

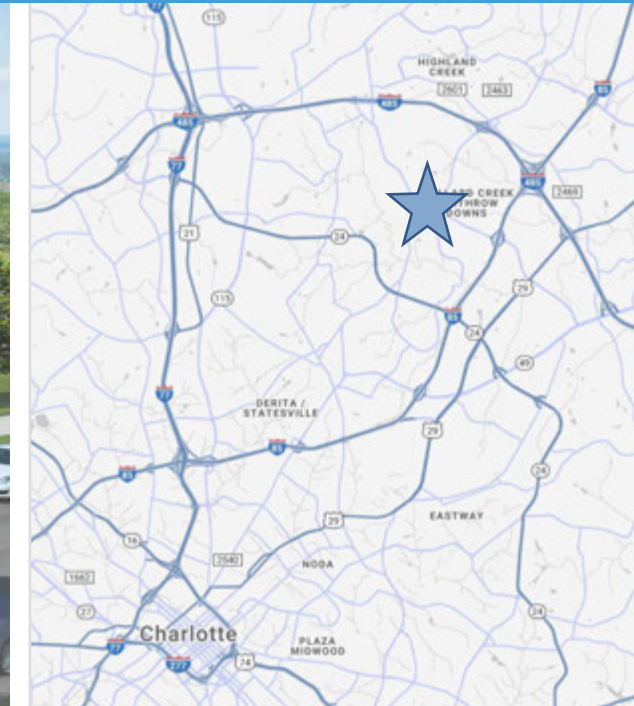
THE SHOPS AT RESOURCE SQUARE

W. MALLARD CREEK CHURCH RD & DAVID TAYLOR DRIVE
CHARLOTTE, NC

NOW
PRE-LEASING

NS New South
Properties
NEWSOUTHPROP.COM

+/- 9,000 SF NEW INLINE RETAIL AVAILABLE



PROJECT OVERVIEW

- +/- 9,000 proposed retail for lease - estimated delivery 2nd quarter 2022
 - Inline and endcaps with patio available
- Located 1 mile off I-85 at the signalized intersection of W. Mallard Creek Church Rd and David Taylor Drive; entrance to University Research Park
- Mature sub-market boasting exceptional demographics in both density and income, and continued in-fill residential growth.
- Top-tier market co-tenancy provides significant traffic generators, including high-performance Harris Teeter directly across the street
- Over 1,300 feet of frontage on Mallard Creek Church Rd.

UNIVERSITY CITY SUB-MARKET OVERVIEW

- Charlotte's second largest employment center
 - 11 million SF of Office Space
 - 4.5 Million SF LEED Office Space
 - 23 Fortune 500 Companies
 - 3 Headquarter Locations
- University of North Carolina Charlotte with over 29,600 students
- Largest greenway network in the region with over 12 miles connecting UNC Charlotte through the Research Park and beyond
- Centene to open 1 million SF East Coast Headquarters in University Research Park (3,200 jobs in initial phase)

