



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

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.

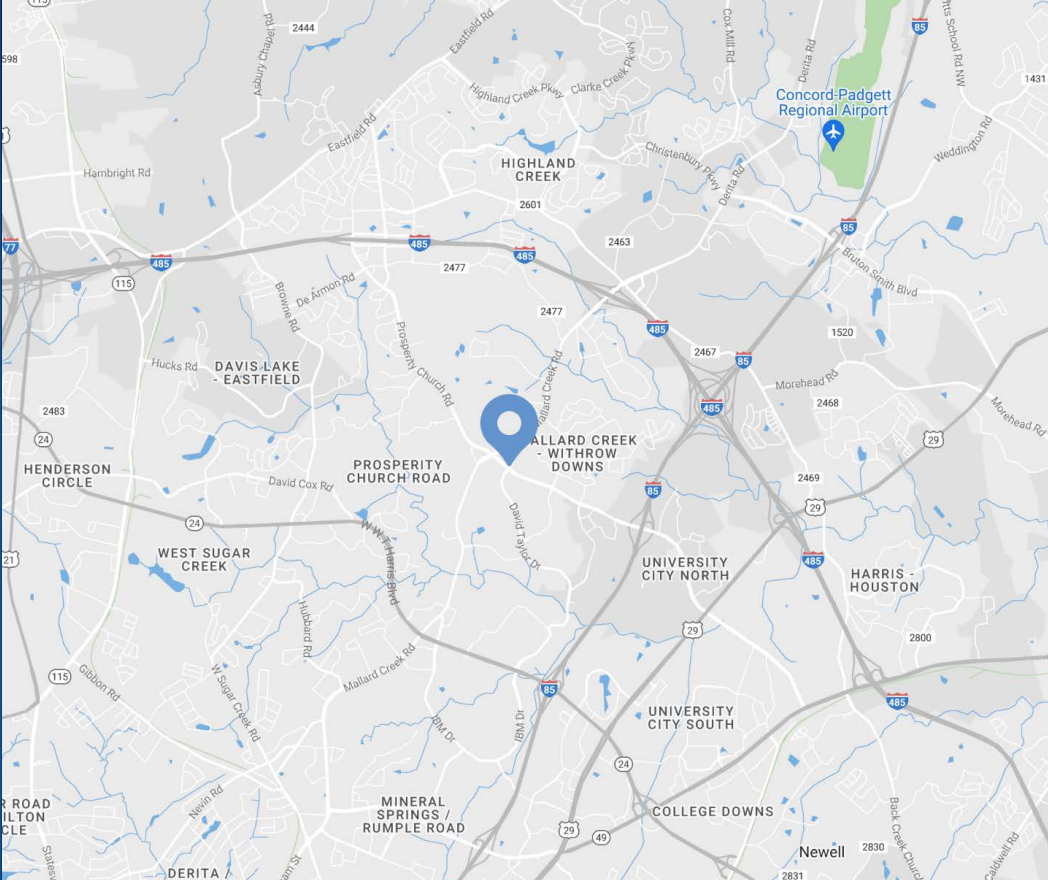
The submarket boasts major employers and traffic generators, including Harris Teeter and The Fresh Market across the street from the site.

Property Details

Address	West Mallard Creek Church Road & David Taylor Drive Charlotte, NC 28262
Availability	Building A: +/- 1,475 - 6,971 SF Building B: +/- 1,602 - 8,978 SF
Use	Retail, Restaurant, Service, and Medical
Parking	Ample parking 155 parking spaces + shared parking
Delivery	Q3 2026
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



