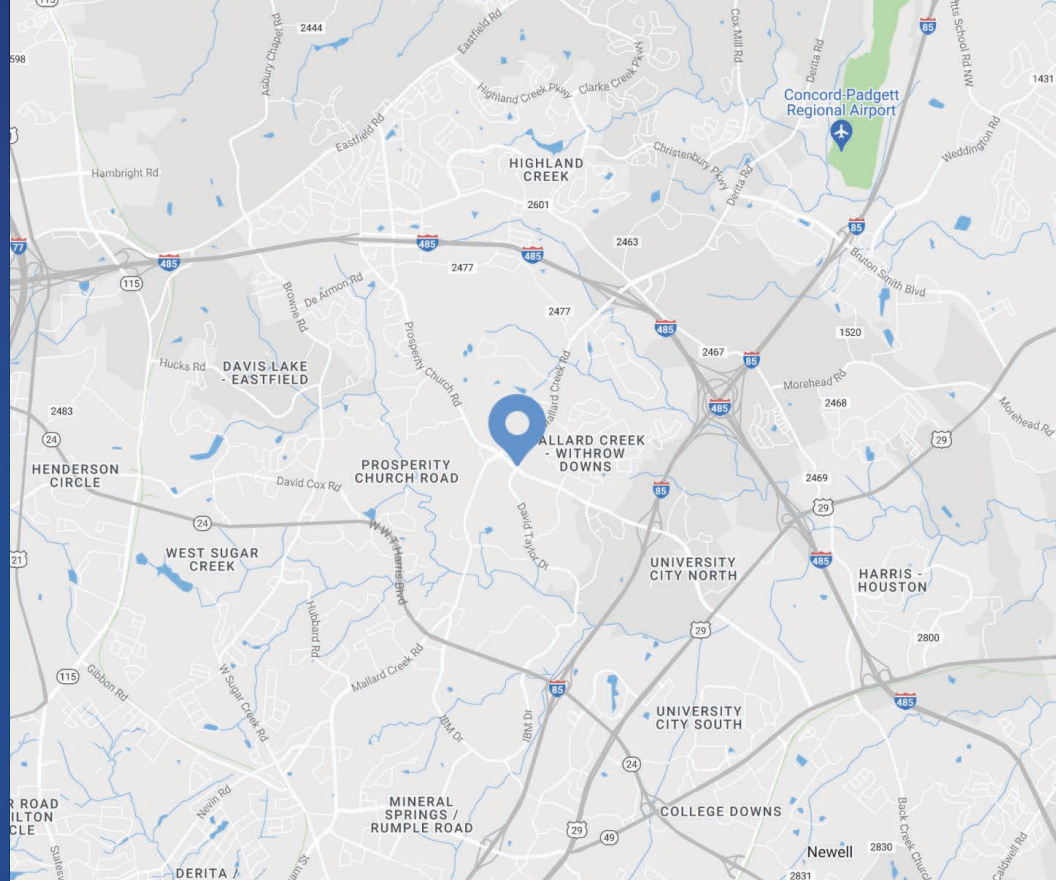
Zoning RE-3 (0)