BROKER CONTACT

SCOTT MILEHAM
704.927.2886
smileham@newsouthprop.com

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

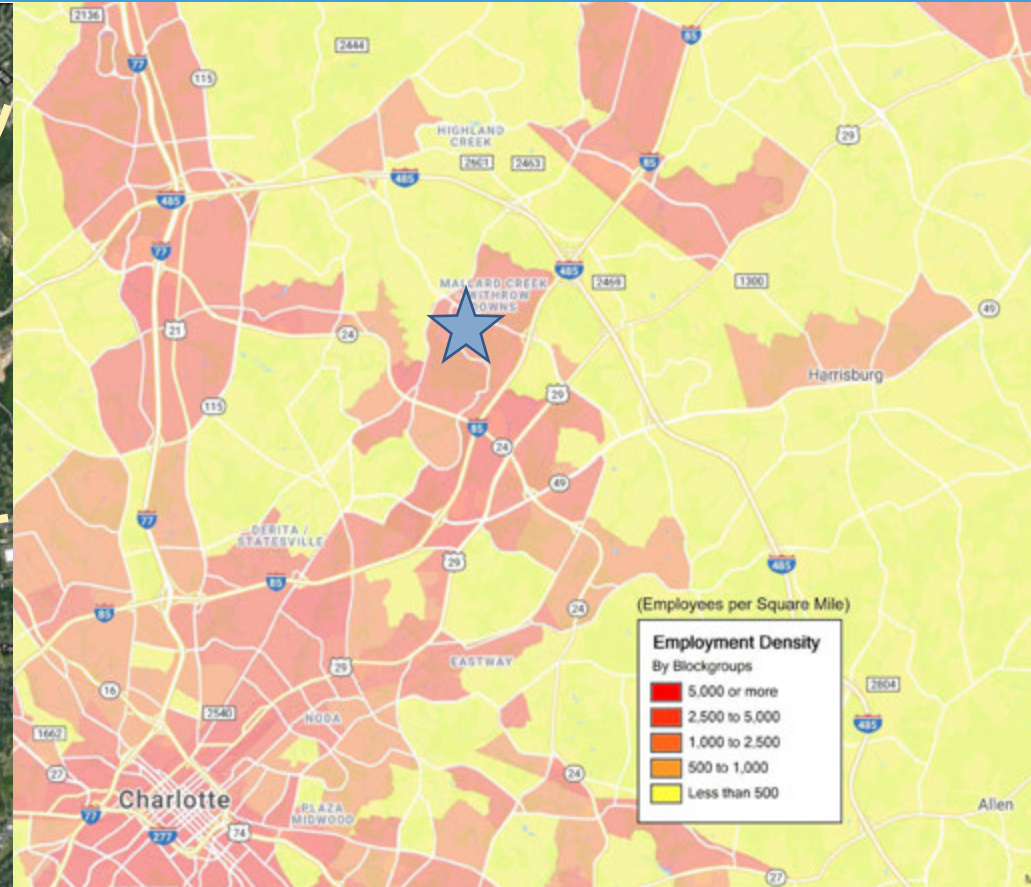


THE SHOPS AT RESOURCE SQUARE

W. MALLARD CREEK CHURCH RD & DAVID TAYLOR DRIVE
CHARLOTTE, NC

MARKET
AERIAL

+/- 9,000 SF NEW INLINE RETAIL AVAILABLE



DEMOGRAPHICS (2021)

	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
POPULATION	8,447	75,495	181,947	DAYTIME POPULATION	7,428	45,663	121,535
HOUSEHOLDS	3,394	32,240	70,616	SOME COLLEGE OR HIGHER	83.1%	82.9%	77.6%
AVERAGE HH INCOME	\$112,226	\$79,168	\$77,688	MEDIAN HH INCOME	\$90,685	\$70,589	\$67,085

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



SCOTT MILEHAM | 704.927.2886 | smileham@newsouthprop.com

THE SHOPS AT RESOURCE SQUARE

W. MALLARD CREEK CHURCH RD & DAVID TAYLOR DR, CHARLOTTE, NC

SITE
AERIAL

+/- 9,000 SF NEW INLINE RETAIL AVAILABLE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



SCOTT MILEHAM | 704.927.2886 | smileham@newsouthprop.com

THE SHOPS AT RESOURCE SQUARE

W. MALLARD CREEK CHURCH RD & DAVID TAYLOR DR, CHARLOTTE, NC

CENTENE
HEADQUARTERS

NS New South
Properties
NEWSOUTHPROP.COM

+/- 9,000 SF NEW INLINE RETAIL AVAILABLE

CENTENE[®]
Corporation

CHOOSES CHARLOTTE AND UNIVERSITY RESEARCH PARK FOR EAST COAST HEADQUARTERS

"Charlotte has great talent, excellent infrastructure and a real commitment to sustainable development. We are pleased to expand our partnership with the city of Charlotte, the county of Mecklenburg, and the state of North Carolina. We look forward to many years of collective growth and innovation."

