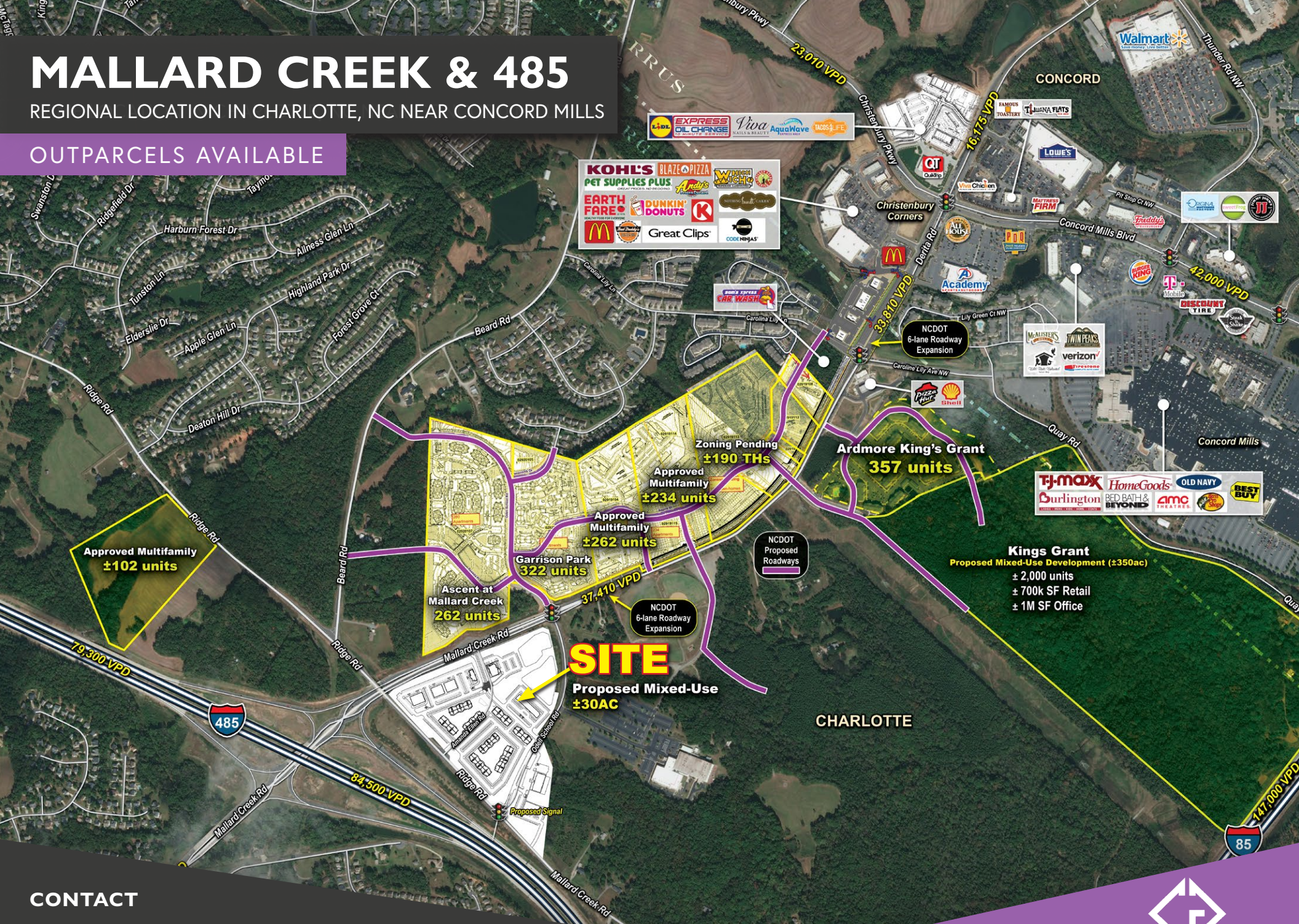


MALLARD CREEK & 485

REGIONAL LOCATION IN CHARLOTTE, NC NEAR CONCORD MILLS

OUTPARCELS AVAILABLE



CONTACT

