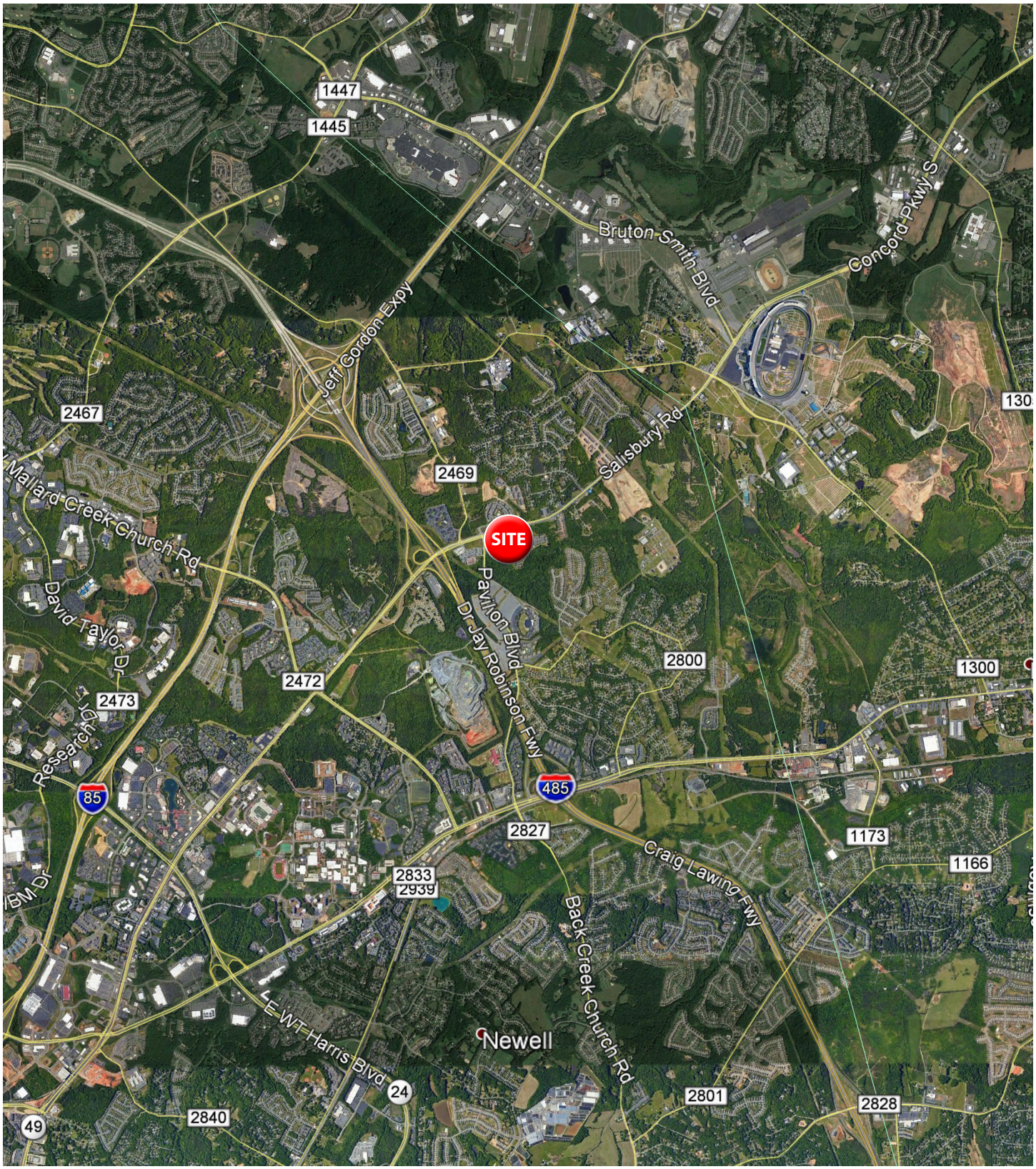
WRS INC
REAL ESTATE INVESTMENTS

SHOPPES AT MALLARD CREEK

11530 NORTH TRYON STREET
CHARLOTTE, NC 28262

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION


SITE
Bruton Smith Blvd
Concord Pkwy S
Jeff Gordon Expy
Salisbury Rd
Mallard Creek Church Rd
David Taylor Dr
Research Dr
Pavilion Blvd
Dr Jay Robinson Fwy
Craig Lawing Fwy
Back Creek Church Rd
E WT Harris Blvd
Newell
1447
1445
2467
2469
2472
2473
2800
1300
2827
1173
1166
2833
2939
2840
2801
2828
85
485
24
49