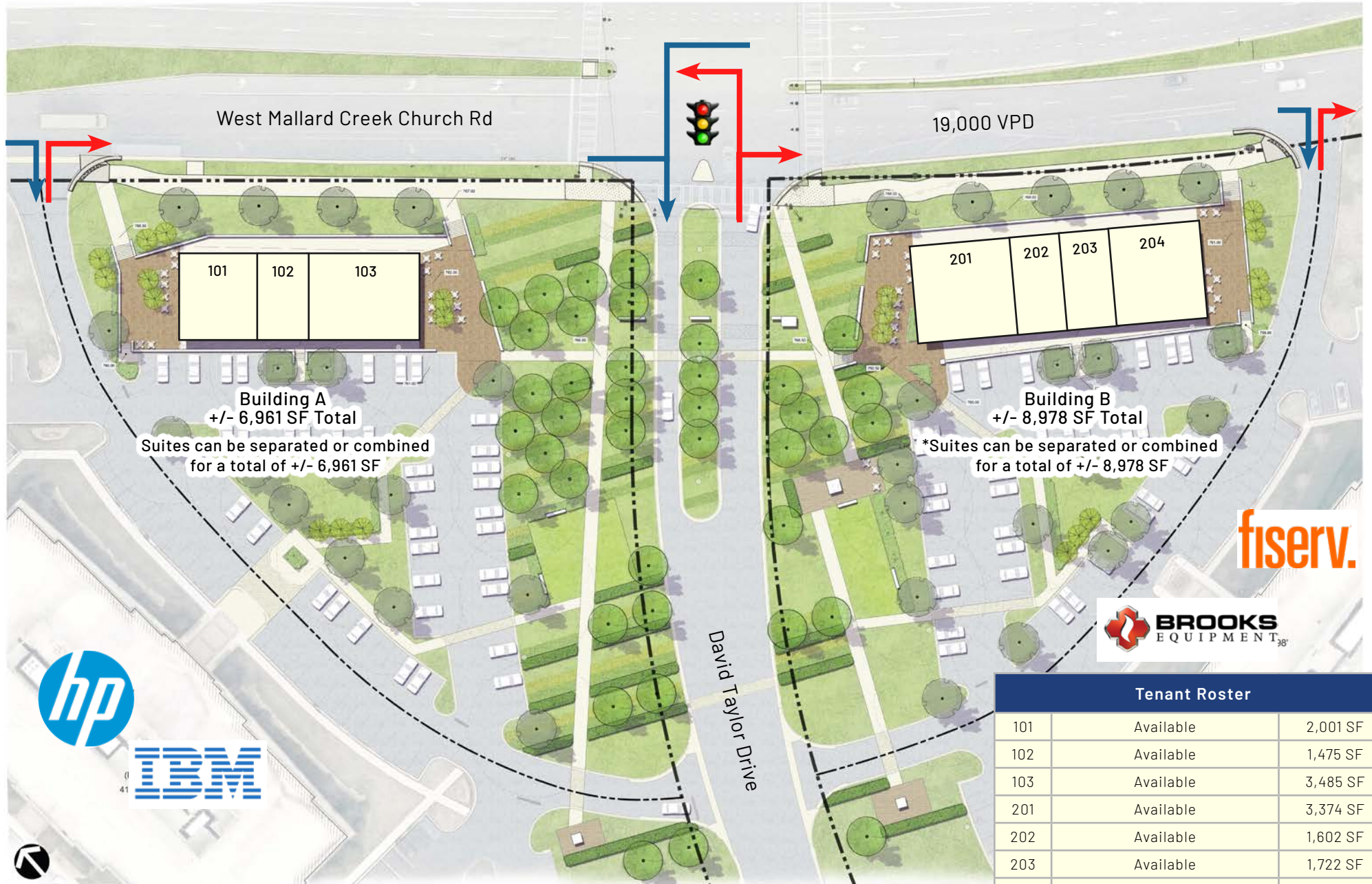
Drone Video



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	9,117	84,354	203,574
Avg. Household Income	\$125,326	\$103,326	\$102,635
Median Household Income	\$95,997	\$77,807	\$75,237
Households	3,736	34,365	76,892
Daytime Employees	6,471	32,433	78,518