PHILIP CORRIHER, CCIM, CRX
 phil@chambers-group.com
 (704) 752-8350

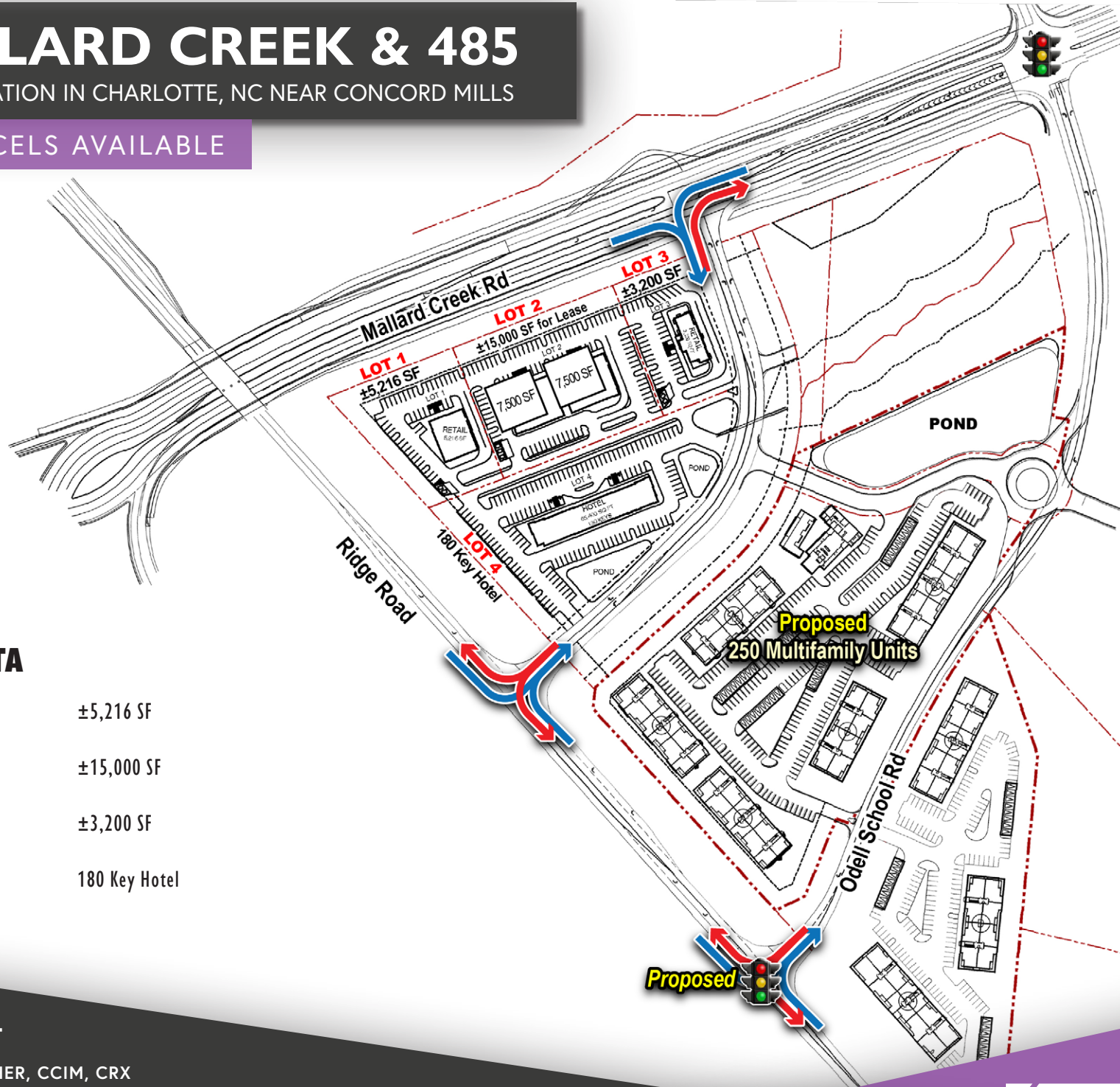
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SITE DATA

