

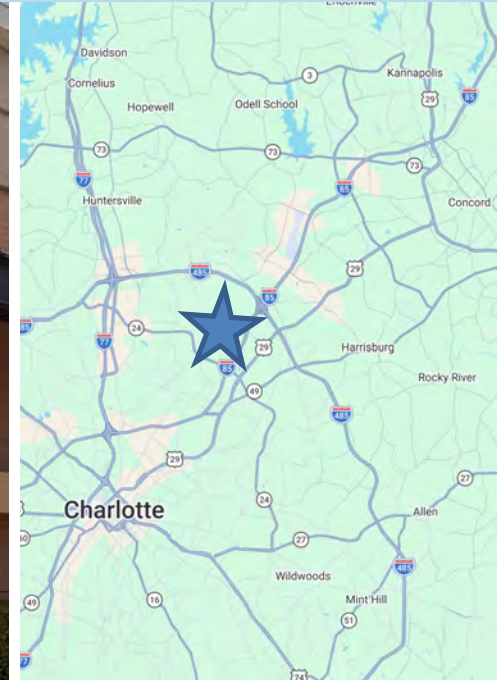
2424 MALLARD CREEK CHURCH RD.

CHARLOTTE, NC

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2,422 SF OFFICE/RETAIL SPACE AVAILABLE - SUITE B



PROPERTY HIGHLIGHTS

- 2,422 SF Office/Retail Space Available Immediately
- Lease Rate: \$28.00 PSF | TI/CAM: \$6.84 PSF
- High-Visibility Location with Excellent Branding Opportunities
- Convenient Access to I-77
- Ideal for Professional Office & Service Users
- Five Private Offices with Dedicated Conference Room

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 8,423
3 Miles: 76,999
5 Miles: 182,186



AVG. HH INCOME

1 Mile: \$117,016
3 Miles: \$78,385
5 Miles: \$78,120



DAYTIME EMPLOYEES

1 Mile: 7,460
3 Miles: 50,039
5 Miles: 118,374

BROKER CONTACT

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SITE OVERVIEW

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RETAILER AERIAL

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EXTERIOR IMAGES



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MARKET OVERVIEW

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MARKET OVERVIEW

- Population growth has more than doubled national average since 2010
- Average median income \$80,500 - 3% higher than national average
- Charlotte Douglas International Airport averages more than 700 daily flights
- The University of North Carolina Charlotte is home to 30,000 students with special emphasis on architecture, engineering, and business
- Eight Fortune 500 companies and 18 Fortune 1000 Companies headquartered in Charlotte

*Source: CoStar, Charlotte Regional Business Alliance

CHARLOTTE SUBMARKET STATISTICS



5M

SF Flex Inventory



\$14.96

NNN Rent (PSF)



18

Multifamily Units



31

Hotels



9.2%

Vacancy Rate



13

Minutes to Airport



97

Restaurants



6

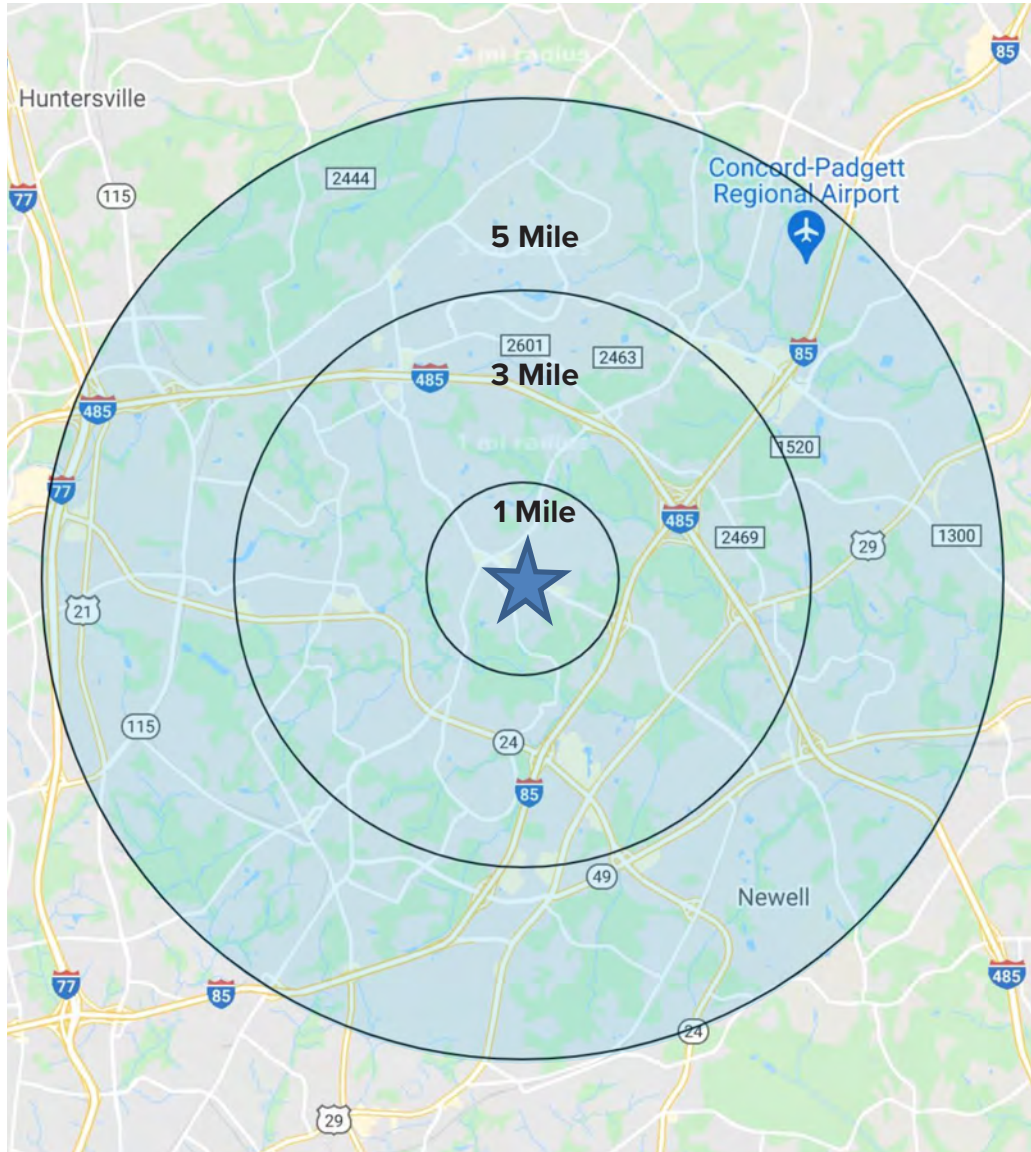
Parks & Greenspace

2424 MALLARD CREEK CHURCH RD.

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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	9,742	87,938	208,014
2030 Projected Population	11,794	97,321	226,307
Projected Annual Growth (2025-2030)	2,052 (+4.2%)	9,383 (+2.1%)	18,293 (+1.8%)

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Estimated Households	3,910	35,989	80,676
2030 Projected Households	4,823	40,457	89,201

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$135,108	\$105,277	\$107,712

BUSINESSES	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	1,000	3,779	8,495
2025 Estimated Total Employees	5,925	25,624	68,220

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