

# Commercial Outparcels

W MALLARD CREEK CHURCH RD, CHARLOTTE, NC 28262



**Retail**

FOR  
| Sale

SIZE  
| ±1.77 AC & ±1.02 AC

PRICE  
| Call for Pricing



## Overview

Commercial outparcels for sale fronting a 65 acre master planned development including hotel, affordable seniors, multifamily rental and for sale residential

Project will include 880 total residential units upon full buildout

Approved uses include c-store, bank, restaurant (without drive-thru), retail

Excellent access and visibility along W Mallard Creek Church Rd

Proximity to UNC Charlotte, University Research Park and numerous newly delivered and under construction residential communities along W Mallard Creek Church Rd

## ±1.77 Acre & ±1.02 Acre Commercial Outparcels for Sale



Davis Kirby  
Broker  
(704) 367 5018  
dkirby@mpvre.com

J. Nolan Mills  
Senior Vice President  
(704) 248 233  
nmills@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Commercial Outparcels

W MALLARD CREEK CHURCH RD, CHARLOTTE, NC 28262

## Property Overview

### Demographics

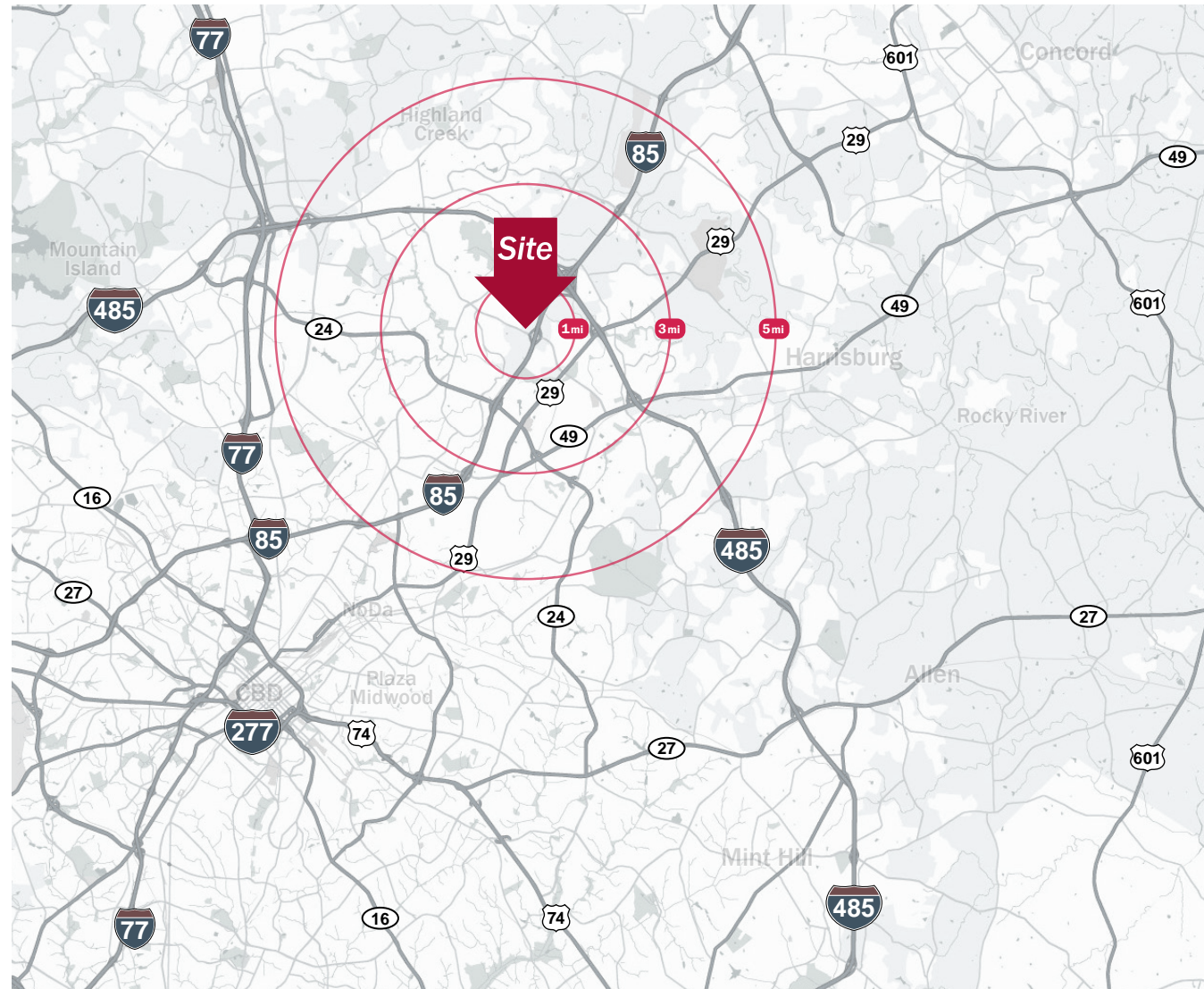
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	11,991	88,686	212,568
Growth Rate	3.09%	2.57%	2.46%
Avg. HH Income	\$106,871	\$96,721	\$107,109

