

V@RP

VILLAGE AT RESEARCH PARK



NEWLY DEVELOPED UNANCHORED SHOPPING CENTER IN AN
ESTABLISHED CHARLOTTE, NC RETAIL CORRIDOR





INVESTMENT HIGHLIGHTS

PRIME LOCATION IN EXPLOSIVE RESEARCH PARK SUBMARKET



- High-traffic corridor with 29,500+ VPD on West Mallard Creek Church Rd
- Average household income of \$135K within 1-mile radius (63% above national average)

STRONG TENANCY PROFILE



- Ideal mix of Food and Service retailers, resistant to e-commerce disruption
- Stable, long-term income stream from national credit tenants

SURROUNDED BY POWERFUL ECONOMIC DRIVERS



- 27,000+ employees within 3-mile radius
- Proximity to UNC Charlotte Campus, NC's Second Largest University w/ 31,000 Students
- 2,174 multifamily units delivered since 2023 with 3,536 more planned

BRAND NEW, BEST-IN-CLASS RETAIL DEVELOPMENT



- New construction offering investors with limited capex budget during initial hold period
- Center benefits from superb visibility and access at lighted intersection

PROPERTY OVERVIEW

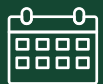
	ADDRESS	3005-3015 Stelfox St Charlotte, NC 28262
	LOT SIZE	3.3 AC
	% LEASED	100%
	GLA	14,180 SF
	YEAR BUILT	2024
	TRAFFIC COUNTS	29,500 VPD (W Mallard Creek Church Rd)
	YEAR 1 NOI	\$611,058

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2025	9,523	91,242	207,992
2030	12,005	100,201	226,362
Proj Pop. Growth 2025-2030	26%	10%	9%
HOUSEHOLDS			
2025	3,747	36,448	80,578
2030	4,806	40,724	89,014
Proj Household Growth 2025-2030	28%	12%	10%
AVERAGE HOUSEHOLD INCOME			
2025	\$135,893	\$97,640	\$105,729
ANNUAL CONSUMER EXPENDITURE (2025)			
Total Household Expenditure	\$444.8M	\$3.6B	\$8.3B
Total Retail Expenditure	\$208.7M	\$1.7B	\$4.1B
BACHELORS DEGREE OR HIGHER			
2025	59%	51%	48%

SITE PLAN

SUITE	TENANT	SIZE (SF)
B-101	Chipotle	2,367
B-102	Sports Clips	1,188
B-103	Deca Dental	2,400
C	Starbucks	2,225
D-101	Shipley's Do-Nuts	1,200
D-102	Hands Center for Autism	4,800