LOT 1	±5,216 SF
LOT 2	±15,000 SF
LOT 3	±3,200 SF
LOT 4	180 Key Hotel

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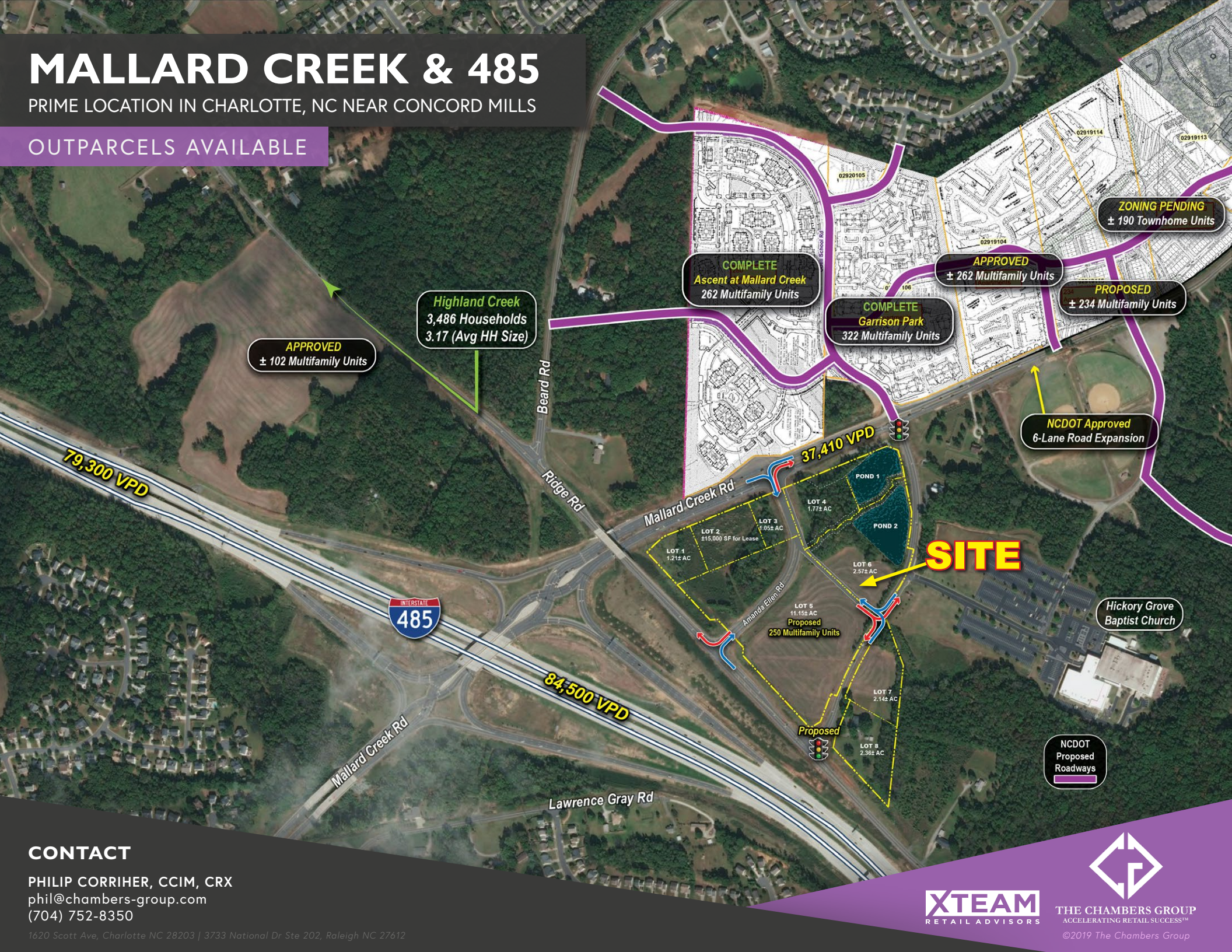
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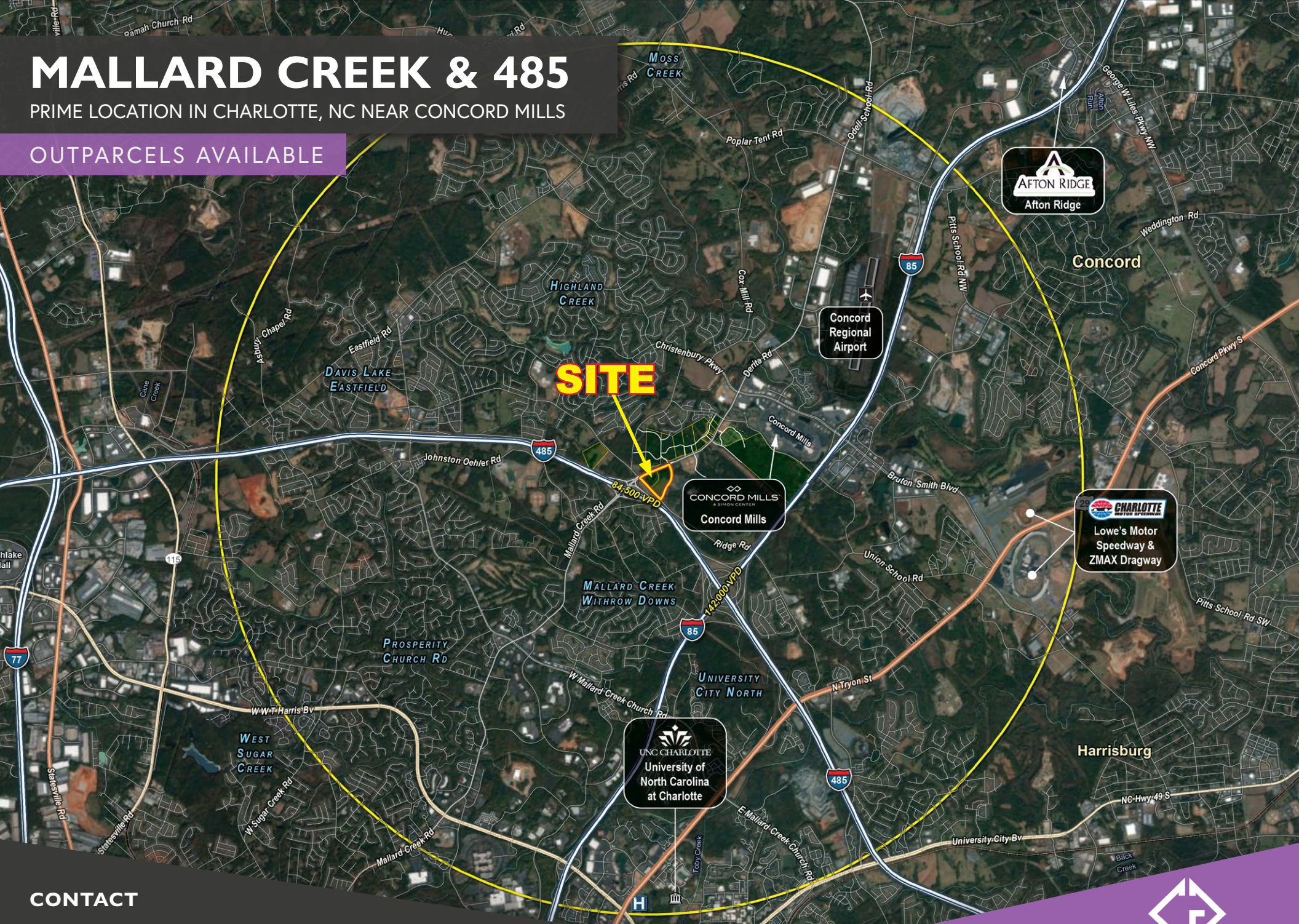
