SHOPPES AT MALLARD CREEK

11524 N TRYON STREET CHARLOTTE, NC 28262



CONTACT

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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

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AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

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PROPERTY / LEASING INFO

- Base Rent: Call for details
- NNN Rate: Call for details

PROPERTY HIGHLIGHTS

Primary Grocery Center at North Tryon and I-485 with excellent visibility, large parking lot and dominant monument sign along N Tryon. Shoppes at Mallard Creek benefits from the high traffic counts along N Tryon and I-485 along with dense residential neighborhoods, PNC Music Pavilion and Charlotte Motor Speedway, Concord Mills and University of North Carolina Charlotte that are all within 2 miles of the shopping center.

DEMOGRAPHICS (2026)	1 MILE	3 MILE	5 MILE
POPULATION	8,425	69,333	192,236
AVERAGE HH INCOME	$120,373	$103,060	$124,713
MEDIAN HH INCOME	$94,920	$79,163	$94,426
BUSINESS ESTABLISHMENTS	132	2,577	7,367
DAYTIME EMPLOYMENT	708	21,470	54,413



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SITE PLAN

SUITE	TENANT	SIZE
1	COMING SOON	1,400 SF
2	Dope Duffle	1,400 SF
3	T&V	1,400 SF
4	COMING SOON	4,000 SF
5	COMING SOON	4,000 SF
6	Bignon's Natural Hair Studio	2,000 SF
7	Nick & Mike's Bar & Grill	1,600 SF
8	Pansy Nails	1,600 SF
9	Madurai Thattu Kadai	3,200 SF

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