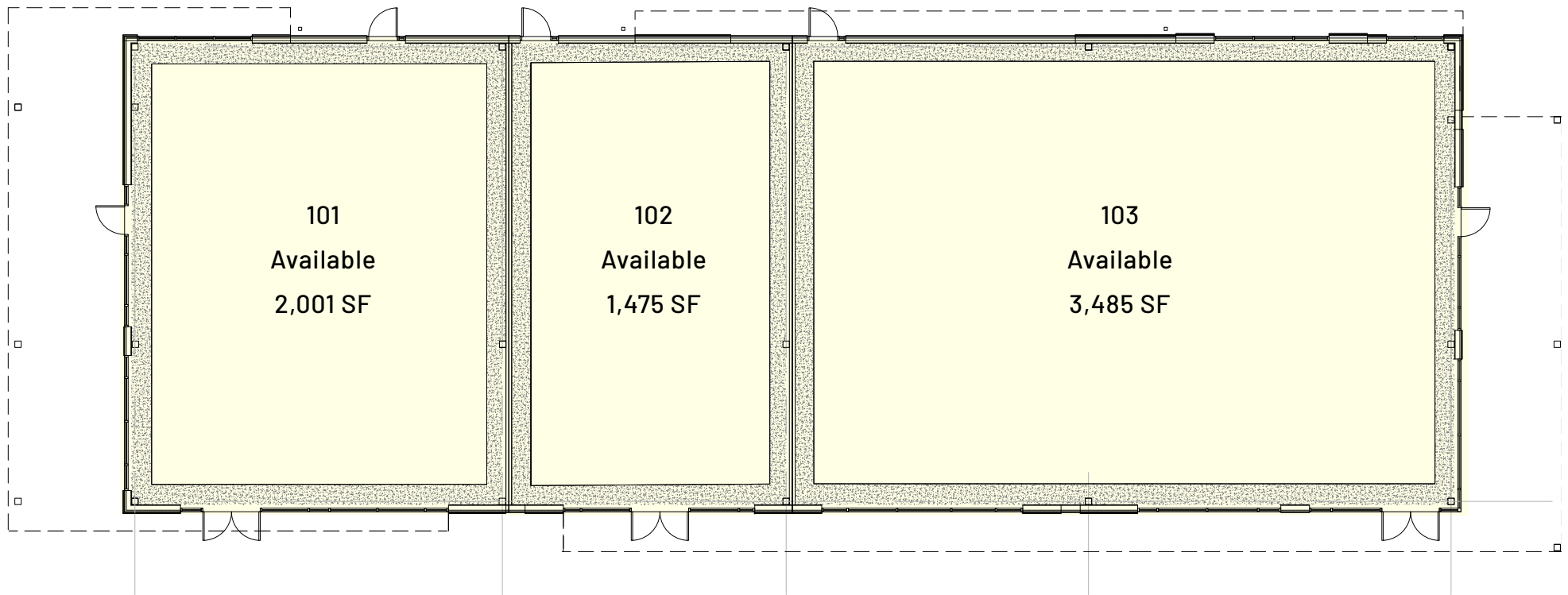


Tenant Roster		
101	Available	2,001 SF
102	Available	1,475 SF
103	Available	3,485 SF
201	Available	3,374 SF
202	Available	1,602 SF
203	Available	1,722 SF
204	Available	2,280 SF

