

MALLARD POINTE CHARLOTTE, NC



AVAILABLE FOR LEASE

8,000 SF & 80,684 SF

N. Tryon Street & JW Clay Boulevard

30 Years of Exceptional Development

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**CAMBRIDGE
PROPERTIES**

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MALLARD POINTE

Mallard Pointe Shopping Center is located in University City in Charlotte, North Carolina. The center fronts US Highway 29, directly across from University of North Carolina at Charlotte, the expanding Charlotte Research Institute, and the UNC Charlotte 49ers football stadium.

Anchored by Food Lion Grocery Store and Citi Trends, **Mallard Pointe** is a 168,015 square foot regional shopping center with specialty retail shops & restaurants that include Starbucks, Chipotle, Jersey Mikes and Wing Stop.

Mallard Pointe serves the affluent and rapidly growing University City market as well as the over 75,000 daytime population employed in University City. **Mallard Pointe** is served by major transportation thoroughfares including US Highway 29, W.T. Harris Boulevard, and Interstates 85 and 485, and the LYNX Blue Line extension.

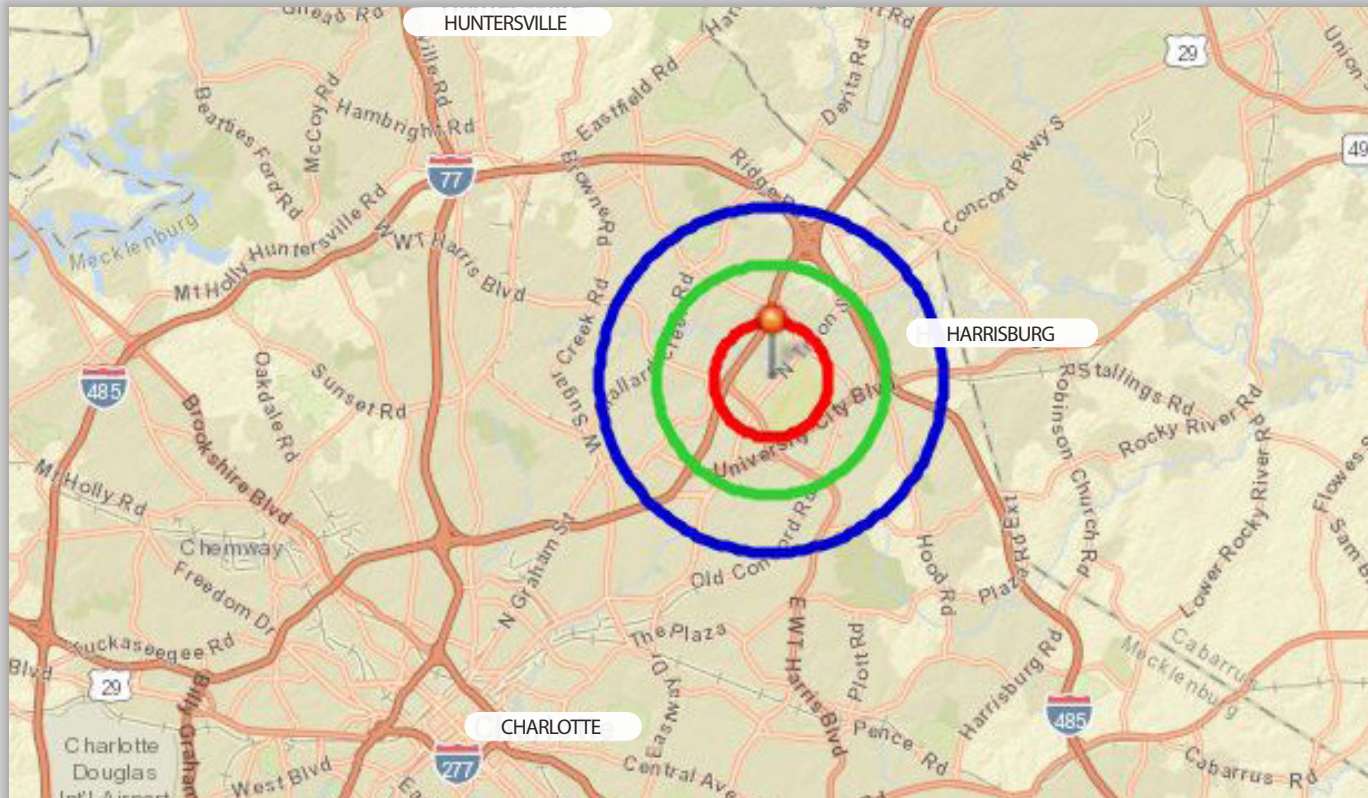
DEVELOPMENT SUMMARY





MALLARD POINTE

LOCATION MAP



Conveniently located on US Highway 29 in northeast Charlotte's University City Area, **Mallard Pointe** is located in University Place, a 350 acre multi-use development including over 950,000 square feet of retail, 1,500 residential units, as well as office and hospitality facilities.