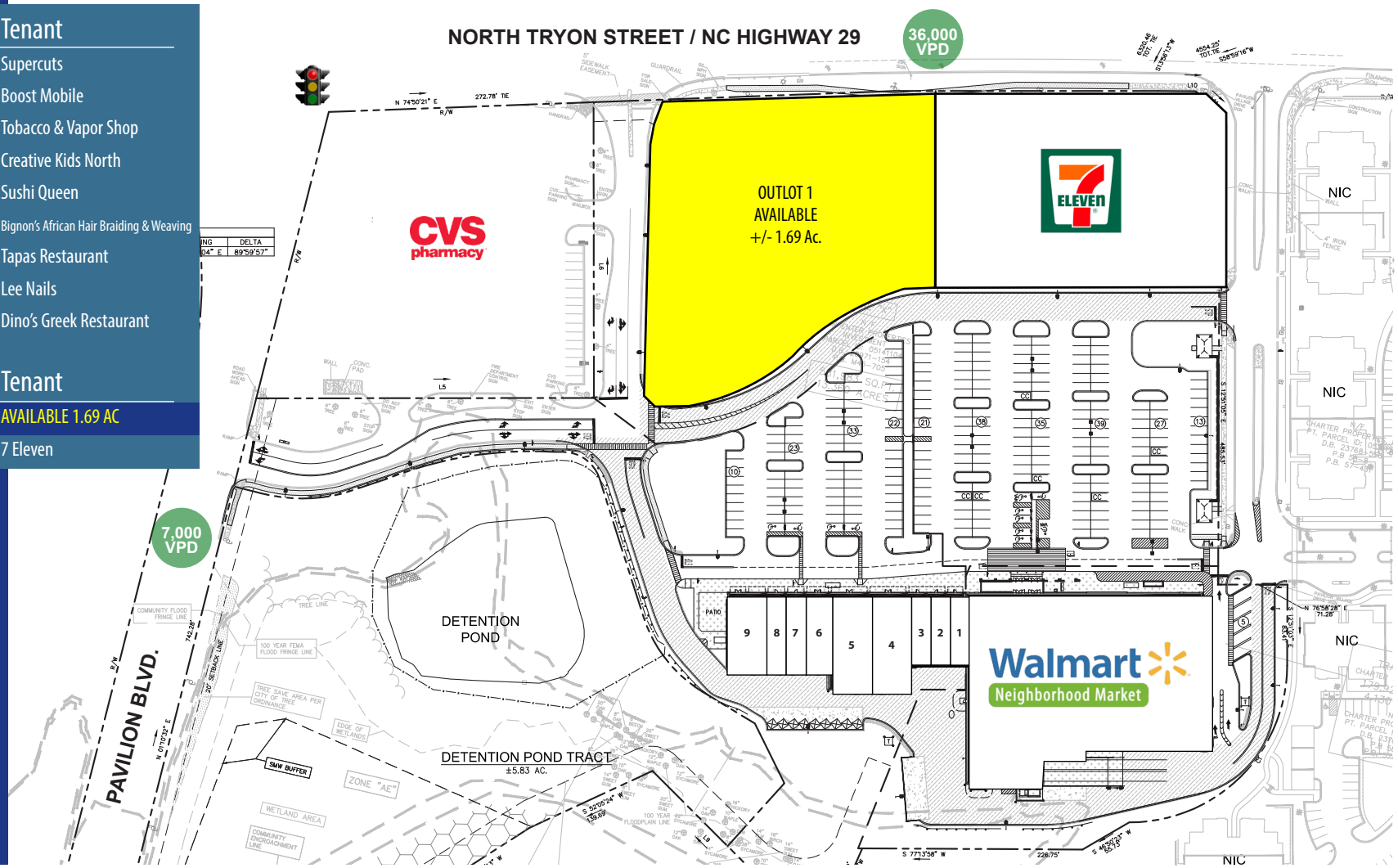
AERIAL

NORTH TRYON STREET (HIGHWAY 29)
PAVILION BLVD.
CVS pharmacy
Walmart
Neighborhood Market

OUTPARCELS AVAILABLE

Space	Tenant
1	Supercuts
2	Boost Mobile
3	Tobacco & Vapor Shop
4	Creative Kids North
5	Sushi Queen
6	Bignon's African Hair Braiding & Weaving
7	Tapas Restaurant
8	Lee Nails
9	Dino's Greek Restaurant