### Traffic Count

Source: Esri® 2025

	AADT
W Mallard Creek Church Rd	28,142 (2025)



Davis Kirby  
Broker

(704) 367 5018  
dkirby@mpvre.com

J. Nolan Mills  
Senior Vice President

(704) 248 233  
nmills@mpvre.com

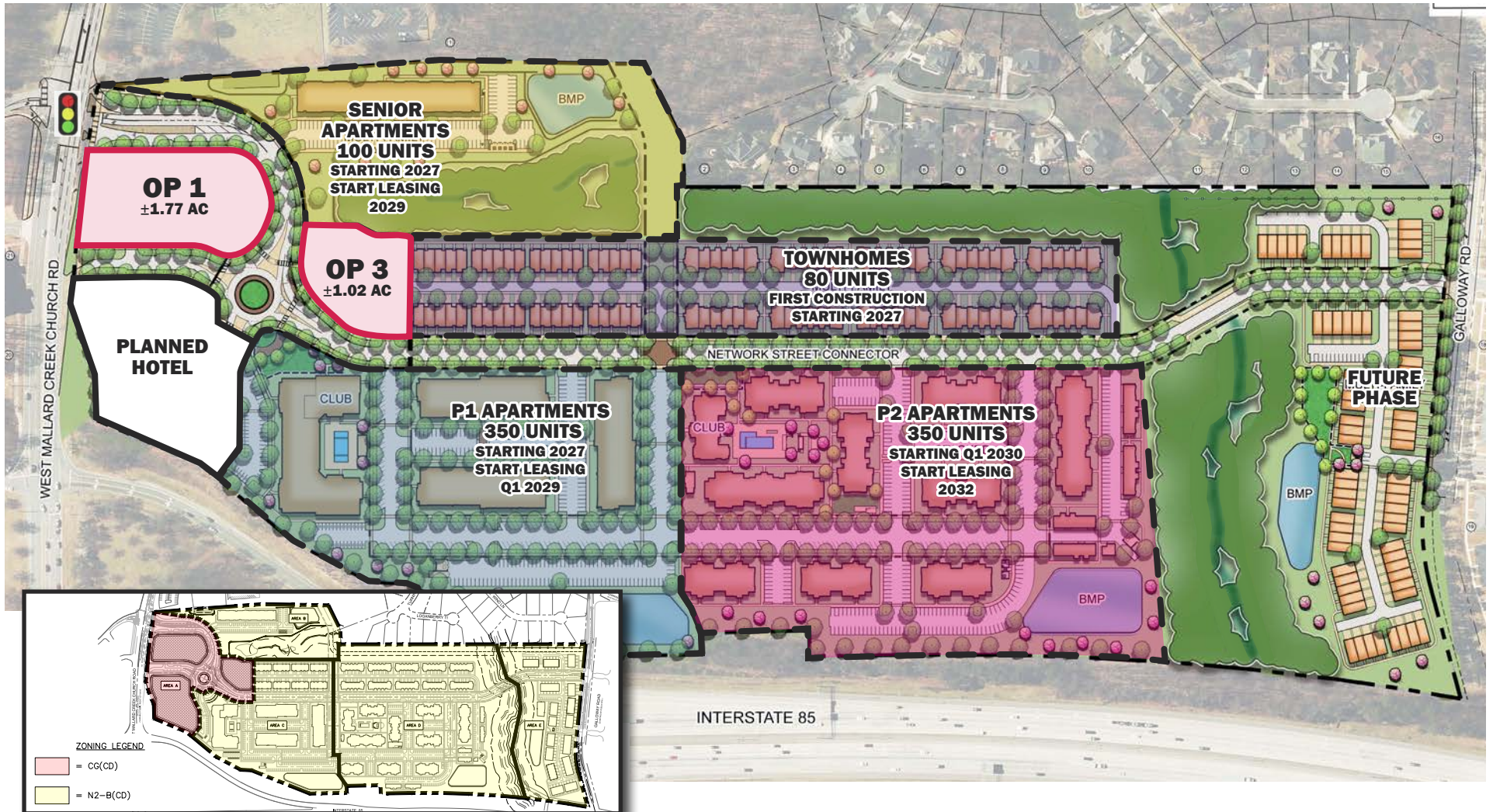
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Commercial Outparcels

