

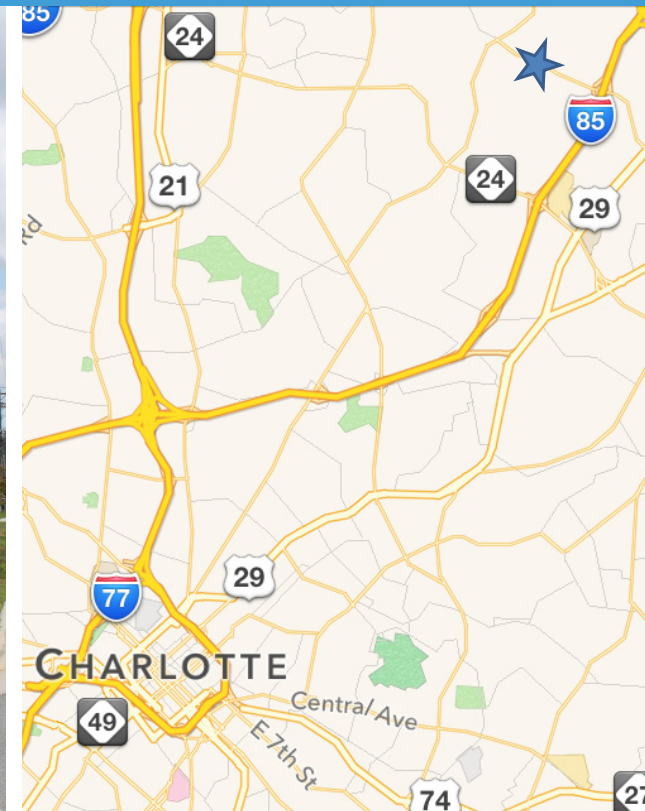
DICKERSON COMMONS

2400 MALLARD CREEK CHURCH ROAD, CHARLOTTE, NC 28262

RETAIL/OFFICE
SPACE FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/-1,159 SF RETAIL/OFFICE SPACE AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Competitive lease rate
- Parking ratio: 3.88/1,000 SF
- Key tenants: OrthoCarolina, Coldwell Banker, Carolina Family Eye Care
- Asking rent: \$21.00/SF; 2020 TICAM is \$5.20/SF

TRAFFIC COUNTS

W. Mallard Creek Church Rd: 34,996 VPD
I-85 at W. Mallard Creek Church Rd: 137,000 VPD

DEMOGRAPHICS



POPULATION

1 Mile: 8,641
3 Miles: 75,150
5 Miles: 176,752



AVG. HH INCOME

1 Mile: \$102,617
3 Miles: \$79,671
5 Miles: \$76,660



DAYTIME EMPLOYEES

1 Mile: 4,913
3 Miles: 26,090
5 Miles: 67,340

BROKER CONTACT

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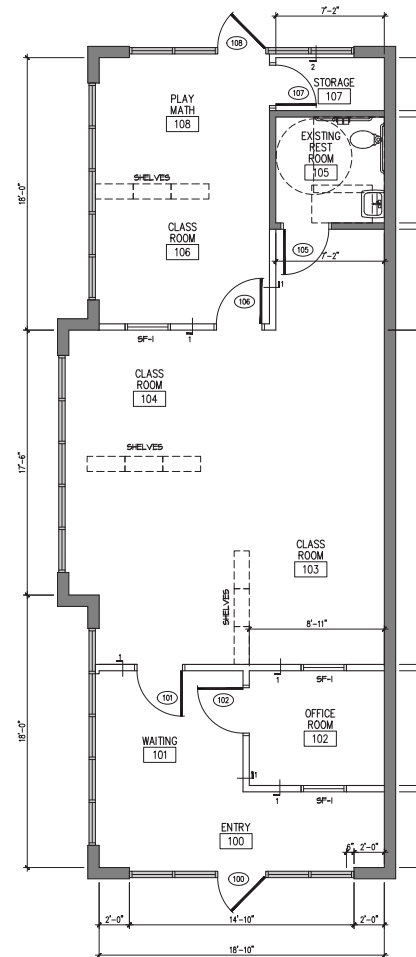
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SITE PLAN

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+/- 1,159 SF Retail/Office Space Available

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