Charlotte's LYNX Blue Line, a light-rail transit service, was extended to University City along US Highway 29 in March 2018. In connection with the extension project, a five-story parking deck was built at the JW Clay Blvd Station, less than 0.15 miles south of **Mallard Pointe**. The JW Clay Blvd Station is the last Blue Line Station before entering the UNC Charlotte campus.

MALLARD POINTE

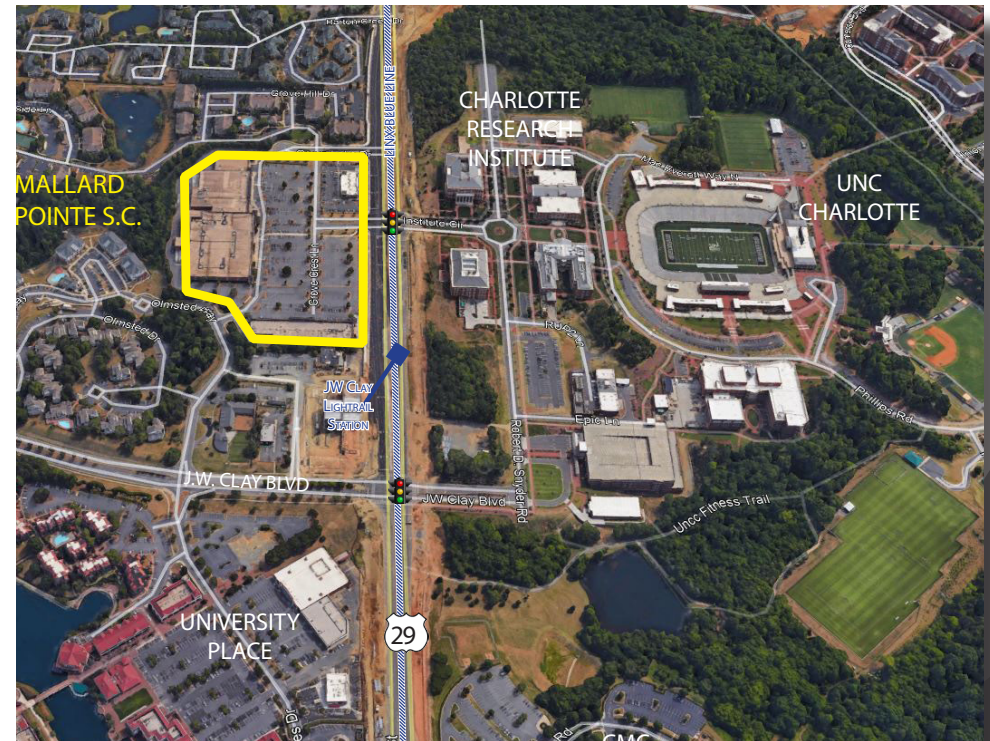
MARKET DYNAMICS

Mallard Pointe Shopping Center is part of University Place, a 350 acre multi-use community. Bounded by US-29, W.T. Harris Blvd and I-85, University Place includes office, regional shopping and a major hotel and serves as the center of University City. Major retailers, hospitality, health care, higher education and business/academic research are located in direct proximity to Mallard Pointe.

Prime frontage on US-29 provides excellent visibility for the UNC Charlotte student population in excess of 29,200, the Charlotte Research Institute and CMC University Hospital lie across US-29.

The University City area daytime workforce of 75,000 is made up of 23 Fortune 500 Regional offices, 11 international companies and 3 Headquarter locations. Major employers include Wells Fargo, EPRI, Duke Energy, AXA, IBM, TIAA-CREF, Electrolux, AREVA, FoxSports1, Rack Room Shoes, AT&T, Allstate, UNC Charlotte, and many others.

The full-turn signalized intersection opposing the UNC Charlotte entrance provides direct access into the center which provides easy access to and from US-29. The signalized intersection lines up with the entrance of the Charlotte Research Institute.