Outparcels	Tenant
1	AVAILABLE 1.69 AC
2	7 Eleven



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The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS

5 MILE DEMOGRAPHIC SNAPSHOT

Estimated Population
159,908

Estimated Households
61,658

Average HH Income
$83,754

Median HH Income
$72,748

Total Businesses
5,775

Total Employees
54,680

DEMOGRAPHIC REPORT

Lat/Lon: 35.3341/-80.7125

RF1

11530 N Tryon St Charlotte, NC 28262		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	8,144	58,673	159,908
	2026 Projected Population	9,410	64,916	176,572
	2010 Census Population	4,927	44,783	127,701
	2000 Census Population	2,522	24,879	73,127
	Projected Annual Growth 2021 to 2026	3.1%	2.1%	2.1%
	Historical Annual Growth 2000 to 2021	10.6%	6.5%	5.7%
HOUSEHOLDS	2021 Estimated Households	3,158	22,793	61,658
	2026 Projected Households	3,642	25,507	68,015
	2010 Census Households	1,808	16,387	47,936
	2000 Census Households	887	8,279	26,380
	Projected Annual Growth 2021 to 2026	3.1%	2.4%	2.1%
	Historical Annual Growth 2000 to 2021	12.2%	8.3%	6.4%
AGE	2021 Est. Population Under 10 Years	13.8%	12.1%	12.9%
	2021 Est. Population 10 to 19 Years	13.0%	15.1%	14.0%
	2021 Est. Population 20 to 29 Years	20.6%	24.0%	18.1%
	2021 Est. Population 30 to 44 Years	22.7%	22.0%	23.3%
	2021 Est. Population 45 to 59 Years	17.2%	15.2%	17.6%
	2021 Est. Population 60 to 74 Years	10.0%	8.9%	10.8%
	2021 Est. Population 75 Years or Over	2.6%	2.8%	3.3%
	2021 Est. Median Age	30.4	29.8	32.9
MARITAL STATUS & GENDER	2021 Est. Male Population	48.0%	48.8%	48.6%
	2021 Est. Female Population	52.0%	51.2%	51.4%
	2021 Est. Never Married	49.8%	54.0%	41.9%
	2021 Est. Now Married	30.4%	31.0%	41.4%
	2021 Est. Separated or Divorced	18.0%	12.9%	13.8%
	2021 Est. Widowed	1.7%	2.2%	2.9%
INCOME	2021 Est. HH Income $200,000 or More	2.5%	3.5%	6.8%
	2021 Est. HH Income $150,000 to $199,999	5.5%	4.9%	6.6%
	2021 Est. HH Income $100,000 to $149,999	9.7%	13.0%	16.6%
	2021 Est. HH Income $75,000 to $99,999	16.4%	14.8%	15.4%
	2021 Est. HH Income $50,000 to $74,999	25.0%	21.2%	20.2%
	2021 Est. HH Income $35,000 to $49,999	15.0%	14.5%	12.8%
	2021 Est. HH Income $25,000 to $34,999	8.9%	9.3%	8.2%
	2021 Est. HH Income $15,000 to $24,999	7.1%	7.1%	5.1%
	2021 Est. HH Income Under $15,000	9.9%	11.8%	8.4%
	2021 Est. Average Household Income	$63,094	$65,221	$83,754
	2021 Est. Median Household Income	$55,256	$59,732	$72,748
	2021 Est. Per Capita Income	$24,468	$25,556	$32,381
	2021 Est. Total Businesses	94	2,188	5,775
	2021 Est. Total Employees	598	20,126	54,680

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Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