-Michael F. Neidorff, Chairman, President and CEO of Centene

QUICK FACTS

- Centene is a Fortune 50 healthcare administration company
- The company's \$1 billion investment will provide over 1 million square feet of office and meeting space, a corporate boardroom, a childcare and early education center, auditorium, fitness center, and a stand-alone building housing a corporate learning and development center named Centene Tech University.
- 6,000 new jobs to be created and the campus construction to be implemented over a two-phase plan beginning in late summer 2020
- **The campus will be located on David Taylor Dr, approx. 0.8 miles from Resource Square Shops**



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



SCOTT MILEHAM | 704.927.2886 | smileham@newsouthprop.com

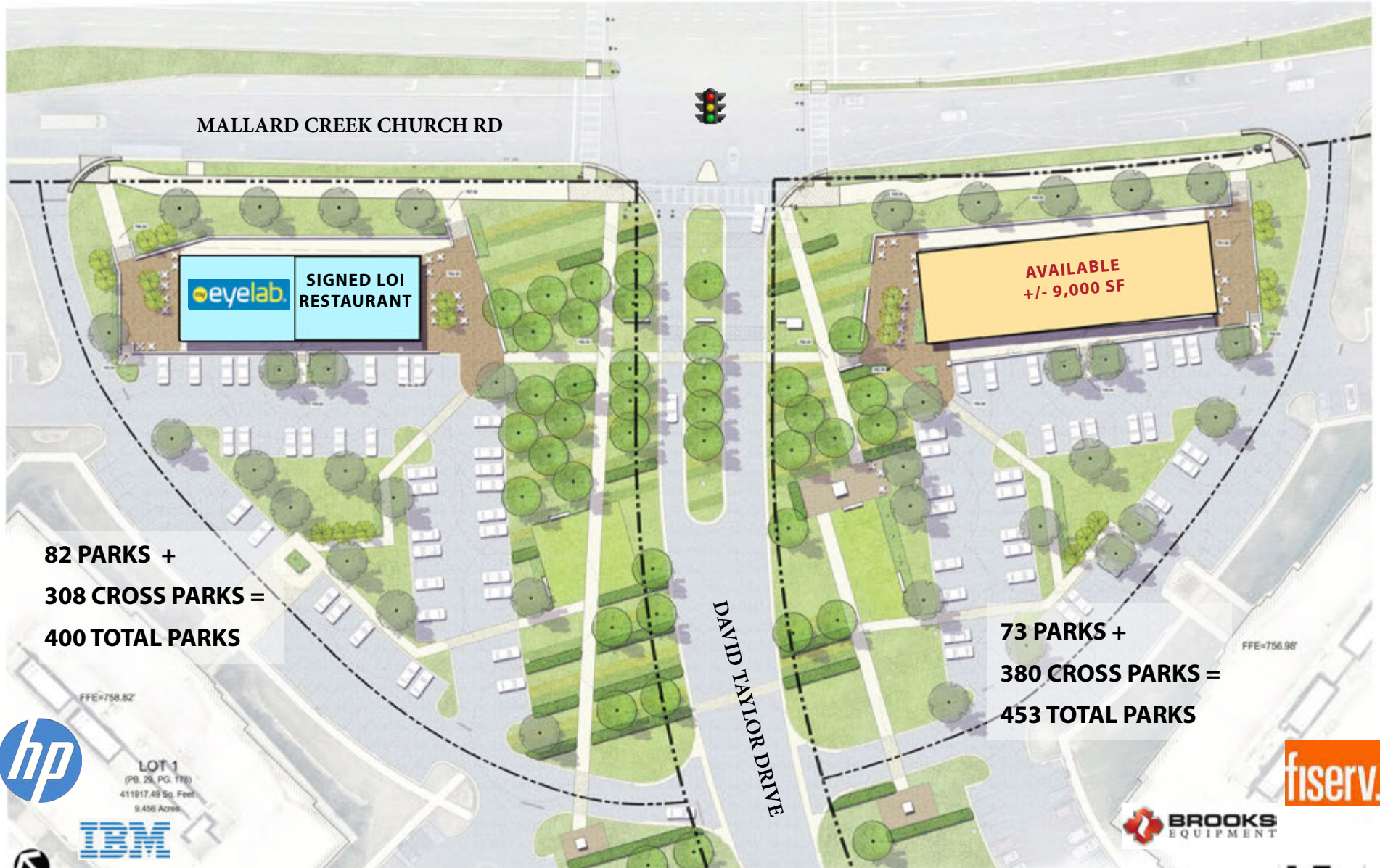
THE SHOPS AT RESOURCE SQUARE

W. MALLARD CREEK CHURCH RD & DAVID TAYLOR DR, CHARLOTTE, NC

SITE PLAN

NS New South Properties
NEWSOUTHPROP.COM

+/- 9,000 SF NEW INLINE RETAIL AVAILABLE



**82 PARKS +
308 CROSS PARKS =
400 TOTAL PARKS**

**73 PARKS +
380 CROSS PARKS =
453 TOTAL PARKS**

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



SCOTT MILEHAM | 704.927.2886 | smileham@newsouthprop.com

THE SHOPS AT RESOURCE SQUARE

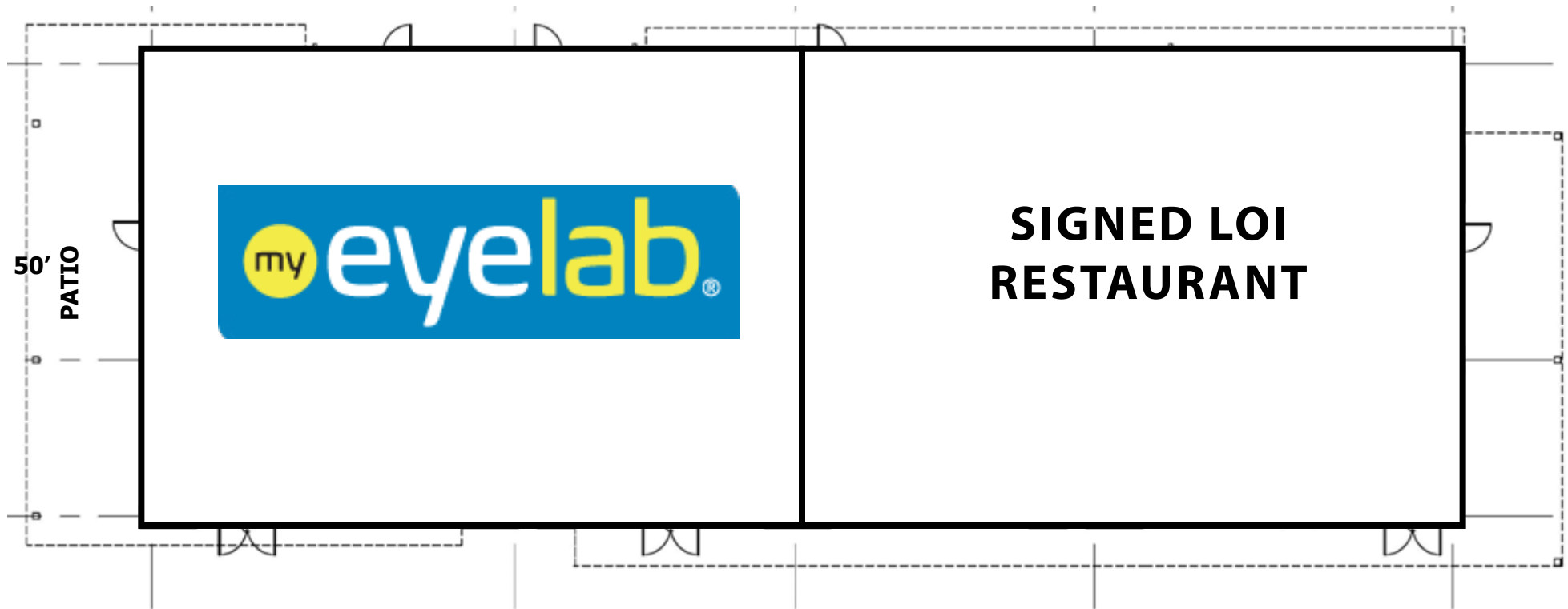
W. MALLARD CREEK CHURCH RD & DAVID TAYLOR DR, CHARLOTTE, NC

