

±3.3 ACRE OUTPARCEL AVAILABLE FOR SALE

N TRYON ST & E MALLARD CREEK CHURCH RD | CHARLOTTE, NC



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AVAILABLE FOR SALE
PROUD PARTNER
XTEAM
RETAIL ADVISORS



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- ±3.3 acre outprcel for sale
- Situated at the intersection of N Tryon Street and Mallard Creek Church Rd (Next to the Mallard Creek Greenway)
- North Tryon Street is one of University City's most heavily traveled roads, connecting north and south Charlotte to Uptown and allowing for quick and easy access to I-485
- Located in the heart of University City, the site is adjacent to UNC Charlotte, which employees over 3,200 people. UNCC continues to grow - more than 29,000 students are currently enrolled, representing a 32% increase over the past 10 years
- Only minutes from the LYNX Blue Line Main, UNC Charlotte Main and JW Clay Blvd Stations
- Situated in close proximity to Charlotte Motor Speedway, PNC Music Pavilion, UNC Research Park and Innovation Park. The site benefits fromit's location in one of Charlotte's major employment and educational centers. Daytime population is more than 108,000 people in a 5-mile radius

• Asking Price: Please Call

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DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	13,603	78,2634	194,152
AVERAGE HH INCOME	\$71,881	\$90,266	\$96,234
DAYTIME EMPLOYMENT	1,905	25,635	58,092
ANNUAL POPULATION GROWTH 2023-2028	2.2%	2.5%	2.3%

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