DEMOGRAPHIC REPORT

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RF1

11530 N Tryon St Charlotte, NC 28262		1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	41.6%	41.9%	48.2%
	2021 Est. Black	41.7%	38.4%	33.7%
	2021 Est. Asian or Pacific Islander	7.9%	11.2%	10.1%
	2021 Est. American Indian or Alaska Native	0.6%	0.4%	0.4%
	2021 Est. Other Races	8.3%	8.0%	7.6%
HISPANIC	2021 Est. Hispanic Population	875	6,374	16,726
	2021 Est. Hispanic Population	10.7%	10.9%	10.5%
	2026 Proj. Hispanic Population	10.9%	11.0%	10.7%
	2010 Hispanic Population	9.4%	9.5%	9.2%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	5,057	34,499	101,789
	2021 Est. Elementary (Grade Level 0 to 8)	1.8%	3.0%	2.9%
	2021 Est. Some High School (Grade Level 9 to 11)	1.3%	2.2%	3.1%
	2021 Est. High School Graduate	13.7%	13.8%	14.7%
	2021 Est. Some College	26.6%	23.3%	21.8%
	2021 Est. Associate Degree Only	8.5%	10.3%	10.7%
	2021 Est. Bachelor Degree Only	33.0%	31.4%	30.2%
	2021 Est. Graduate Degree	14.9%	16.1%	16.5%
HOUSING	2021 Est. Total Housing Units	3,320	23,749	64,128
	2021 Est. Owner-Occupied	45.7%	43.4%	56.1%
	2021 Est. Renter-Occupied	49.4%	52.6%	40.1%
	2021 Est. Vacant Housing	4.9%	4.0%	3.9%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	16.7%	15.0%	14.9%
	2021 Homes Built 2000 to 2009	24.7%	30.3%	28.8%
	2021 Homes Built 1990 to 1999	23.3%	23.1%	26.3%
	2021 Homes Built 1980 to 1989	19.3%	15.4%	13.6%
	2021 Homes Built 1970 to 1979	6.7%	7.0%	6.0%
	2021 Homes Built 1960 to 1969	2.7%	2.3%	2.8%
	2021 Homes Built 1950 to 1959	1.1%	1.4%	1.8%
	2021 Homes Built Before 1949	0.7%	1.5%	1.9%
HOME VALUES	2021 Home Value $1,000,000 or More	0.8%	1.0%	0.9%
	2021 Home Value $500,000 to $999,999	2.9%	3.9%	4.1%
	2021 Home Value $400,000 to $499,999	3.0%	4.1%	6.3%
	2021 Home Value $300,000 to $399,999	8.7%	13.8%	17.8%
	2021 Home Value $200,000 to $299,999	43.8%	36.3%	37.7%
	2021 Home Value $150,000 to $199,999	29.3%	23.9%	20.1%
	2021 Home Value $100,000 to $149,999	8.2%	11.4%	8.3%
	2021 Home Value $50,000 to $99,999	2.2%	2.7%	2.1%
	2021 Home Value $25,000 to $49,999	-	0.4%	0.5%
	2021 Home Value Under $25,000	1.0%	2.6%	2.2%
	2021 Median Home Value	$214,697	$219,497	$243,853
	2021 Median Rent	$1,048	$1,013	$1,037

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	6,428	47,719	126,835
	2021 Est. Civilian Employed	66.2%	63.4%	65.4%
	2021 Est. Civilian Unemployed	4.0%	4.4%	3.8%
	2021 Est. in Armed Forces	0.3%	0.3%	0.2%
	2021 Est. not in Labor Force	29.5%	31.8%	30.6%
	2021 Labor Force Males	47.6%	48.3%	47.9%
	2021 Labor Force Females	52.4%	51.7%	52.1%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	4,253	30,272	82,935
	2021 Mgmt, Business, & Financial Operations	24.3%	18.1%	19.9%
	2021 Professional, Related	25.4%	26.2%	26.7%
	2021 Service	14.3%	16.6%	15.6%
	2021 Sales, Office	20.7%	21.9%	21.5%
	2021 Farming, Fishing, Forestry	-	-	0.1%
	2021 Construction, Extraction, Maintenance	6.7%	6.3%	5.8%
	2021 Production, Transport, Material Moving	8.7%	10.9%	10.4%
	2021 White Collar Workers	70.4%	66.2%	68.2%
	2021 Blue Collar Workers	29.6%	33.8%	31.8%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	80.9%	76.5%	77.1%
	2021 Drive to Work in Carpool	6.6%	7.2%	7.0%
	2021 Travel to Work by Public Transportation	3.0%	2.6%	2.4%
	2021 Drive to Work on Motorcycle	-	0.1%	-
	2021 Walk or Bicycle to Work	1.1%	2.7%	1.8%
	2021 Other Means	0.6%	0.7%	0.7%
	2021 Work at Home	7.6%	10.3%	10.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	12.4%	18.6%	18.2%
	2021 Travel to Work in 15 to 29 Minutes	46.8%	40.8%	41.8%
	2021 Travel to Work in 30 to 59 Minutes	33.8%	33.6%	33.8%
	2021 Travel to Work in 60 Minutes or More	8.4%	6.2%	6.7%
	2021 Average Travel Time to Work	25.3	24.2	24.7
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	$161.68 M	$1.18 B	$3.8 B
	2021 Est. Apparel	$5.69 M	$41.65 M	$135 M
	2021 Est. Contributions, Gifts	$8.68 M	$64.5 M	$215.46 M
	2021 Est. Education, Reading	$4.86 M	$36.34 M	$122.4 M
	2021 Est. Entertainment	$8.95 M	$65.75 M	$215.27 M
	2021 Est. Food, Beverages, Tobacco	$25.23 M	$183.59 M	$584.98 M
	2021 Est. Furnishings, Equipment	$5.58 M	$40.93 M	$133.79 M
	2021 Est. Health Care, Insurance	$14.8 M	$107.48 M	$345.01 M
	2021 Est. Household Operations, Shelter, Utilities	$52.95 M	$385.91 M	$1.23 B
	2021 Est. Miscellaneous Expenses	$3.03 M	$22.16 M	$71.76 M
	2021 Est. Personal Care	$2.16 M	$15.82 M	$51.04 M
	2021 Est. Transportation	$29.75 M	$216.86 M	$698 M

