MALLARD CROSSING SHOPPING CENTER

Retail Development

University City Area

3,765 SF IN FORMER ORANGE THEORY SPACE

3,765 SF AVAILABLE MARCH 2026

3020 Prosperity Church Road | Charlotte, North Carolina

NAI Southern Real Estate

NAI Southern Real Estate
4201 Congress Street, Suite 170
Charlotte, NC 28209
srenc.com / 704-375-1000

Contact:

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

PROPERTY HIGHLIGHTS

FORMER ORANGE THEORY SPACE AVAILABLE MARCH 2026
3,765 SF - CALL FOR RATES

PROPERTY HIGHLIGHTS

MALLARD CROSSING SHOPPING CENTER

Mallard Crossing is a premier retail Shopping Center located in the University City submarket of Charlotte, North Carolina. Located in a high density of housing and other local & national businesses. Mallard Crossing benefits from high traffic counts, robust demographics and is in proximity to economic drivers like UNC Charlotte, Concord Mills, Charlotte Motor Speedway, Concord Regional Airport, University Research Executive Park - a 11.5+ million square foot office park with fortune 500 companies as well as Innovation Park, a continued conglomeration of office, housing and retail businesses.

High quality business mix of nationally recognized retail tenants.

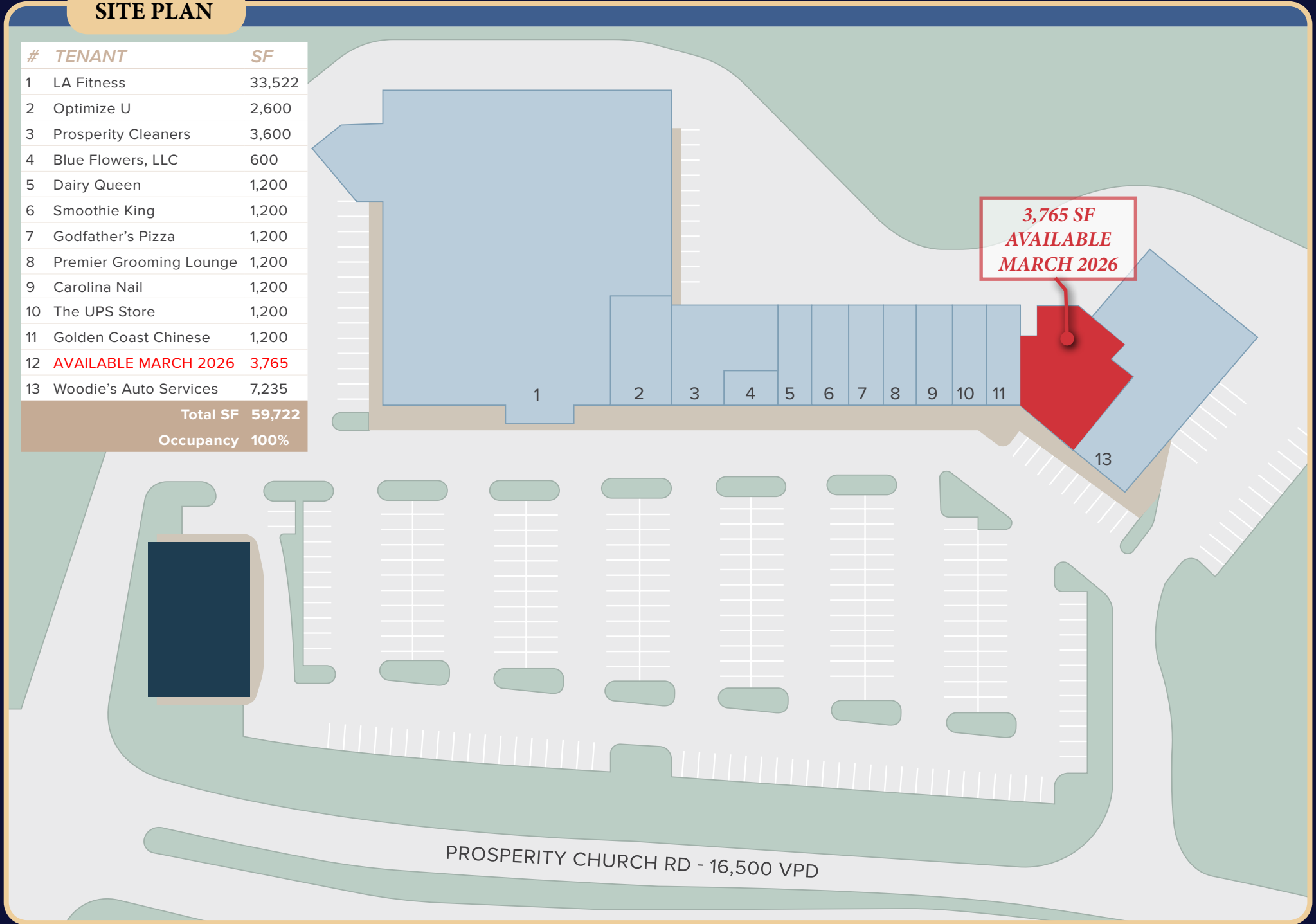
Conveniently at the intersetions of Prosperity Church Road and Mallard Creek Road, major Thoroughfaress of Charlotte, NC

+16,500 VPD on Prosperity Church Road and 23,000 VPD on Mallard Creek Road.

The Property features a high-quality mix of nationally recognized retail tenants including LA Fitness, Trulian Credit Union, Dairy Queen, Smoothie King, The UPS Store and Orange Theory Fitness, just to name a few.