BUILDING 1
LEASE PLAN

NS New South
Properties
NEWSOUTHPROP.COM

+/- 9,000 SF NEW INLINE RETAIL AVAILABLE

BUILDING 1 FULLY COMMITTED



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



SCOTT MILEHAM | 704.927.2886 | smileham@newsouthprop.com

THE SHOPS AT RESOURCE SQUARE

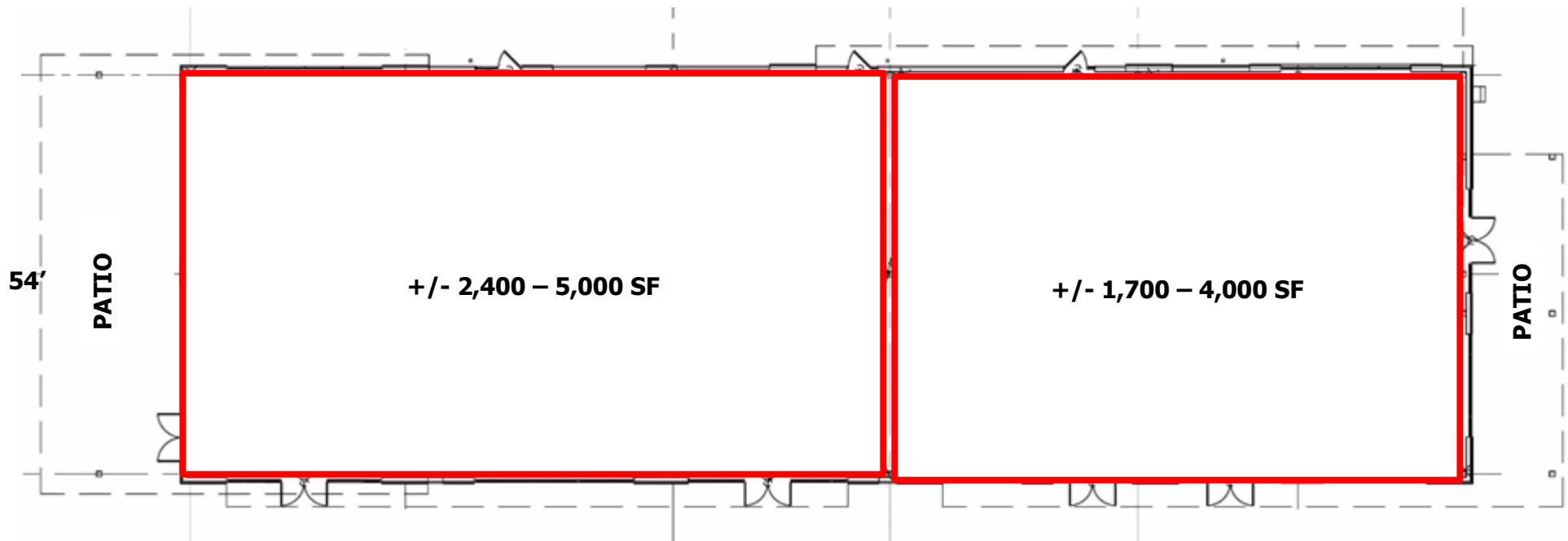
W. MALLARD CREEK CHURCH RD & DAVID TAYLOR DR, CHARLOTTE, NC

BUILDING II
LEASE PLAN

NS New South
Properties
NEWSOUTHPROP.COM

+/- 9,000 SF NEW INLINE RETAIL AVAILABLE

BUILDING 2 +/- 9,000 SF AVAILABLE 2ND QTR 2022 DELIVERY



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



SCOTT MILEHAM | 704.927.2886 | smileham@newsouthprop.com