Lease Rate Call for Leasing Details

Traffic Counts West Mallard Creek Church Road | 19,000 VPD



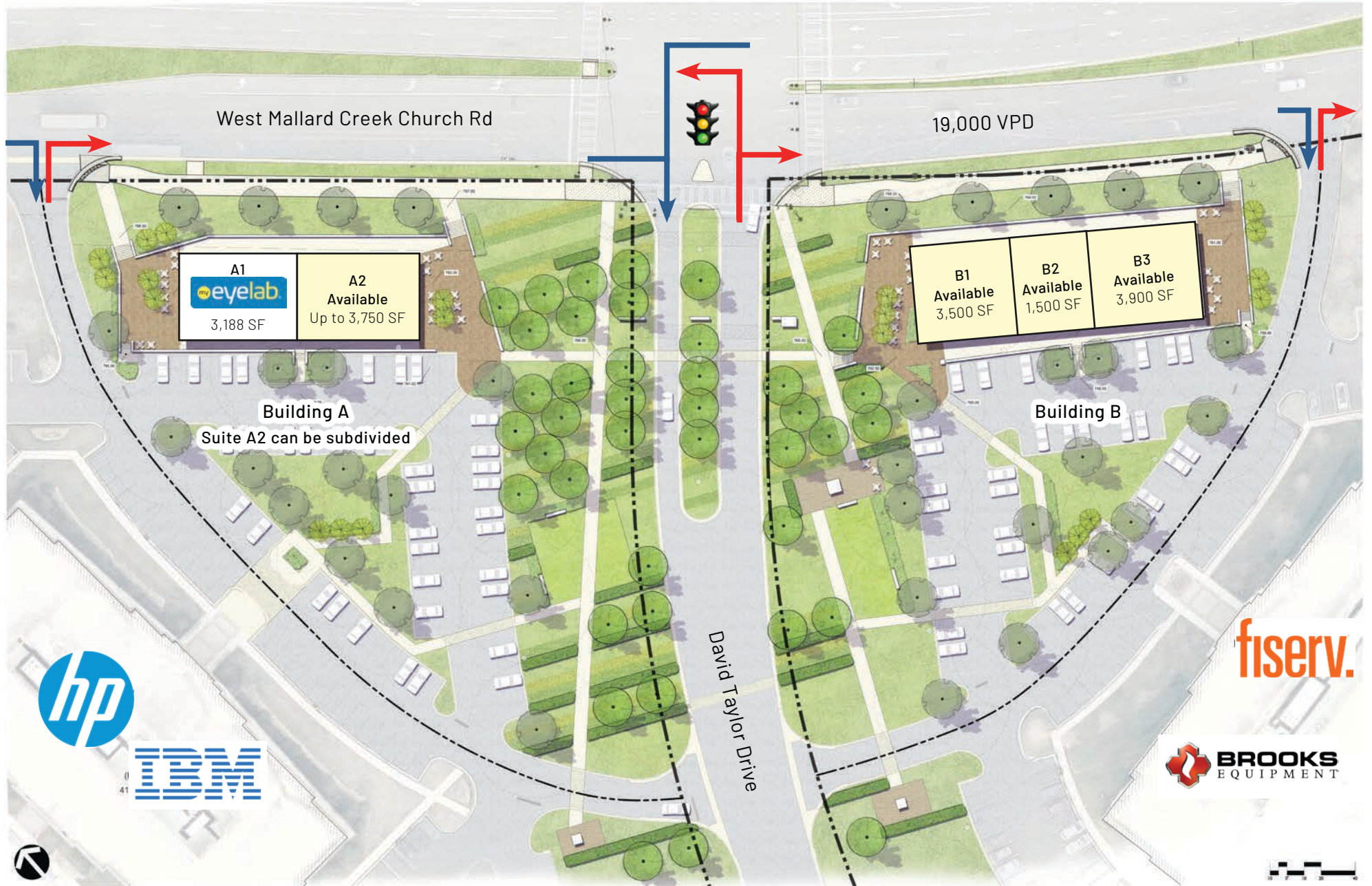
Drone Video



Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|----------|----------|
| 2023 Population | 8,748 | 83,105 | 197,344 |
| Avg. Household Income | \$118,710 | \$97,852 | \$96,517 |
| Median Household Income | \$91,190 | \$73,962 | \$70,863 |
| Households | 3,590 | 33,603 | 74,069 |
| Daytime Employees | 6,713 | 43,293 | 90,121 |

