

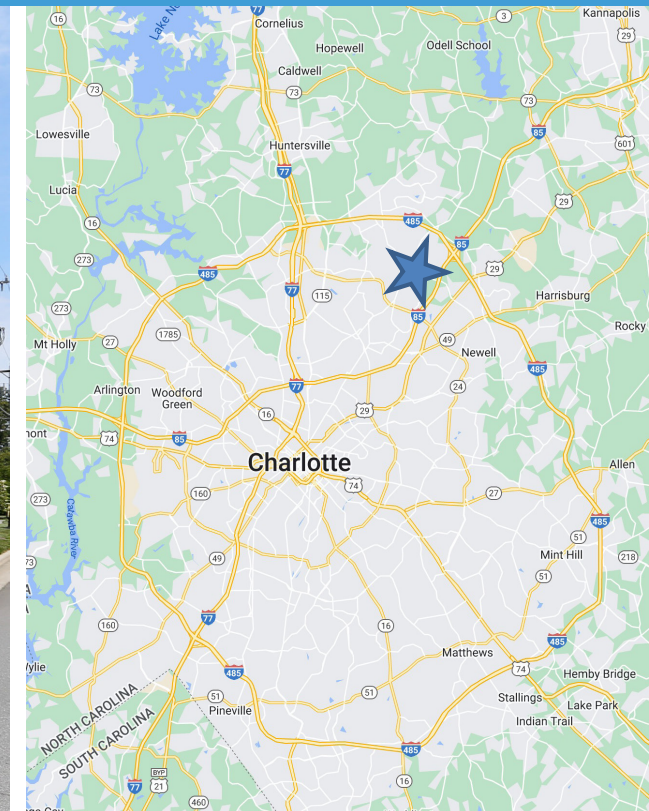
DICKERSON COMMONS

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

- 1,159 square feet available
- \$28.00 psf, NNN
TICAM estimated at \$6.26 psf
- Parking ratio of 3.88/1,000 SF
- Building Signage Available
- Key tenants: OrthoCarolina, Coldwell Banker, Carolina Family Eye Care

TRAFFIC COUNTS

W. Mallard Creek Church Rd: 24,888 VPD
I-85 at W. Mallard Creek Church Rd: 145,700 VPD

DEMOGRAPHICS (2024)



POPULATION

1 Mile: 8,272
3 Miles: 78,466
5 Miles: 191,436



AVG. HH INCOME

1 Mile: \$138,883
3 Miles: \$97,216
5 Miles: \$98,414



DAYTIME EMPLOYEES

1 Mile: 5,522
3 Miles: 25,204
5 Miles: 66,475

BROKER CONTACT

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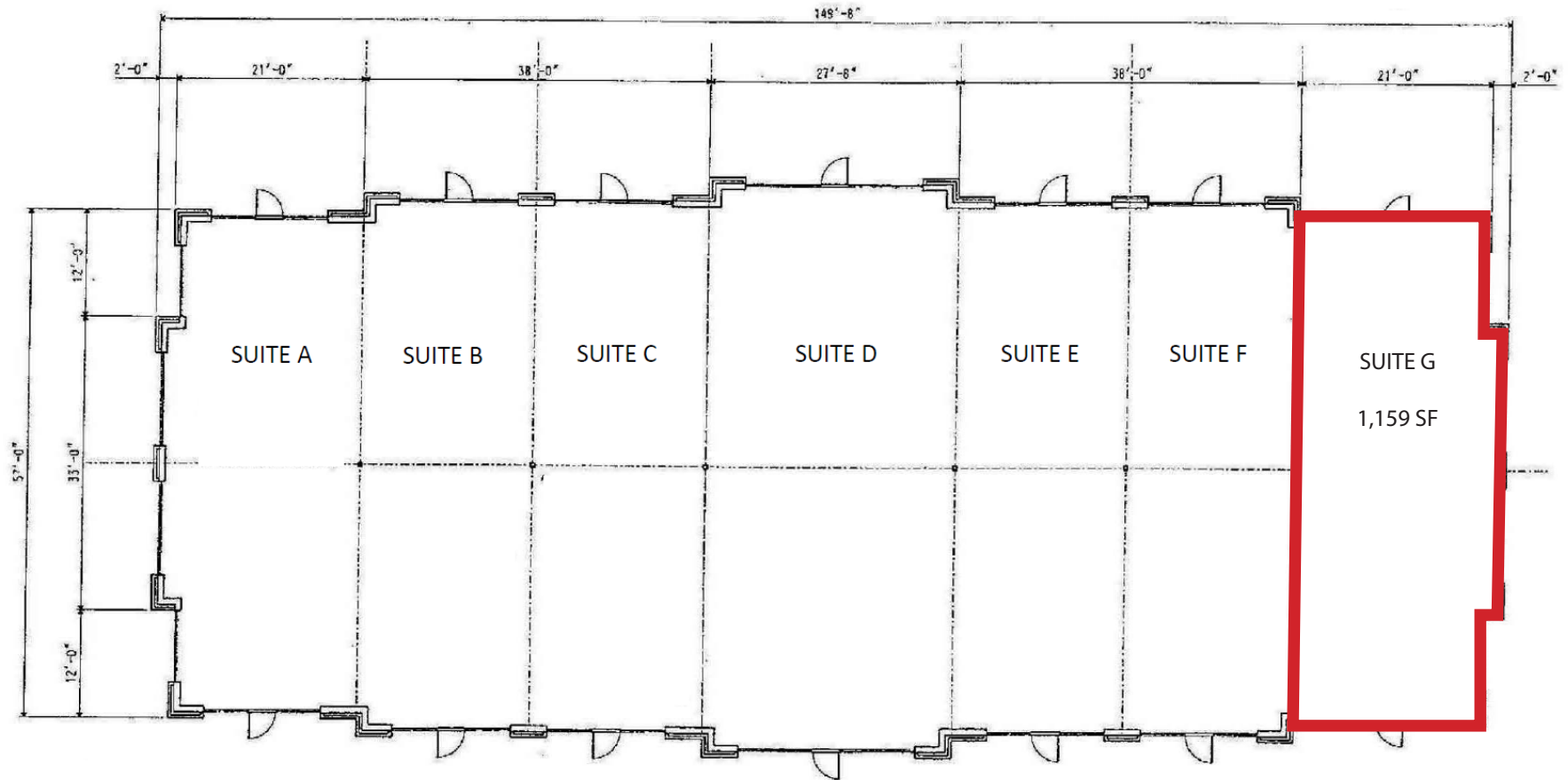
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SITE PLAN

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SITE AERIAL

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MARKET AERIAL

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