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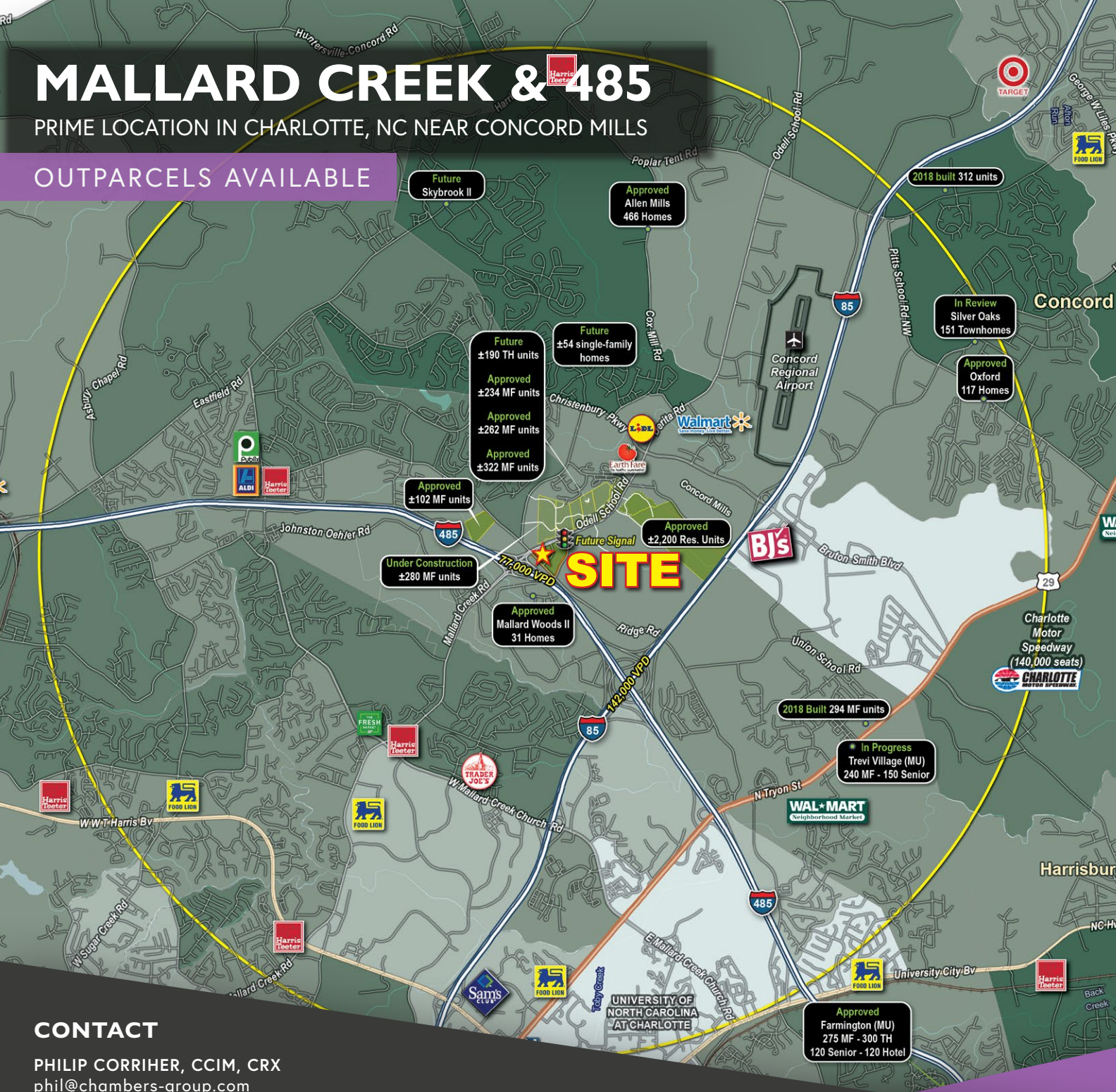
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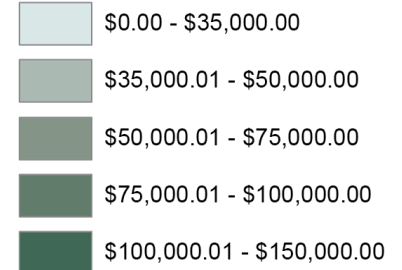
PRIME LOCATION IN CHARLOTTE, NC NEAR CONCORD MILLS