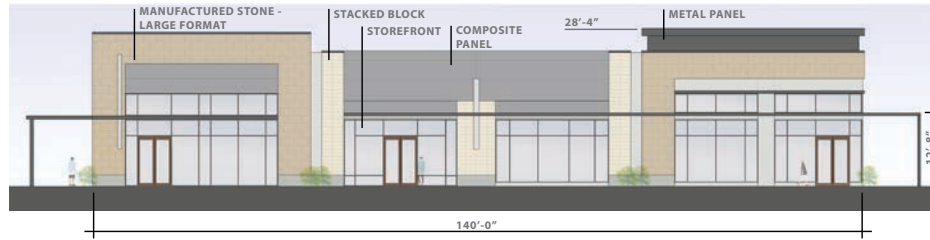




Building A



WEST ELEVATION



SOUTH ELEVATION

FACING PARKING FIELD



EAST ELEVATION



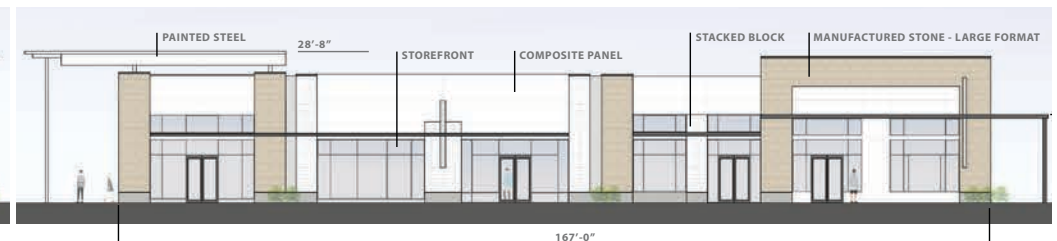
NORTH ELEVATION

FACING MALLARD CREEK CHURCH ROAD

Building B



WEST ELEVATION



SOUTH ELEVATION

FACING PARKING FIELD



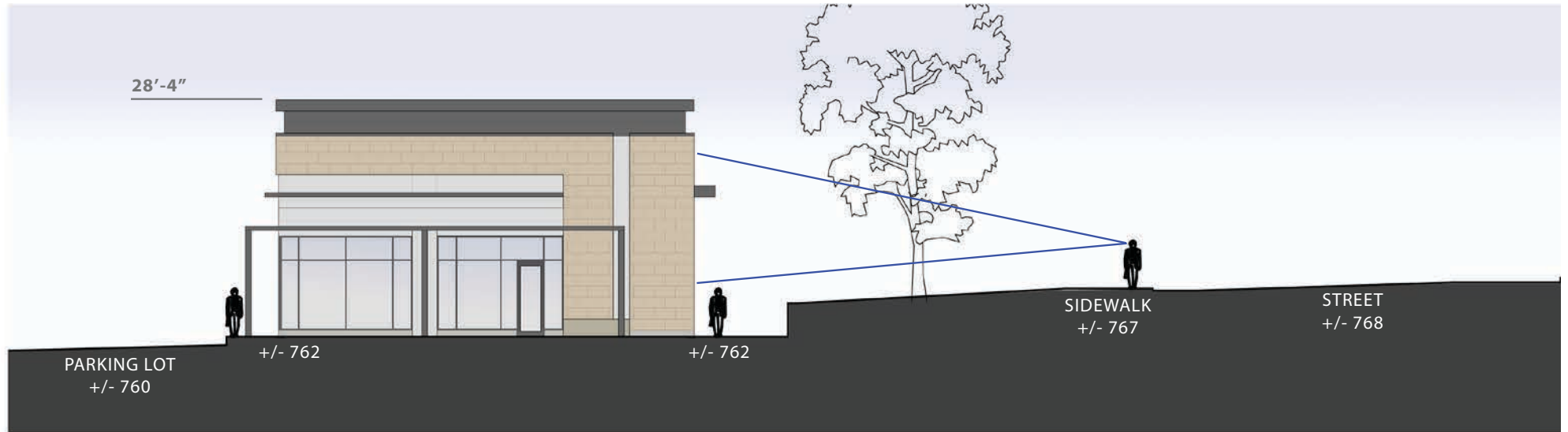
EAST ELEVATION



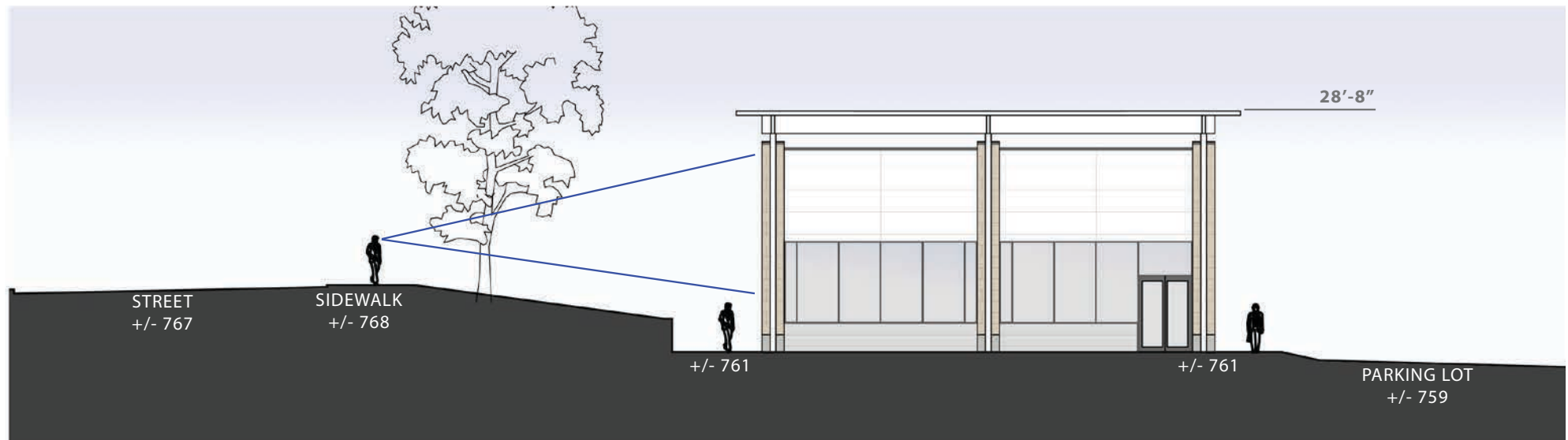
NORTH ELEVATION

FACING MALLARD CREEK CHURCH ROAD

Building A



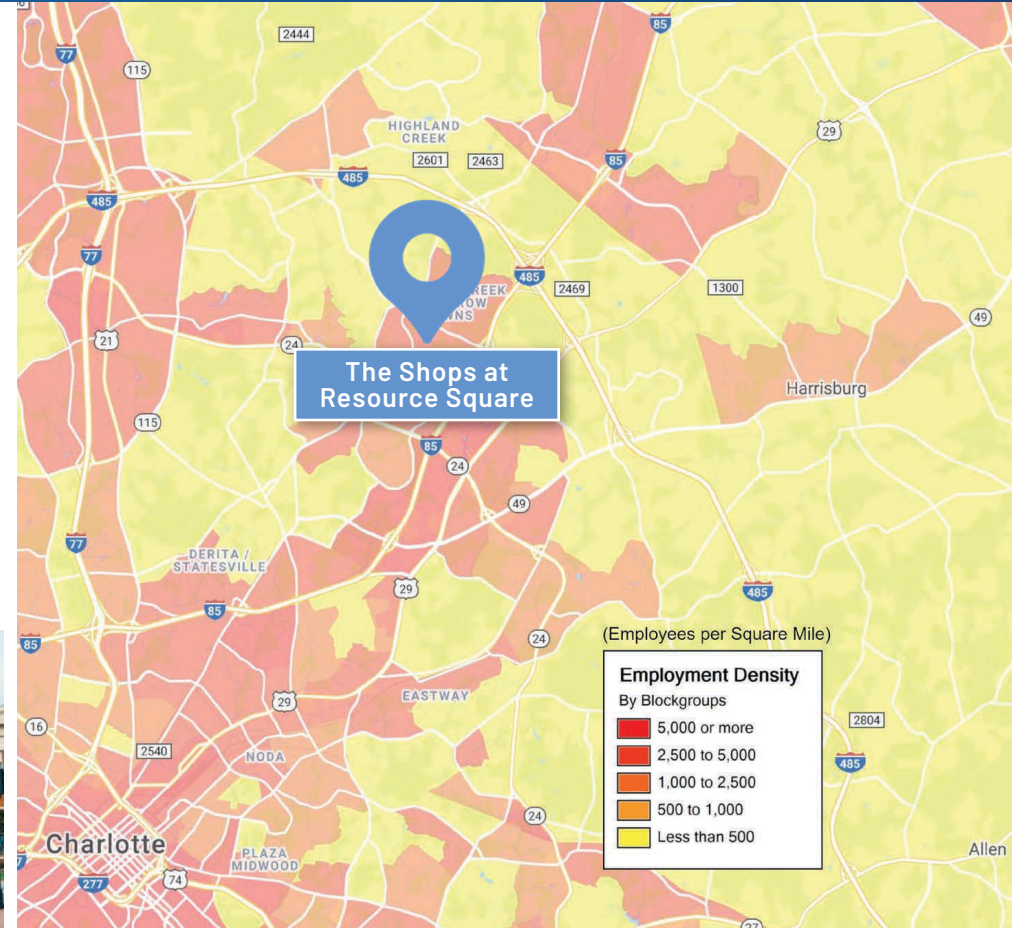
Building B



University City

Charlotte, NC

Home to the University of North Carolina at Charlotte and more than 20 regional offices for Fortune 500 companies, University City is a lively trade area. Despite its proximity to the Charlotte Center City, the university and its lively student culture have brought college-town spirit - not to mention fun pubs, dining hot spots and extensive retail - to the area. On football Saturdays, crowds dressed in green, white and gold pile into Jerry Richardson Stadium to cheer for the Charlotte 49ers. During the week, the neighborhood is all business. With more than 20 regional offices for Fortune 500 companies in this area, University Executive Park, University Research Park and Innovation Park employ thousands, and the completion of the LYNX Blue Line light rail extension makes access to Center City faster than ever.



Major Employers in University Research Park



Vanguard®

READ FULL ARTICLE HERE:

CHARLOTTE BUSINESS JOURNAL

“Vanguard pays \$117M for Centene’s University City office move to consolidate Charlotte operations”

“We’re excited to continue to enrich [our Charlotte crew’s] workplace experience through a brand-new, modernized campus that maximizes the value of in-person collaboration and reinforces our commitment to Charlotte as a hub for purpose-driven talent.”

- Jennifer Manry, Principal of Corporate Systems in IT/Charlotte Site Co-Lead

700,000 SF Campus | 91 AC | 2,400+ Employees

2nd Largest

Employment Center
in the Region

**University
Research Park**

30,000+ Employees
10+ million SF Office
23 Fortune 500 Companies
3 Headquarters

**UNC
Charlotte**

30,000+ Students

12+ Mi

Greenway connecting
UNC Charlotte to the
Research Park

Vanguard Group

700,000 SF
Office Complex
on 91 AC

1 Mi

to I-85



6 Minute Drive





Contact for Details

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Developed By:

STANCHION

ASSET PARTNERS



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.