

FOUNDRY
COMMERCIAL

VILLAGE AT RESEARCH PARK

WEST MALLARD CREEK CHURCH RD, CHARLOTTE, NC

±1,200 SF UP TO 6,000 SF AVAILABLE FOR LEASE

DEVELOPED BY



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VILLAGE AT RESEARCH PARK | WEST MALLARD CREEK CHURCH RD, CHARLOTTE, NC

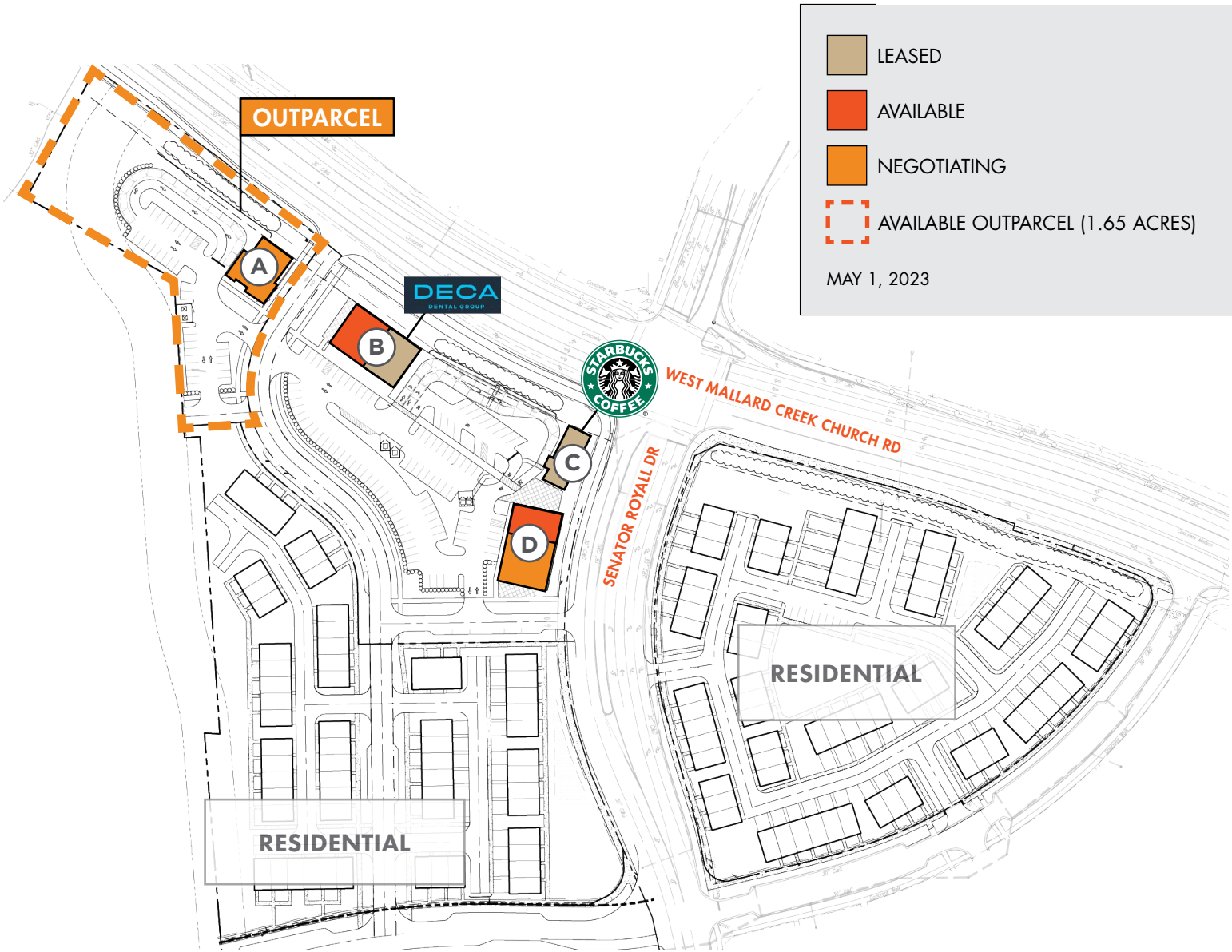


DESCRIPTION

- New retail development in University City at Village at Research Park, one of the nation’s largest research parks with 2,200 acres and 10 million square feet of office space.
- Over 29,000 employment population within 3 miles
- Surrounded by numerous multi-family developments in the area providing access to a consistently growing customer base
- Located at the signalized intersection of West Mallard Creek Church Road and Senator Royal Drive
- ±1.65 acre outparcel available for ground lease or build-to-suit