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MAP KEY

Median Household Income



DEMOGRAPHICS

MALLARD CREEK RD | SITE

DEMOGRAPHIC	3 miles	4 miles
2017 Total Population	56,056	97,727
2017 Total Daytime Population	50,324	85,218
2017 Median Household Income	\$78,828	\$71,545
2017 Average Household Income	\$96,637	\$90,281
SCHOOL INFORMATION	3 miles	4 miles
TOTAL	12	22
PUBLIC ELEMENTARY	5	9
PUBLIC MIDDLE	1	1
PUBLIC HIGH	2	3
CHARTER / PRIVATE	4	9

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MALLARD CREEK & 485

PRIME LOCATION IN CHARLOTTE, NC NEAR CONCORD MILLS

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IDEAL LOCATION



High Growth area with 2015 completion of I-485



New Traffic Signal installed at site



Regional Location just off I-485 (Charlotte's outer beltline)



± 1 mile from Concord Mills Mall (#1 NC Tourist Attraction)



± 2 mi from Concord Regional Airport



1st stop on "Going Home" side of road

DEVELOPMENT NEARBY



Road widening at site underway



1,400 Multi-Family Units approved within 1/2 mi of site

KEY FACTS



Average Household Size



Median Age

EMPLOYMENT



20,000 Employees within 3 mi of site

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