Available

+/- 1,475 - 6,961 SF

Building A
+/- 6,961 SF Total

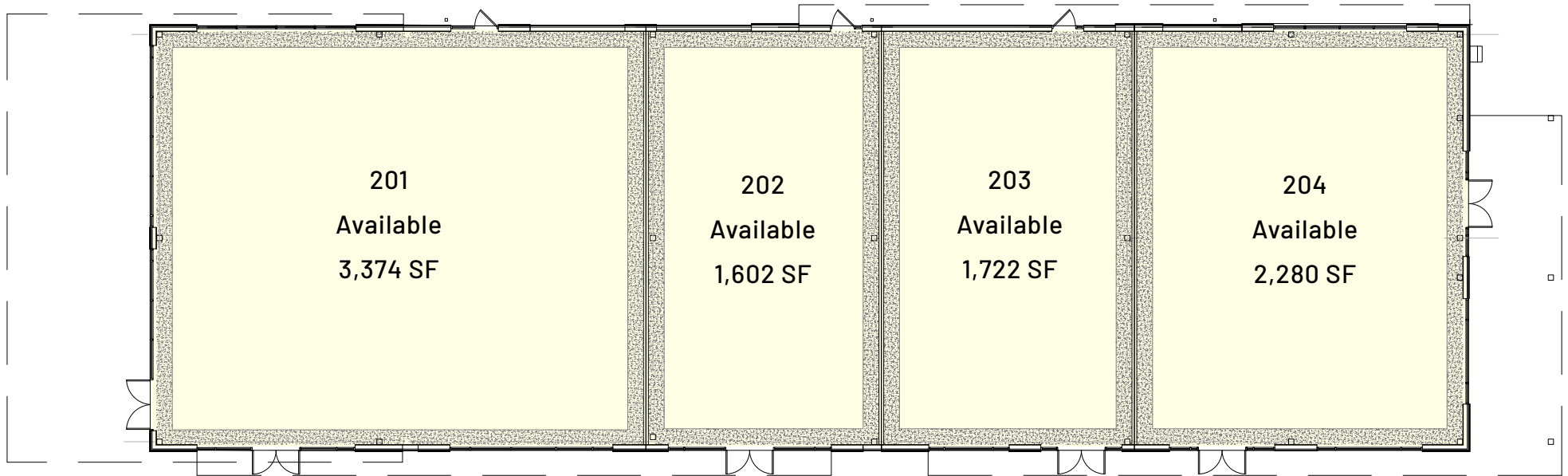


**Suites can be separated or combined for a total of +/- 6,961 SF*

Available

+/- 1,602 - 8,978 SF

Building B
+/- 8,978 SF Total

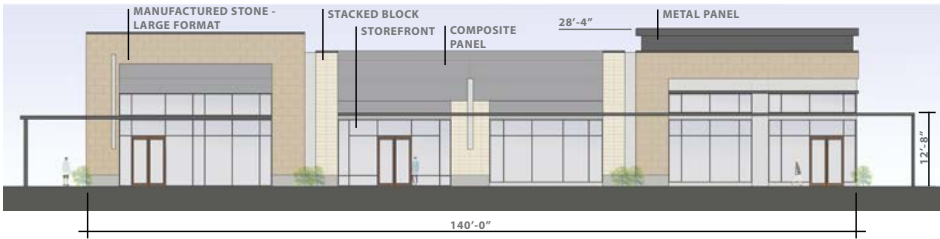


**Suites can be separated or combined for a total of +/- 8,978 SF*

Building A



WEST ELEVATION



SOUTH ELEVATION

FACING PARKING FIELD



EAST ELEVATION



NORTH ELEVATION

FACING MALLARD CREEK CHURH ROAD

Building B



WEST ELEVATION



SOUTH ELEVATION

FACING PARKING FIELD



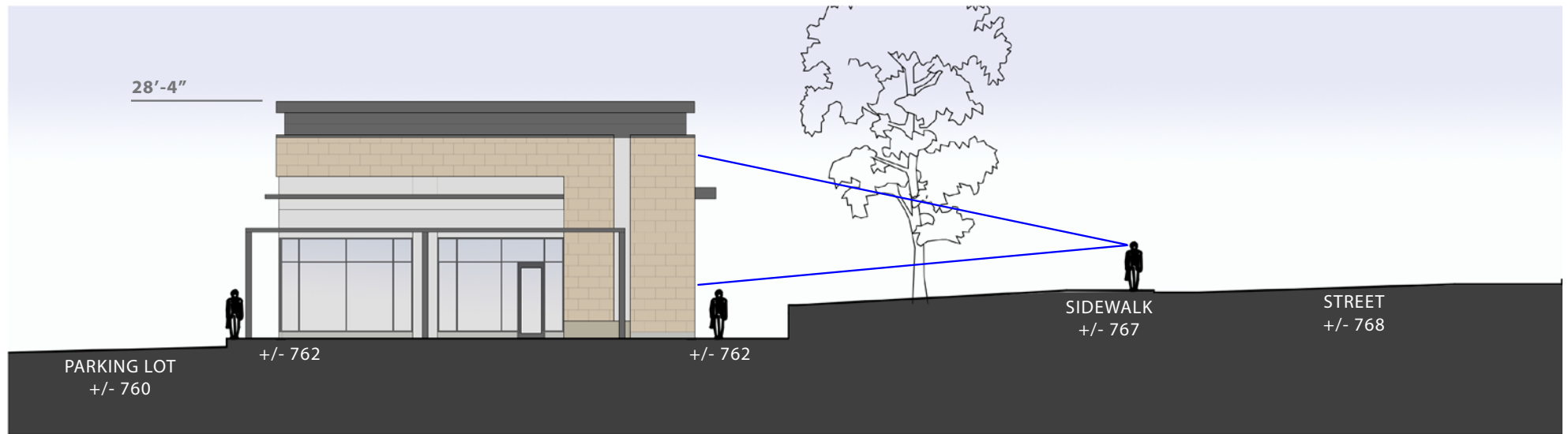
EAST ELEVATION