DEVELOPMENT FEATURES		
RETAIL		±1,200 - 6,000 SF
TOWNHOMES		135 Units
TRAFFIC		
WEST MALLARD CREEK CHURCH RD		32,000 VPD
SENATOR ROYAL DR		6,213 VPD

SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

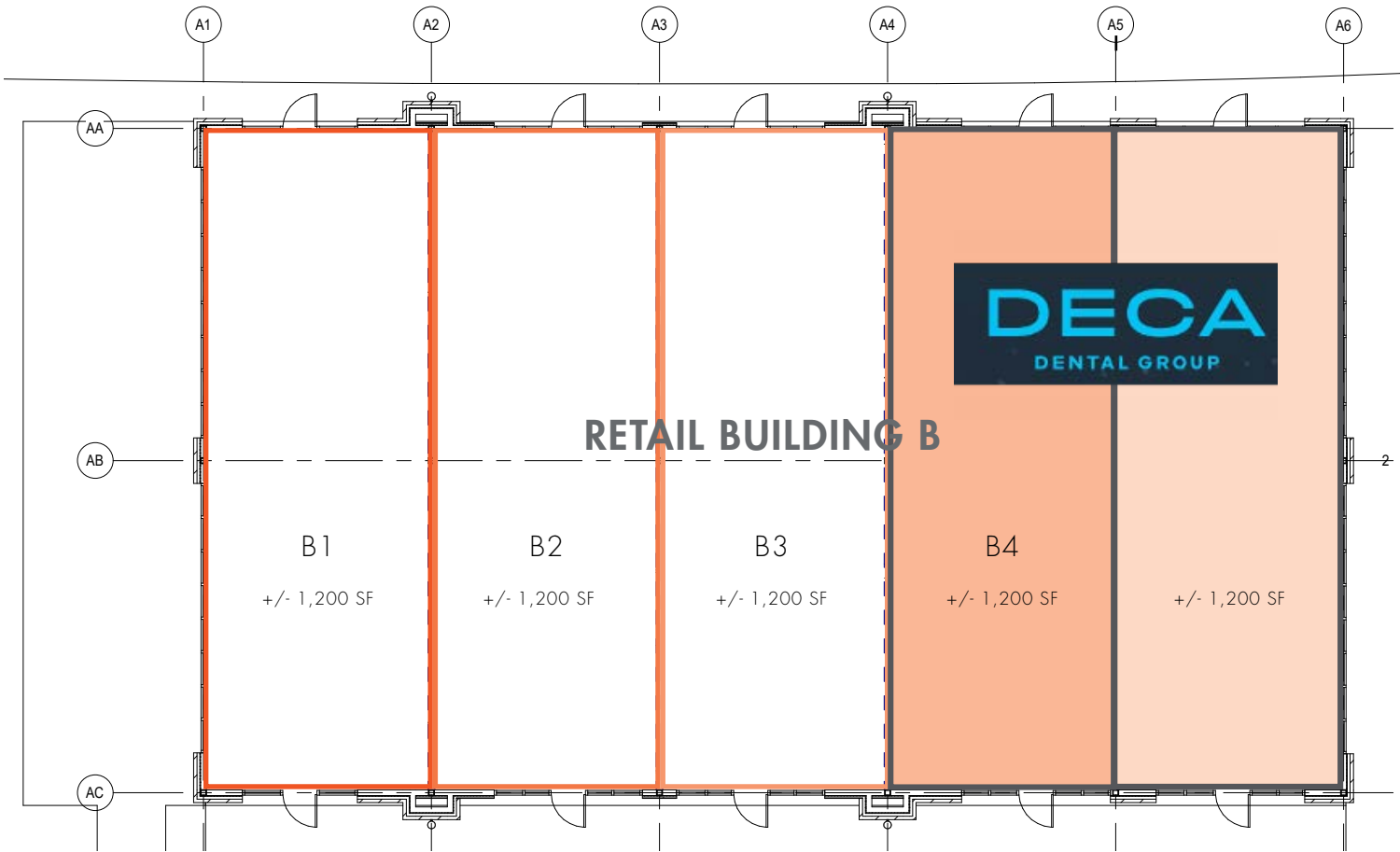
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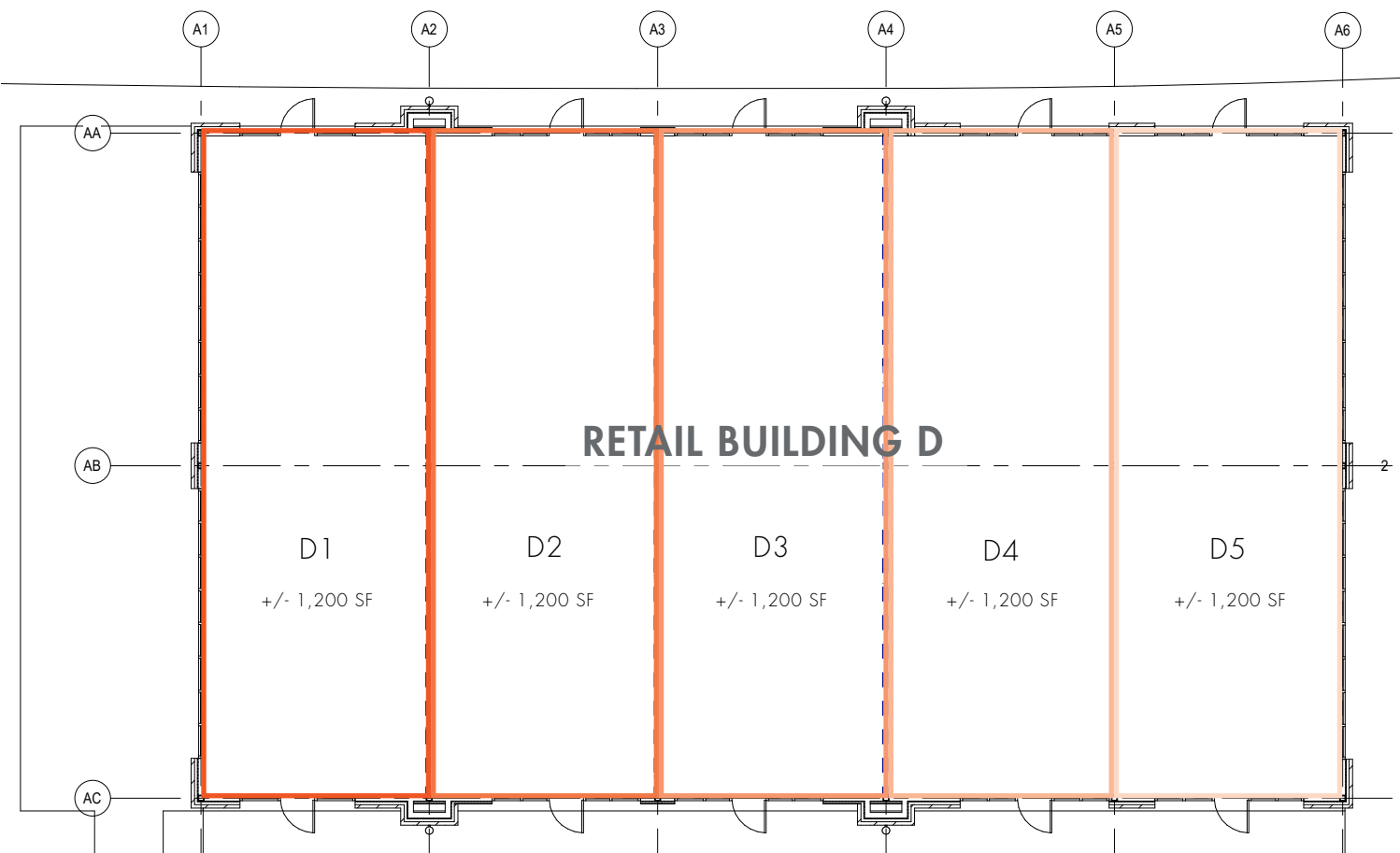