MALLARD POINTE

LEASING PLAN

MALLARD POINTE SHOPPING CENTER TENANT LISTING

Chipotle Mexican Grill	2,405 sf
Papa Johns	1,471 sf
SouthBeach Tanning	1,778 sf
Starbucks Coffee	2,145 sf

Wing Stop	1,200 sf
Chatpatay Indian Kitchen	2,250 sf
Jersey Mike's	1,875 sf
China Palace	2,250 sf
Games Workshop	1,500 sf
Neville's Alterations	1,500 sf
Randstad	1,500 sf
K-Stop	1,500 sf
Nails of America	1,500 sf
The Premez	1,500 sf
MadVapes	1,500 sf
Binki Cafe	1,200 sf
Insomnia Cookies	1,200 sf
Sunny's Dry Cleaners	1,200 sf
Jeny Dominican Beauty Salon	1,200 sf
Sol Delish	1,200 sf

AVAILABLE- Short-Term Lease Only 80,684 sf

Fabulous Beauty Supply 3,900 sf

Food Lion 33,000 sf

AVAILABLE- Spring 2025 8,000 sf

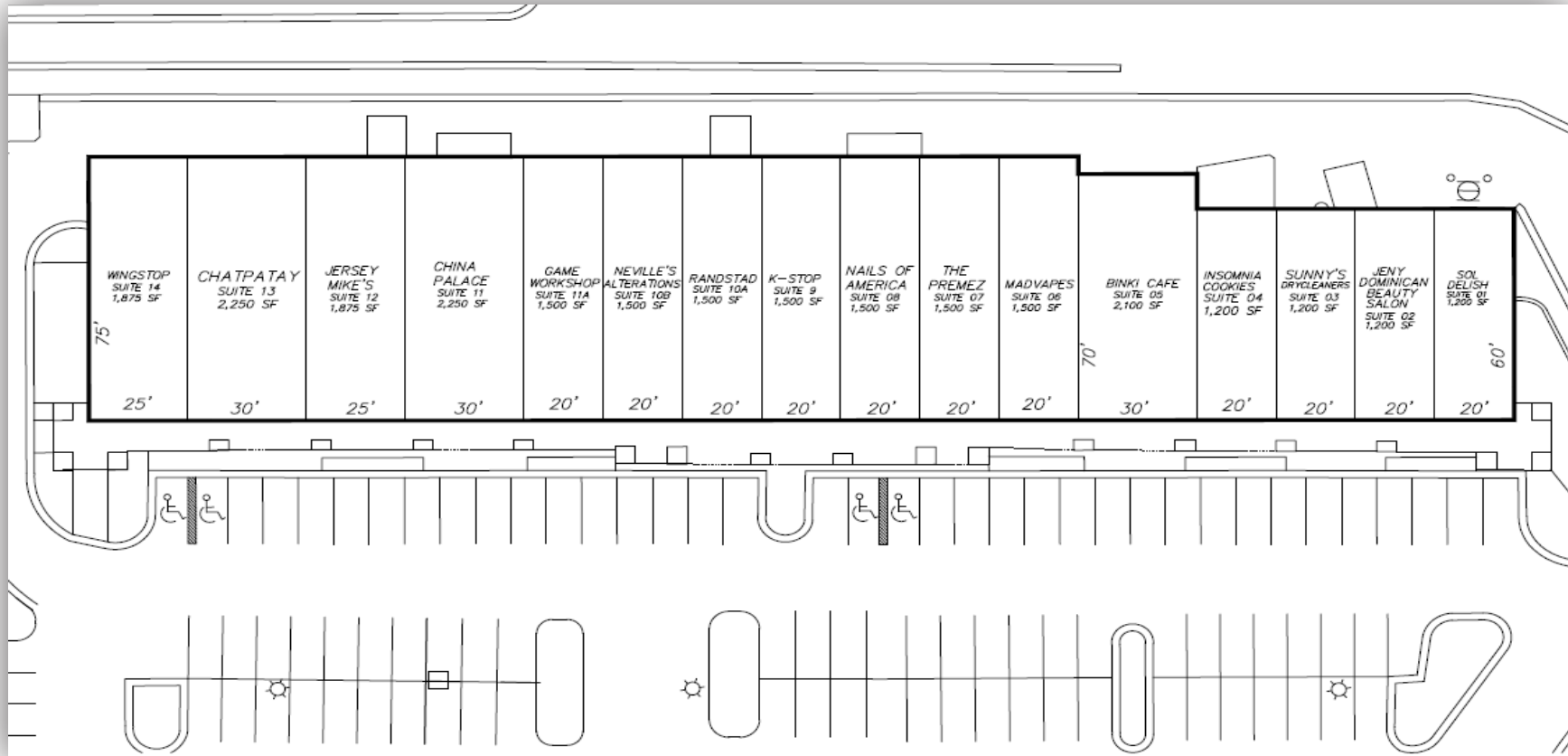


30 Years of Exceptional Development

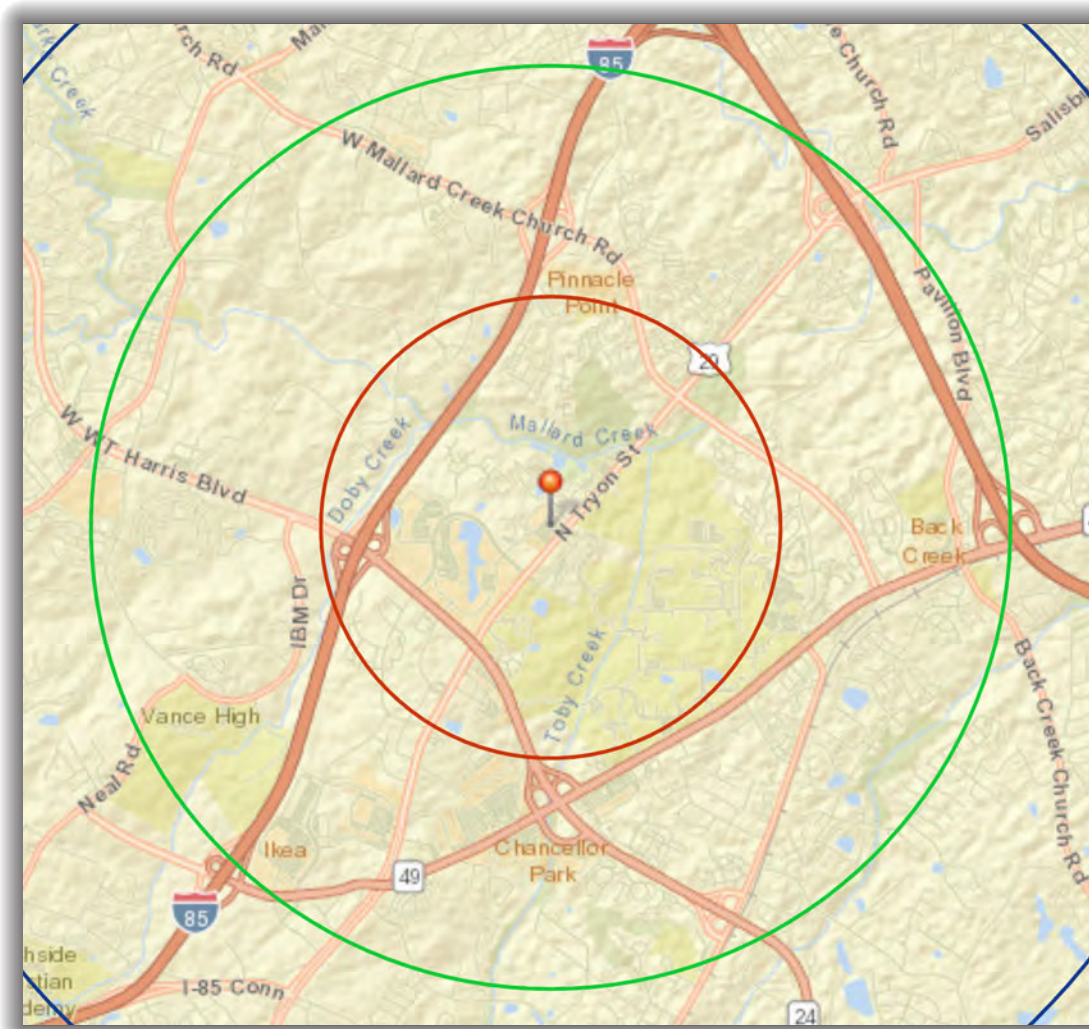
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MALLARD POINTE

SHOP LEASING PLAN



MALLARD POINTE



DEMOGRAPHIC PROFILE

STUDY AREA: Radii		1 Mile	2 Miles	3 Miles
Population	2028 Forecast	13,678	46,058	98,339
	2023 Projection	11,163	40,455	89,368
Daytime Pop - Workers	2023 Forecast	15,845	60,381	99,601
	2028 Forecast	\$32,747	\$33,913	\$38,584
Per Capita Income	2028 Forecast	\$32,747	\$33,913	\$38,584
	2023 Projection	\$25,618	\$27,941	\$32,567