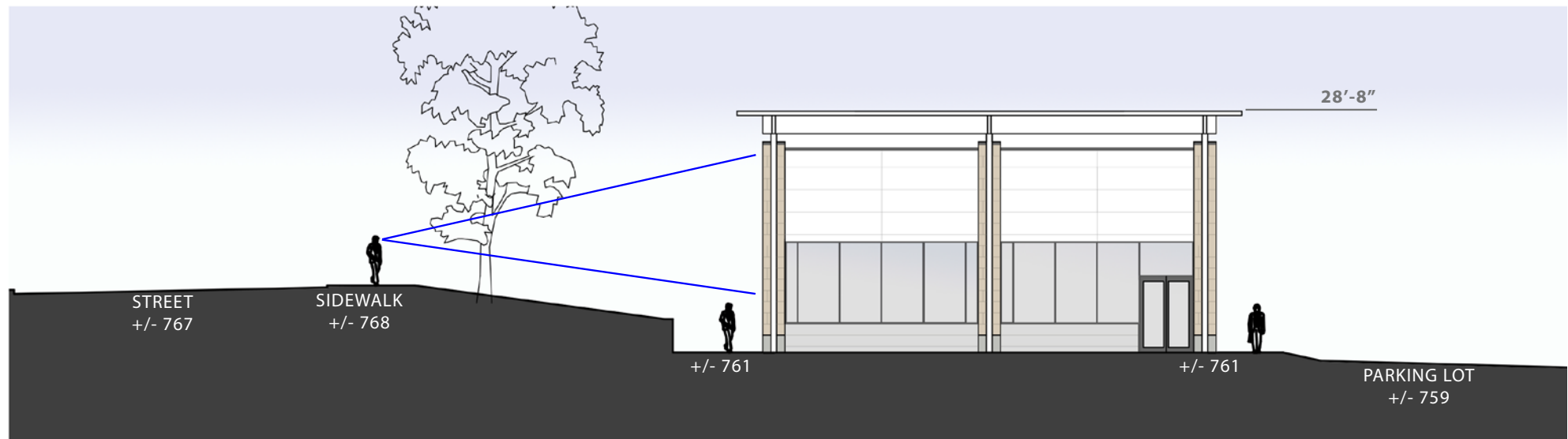
NORTH ELEVATION

FACING MALLARD CREEK CHURCH ROAD

Building A



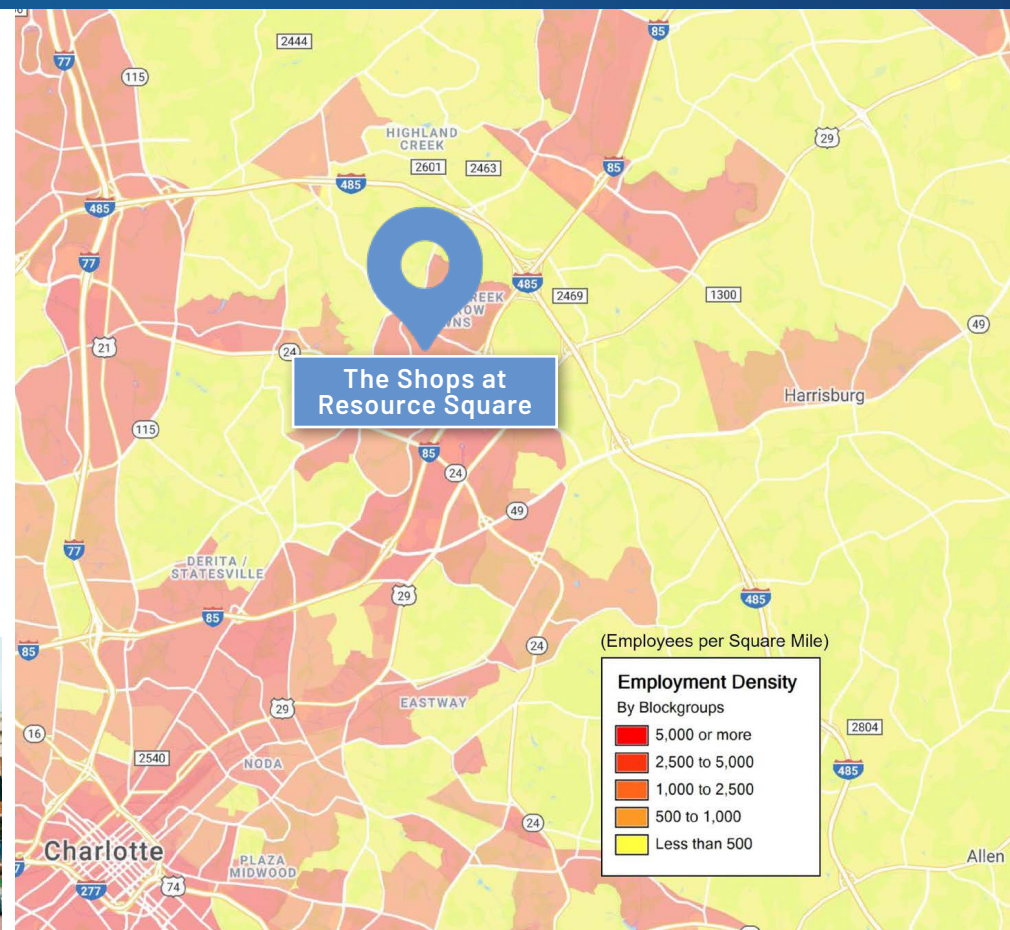
Building B



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

Market Overview

2nd Largest

Employment Center in the Region

University Research Park

30,000+ Employees
10+ million SF Office
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





Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com

Developed By:

STANCHION
ASSET PARTNERS



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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