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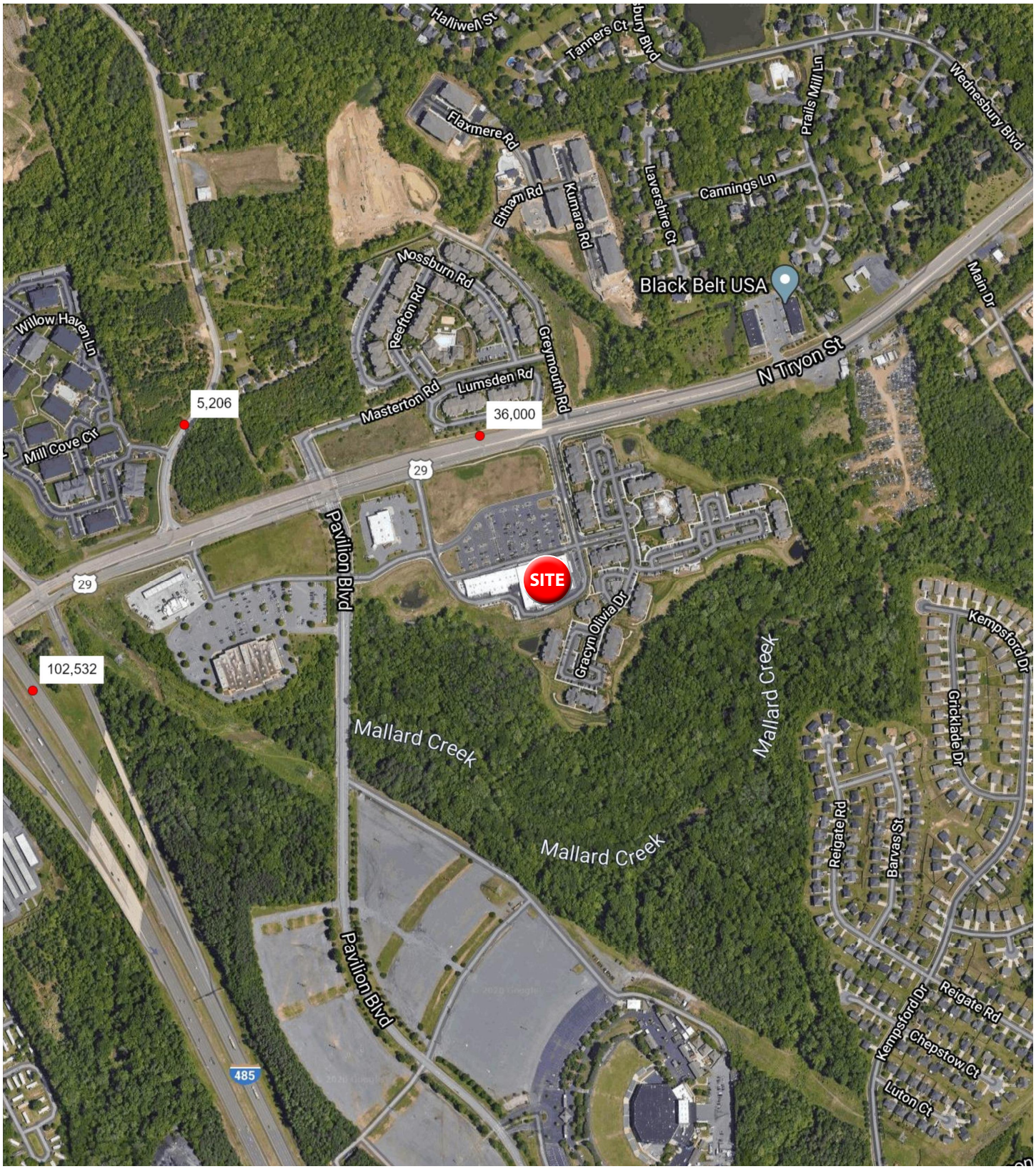
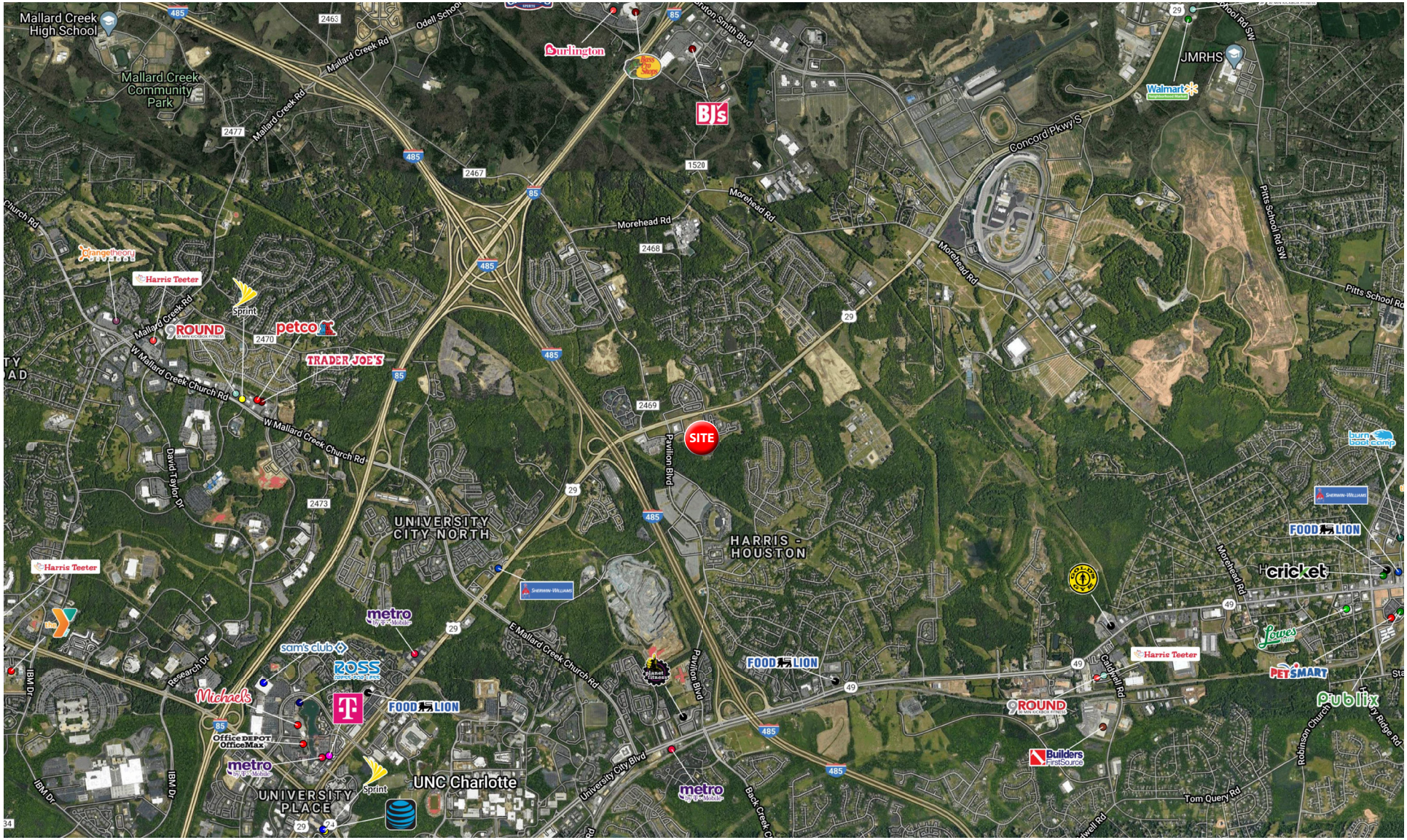
Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

TRAFFIC COUNTS



COMMERCIAL AERIAL



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REAL ESTATE INVESTMENTS

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