W MALLARD CREEK CHURCH RD, CHARLOTTE, NC 28262

## Site Plan & Zoning



Davis Kirby  
Broker

(704) 367 5018  
dkirby@mpvre.com

J. Nolan Mills  
Senior Vice President

(704) 248 233  
nmills@mpvre.com

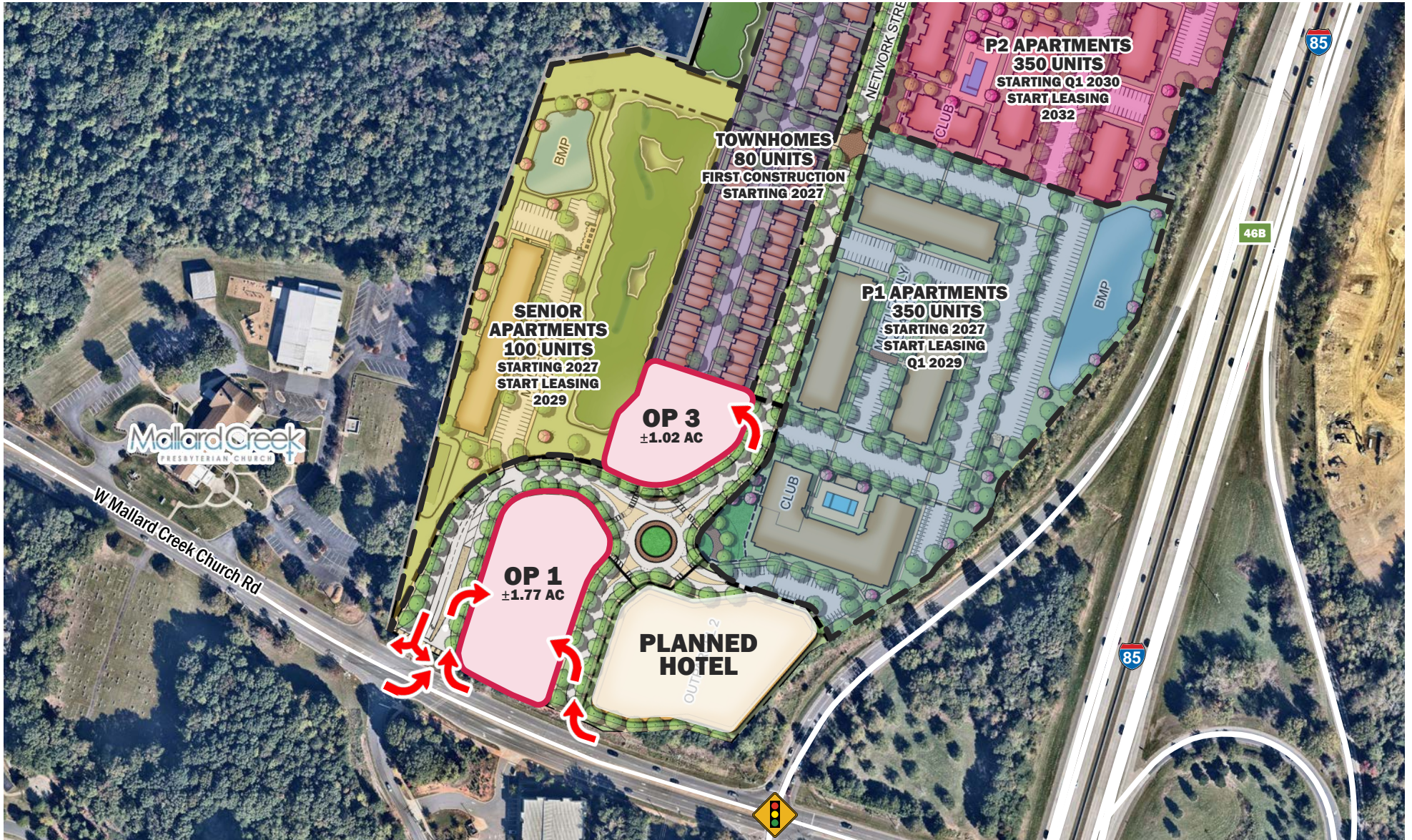
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Commercial Outparcels

W MALLARD CREEK CHURCH RD, CHARLOTTE, NC 28262

## Site Access



Davis Kirby  
Broker

(704) 367 5018  
dkirby@mpvre.com

J. Nolan Mills  
Senior Vice President

(704) 248 233  
nmills@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

# Commercial Outparcels

W MALLARD CREEK CHURCH RD, CHARLOTTE, NC 28262

## Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Davis Kirby  
Broker  
(704) 367 5018  
dkirby@mpvre.com

J. Nolan Mills  
Senior Vice President  
(704) 248 233  
nmills@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

mpvre.com



Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

**Davis Kirby**  
*Broker*

(704) 367 5018  
dkirby@mpvre.com

**J. Nolan Mills**  
*Senior Vice President*

(704) 248 2333  
nmills@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)