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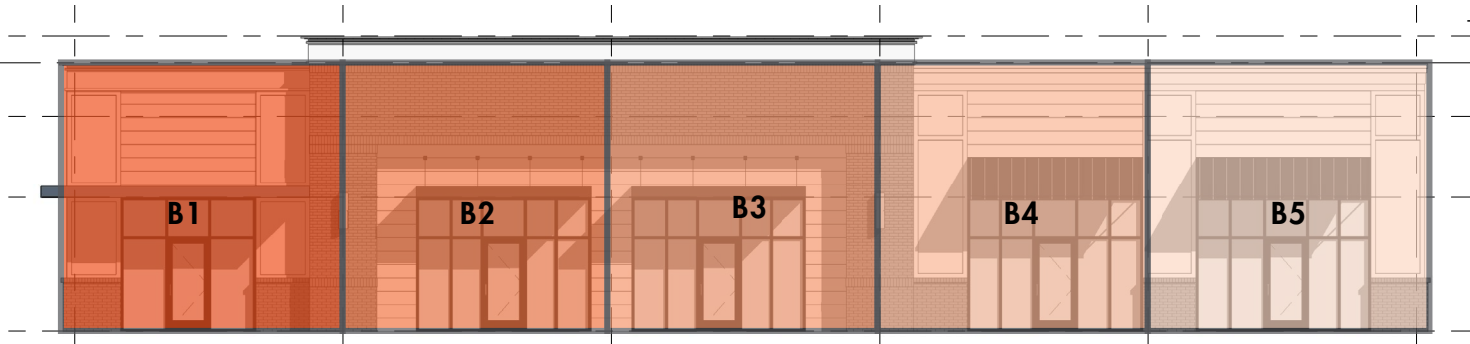
RETAIL BUILDING B



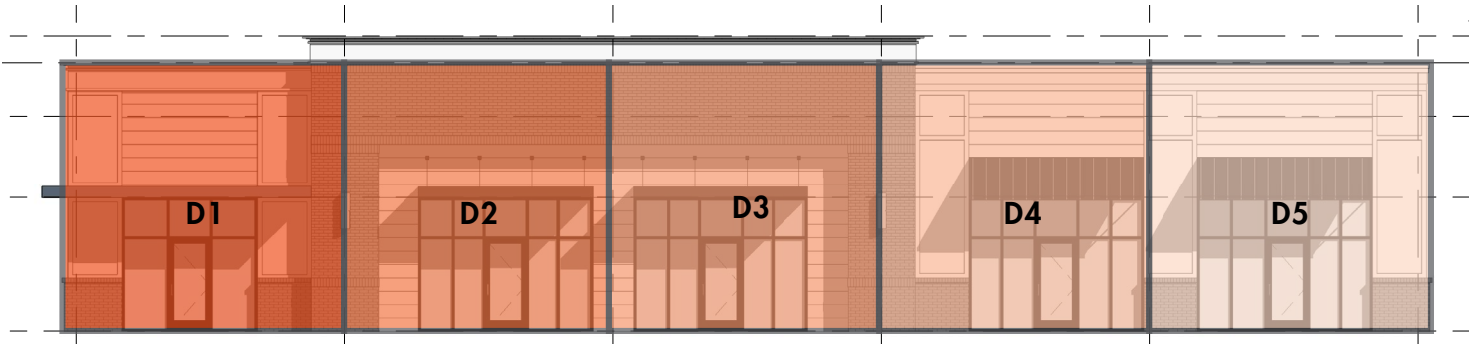
RETAIL BUILDING D



FRONT ELEVATION (SOUTH)



FRONT ELEVATION (WEST)