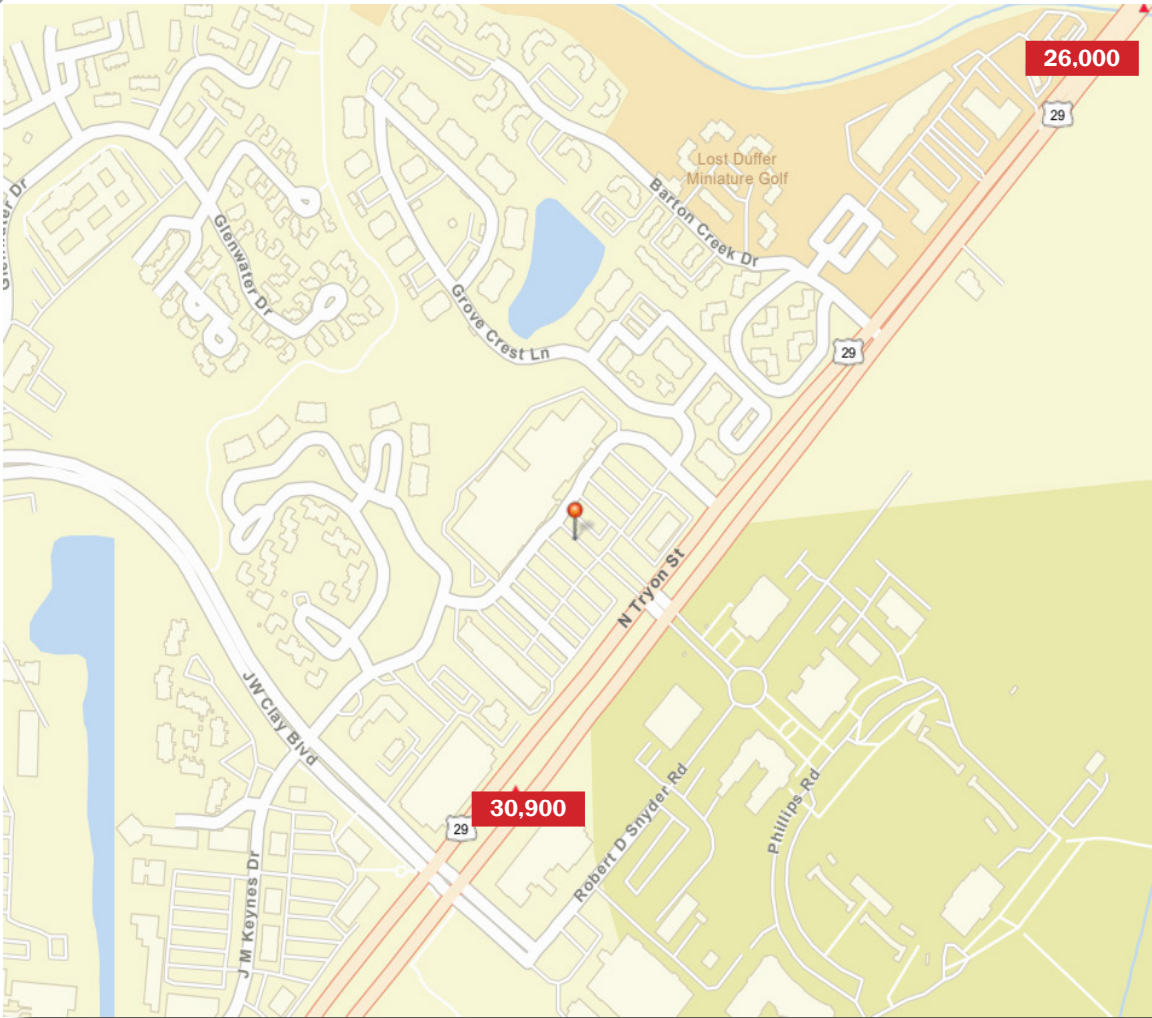
POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2023 and 2028
Prepared 10/17/2023





MALLARD POINTE

TRAFFIC PROFILE



TRAFFIC COUNTS	
N. Tryon Street (0.16 miles SE of Site)	30,900 AADT
N. Tryon Street (0.51 miles NW of Site)	26,000 AADT

SOURCE: ©2023 Kalibrate Technologies (Q3 2023) | Prepared 11/20/2023