SITE PLAN

#	TENANT	SF
1	LA Fitness	33,522
2	Optimize U	2,600
3	Prosperity Cleaners	3,600
4	Blue Flowers, LLC	600
5	Dairy Queen	1,200
6	Smoothie King	1,200
7	Godfather's Pizza	1,200
8	Premier Grooming Lounge	1,200
9	Carolina Nail	1,200
10	The UPS Store	1,200
11	Golden Coast Chinese	1,200
12	AVAILABLE MARCH 2026	3,765
13	Woodie's Auto Services	7,235
	Total SF	**59,722**
	Occupancy	**100%**



NAI Southern Real Estate

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

AERIAL

NAI Southern Real Estate

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

AERIAL

NAI Southern Real Estate

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

DEMOGRAPHICS

Population:

1 Mile: 8,444
3 Mile: 87,367
5 Mile: 199,824

Median Age:

1 Mile: 38
3 Mile: 33.8
5 Mile: 32.3

Households:

1 Mile: 3,351
3 Mile: 35,884
5 Mile: 76,165

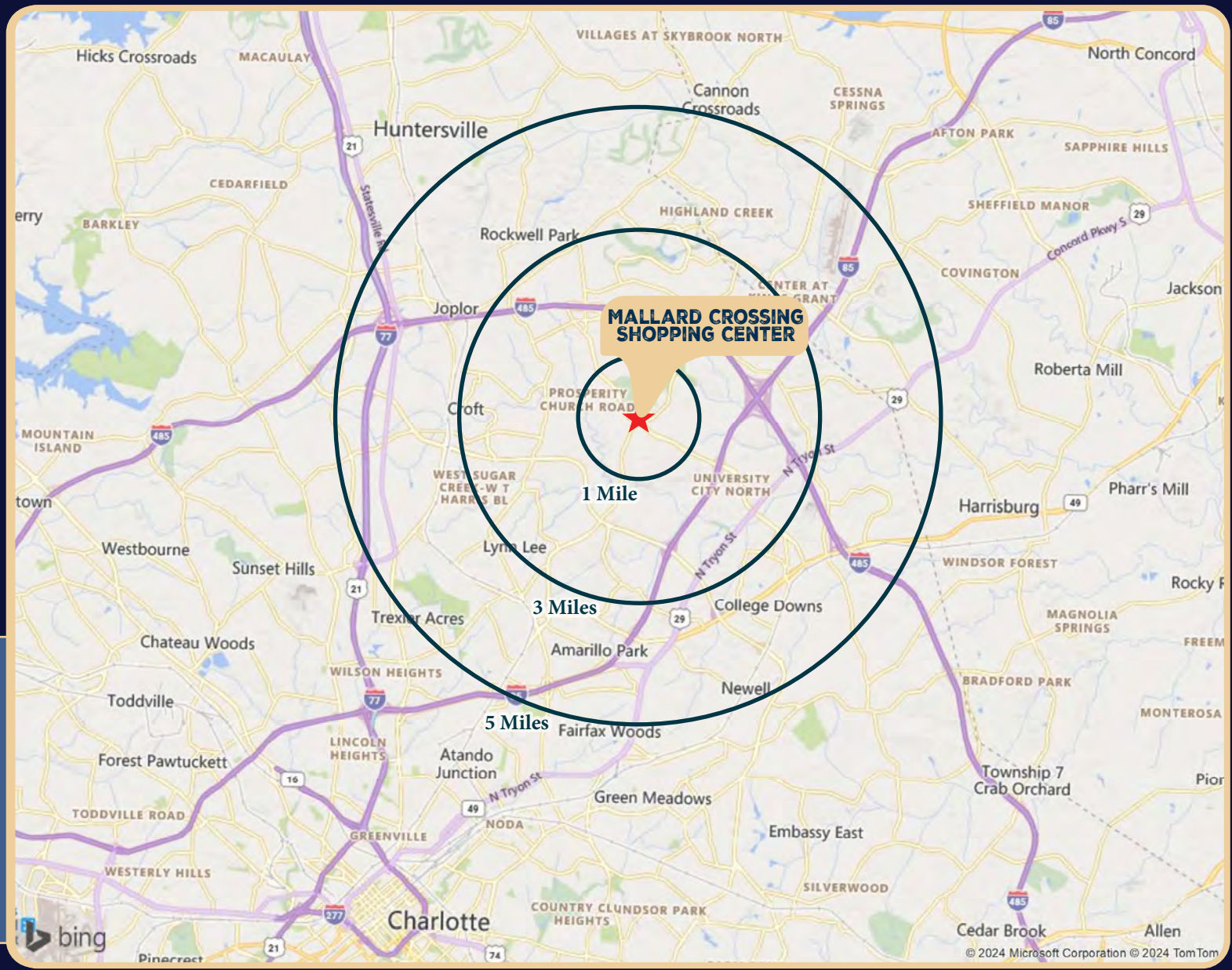
Average Household Income:

1 Mile: $126,174
3 Mile: $105,683
5 Mile: $102,830

$7.8 Billion Buying Power
(5 mile radius)

- 216,203 Daytime Population
- 6,544 Total Businesses
- 96,318 Employees

(5 mile raduis)



Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

NAI Southern Real Estate

NAI Southern Real Estate

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

NAI Southern Real Estate

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

MALLARD CROSSING SHOPPING CENTER

Retail Development

University Area

For More Information, contact:

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

NAI Southern Real Estate
4201 Congress Street, Suite 170
Charlotte, NC 28209
srenc.com / 704-375-1000

MALLARD CROSSING SHOPPING CENTER

www.srenc.com

Copyright 2023 NAI Southern Real Estate. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S) OR BY REPRESENTATIVE AGENCIES; SOUTHERN REAL ESTATE COMPANY OF CHARLOTTE, INC. AND NAI GLOBAL. ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.