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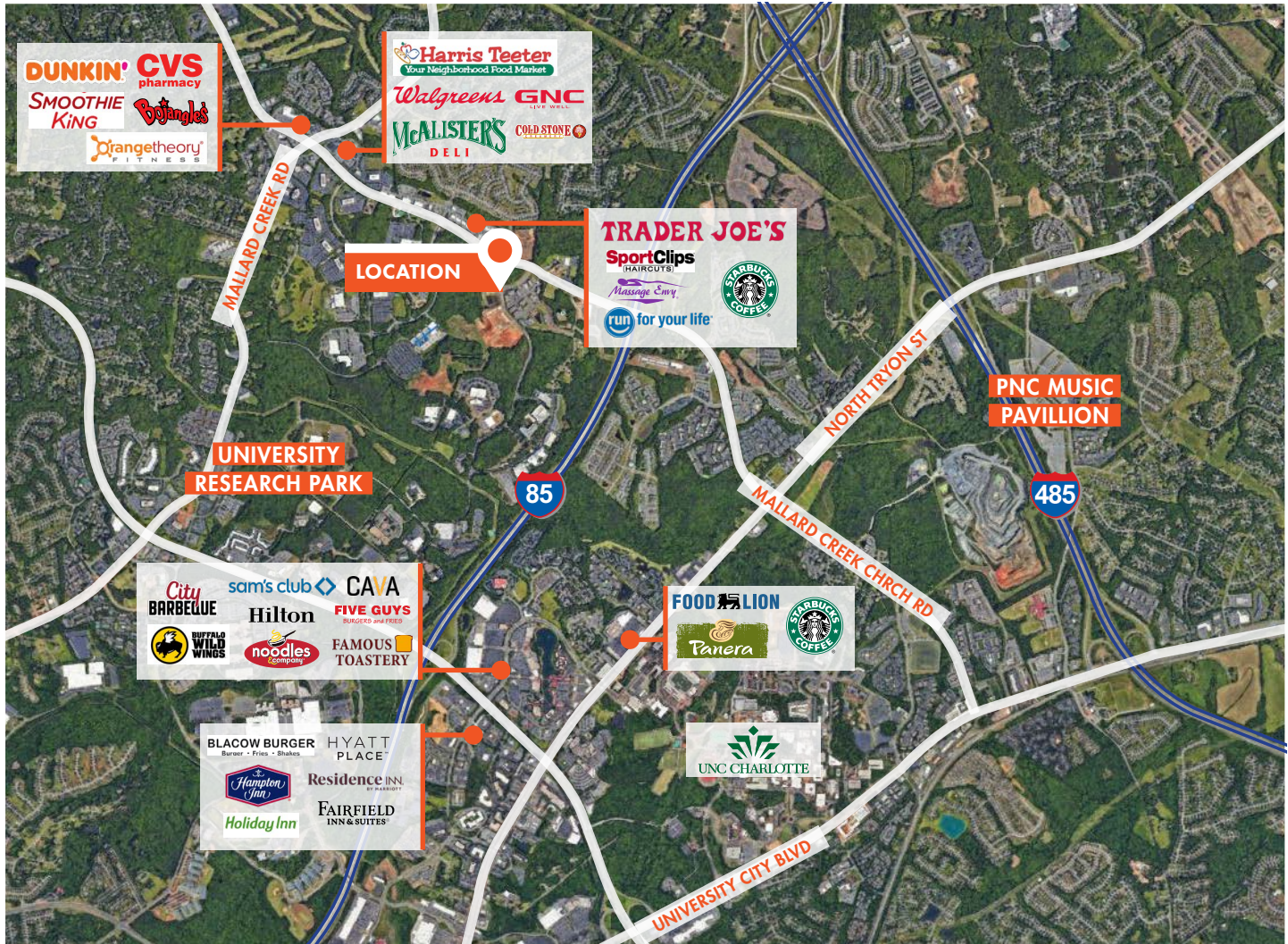
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DEMOGRAPHICS



1 MILE RADIUS



6,301

ESTIMATED POPULATION 2022



33.2

AVERAGE AGE



\$303,232

MEDIAN HOME VALUE 2022



5,382

TOTAL EMPLOYEES



\$116,732

AVG HOUSEHOLD INCOME

3 MILE RADIUS



82,561

ESTIMATED POPULATION 2022



30.1

AVERAGE AGE



\$283,756

MEDIAN HOME VALUE 2022



32,454

TOTAL EMPLOYEES



\$72,584

AVG HOUSEHOLD INCOME

5 MILE RADIUS



189,661

ESTIMATED POPULATION 2022



31.8

AVERAGE AGE



\$291,594

MEDIAN HOME VALUE 2022



69,964

TOTAL EMPLOYEES



\$78,547

AVG HOUSEHOLD INCOME

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