9.8 YEARS
WALT



1.9%
CAGR



100%
LEASED



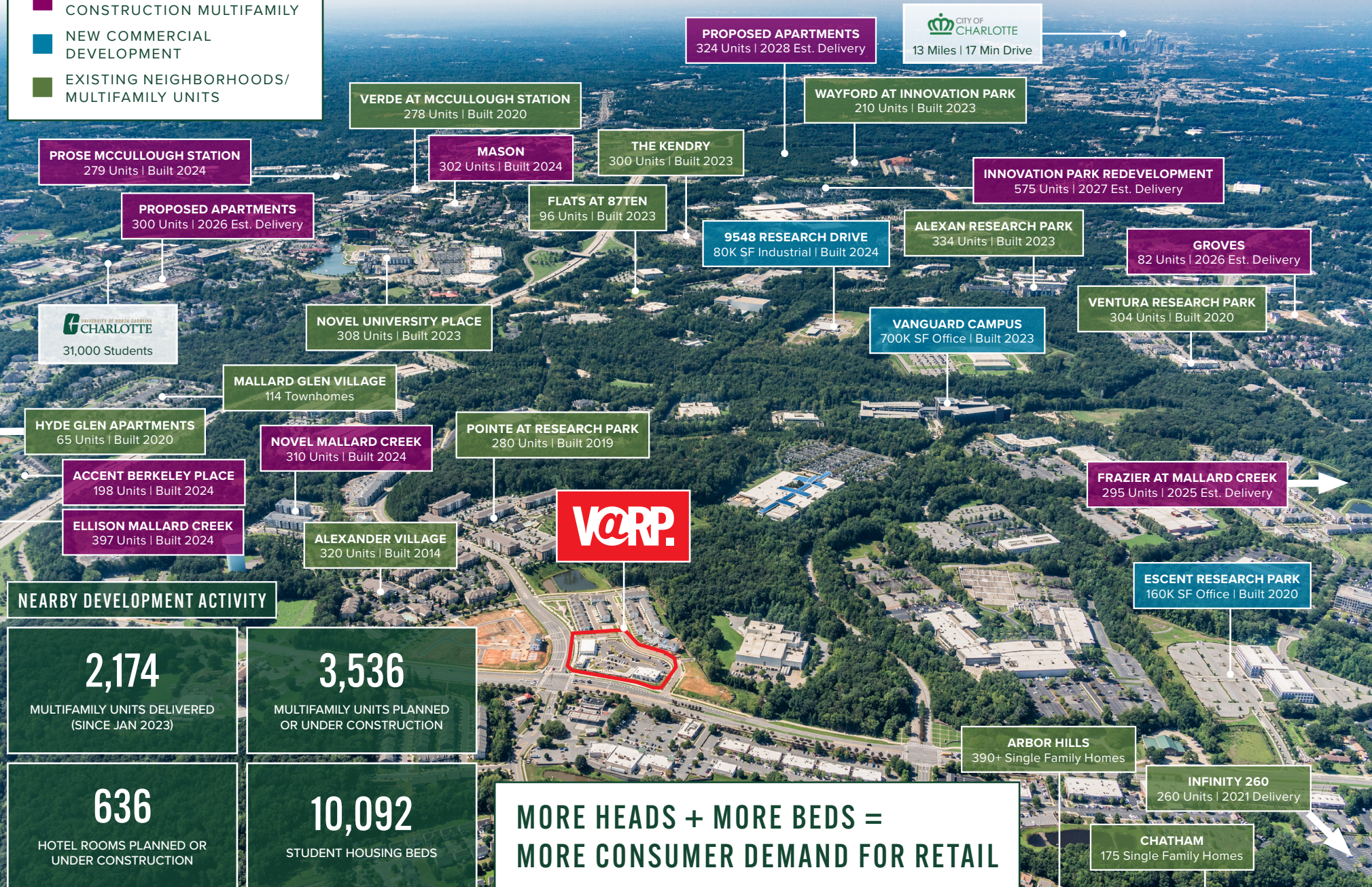
14,180
TOTAL GLA



UNIVERSITY CITY: A HOT BED OF GROWTH



- NEW OR UNDER CONSTRUCTION MULTIFAMILY
- NEW COMMERCIAL DEVELOPMENT
- EXISTING NEIGHBORHOODS/ MULTIFAMILY UNITS



INFILL LOCATION SURROUNDED BY KEY ECONOMIC DRIVERS

V@RP.

The University area of Charlotte is home to UNC Charlotte and the University Research Park, which attract students, faculty, and tech companies. This ecosystem fosters education, research, and innovation. The area also benefits from a strong healthcare sector, thriving retail and hospitality industries, and a growing professional services sector. Additionally, nearby attractions like the PNC Music Pavilion and Charlotte Motor Speedway contribute to the area's entertainment and tourism economy.

FILLING THE GEOGRAPHICAL VOID FOR RETAIL



ENCOMPASSED IN UNIVERSITY RESEARCH PARK: CHARLOTTE'S \$2B INNOVATION ENGINE

UNIVERSITY RESEARCH PARK
30K+ Employees | 2,200 AC | 198+ Buildings

DUKE ENERGY
850 Employees

WITHROW DOWNS NEIGHBORHOOD
24% of Home Sales Above Asking Price

VARP.

Electrolux
1,100 Employees

**PNC
MUSIC PAVILION
CHARLOTTE**

3 Miles | 50 Concerts a Year
19,500 Capacity Arena

Vanguard
91 AC Campus | 3k+ Employees
700K SF Office

TIAA
5k Employees

**UNIVERSITY OF NORTH CAROLINA
CHARLOTTE**

**WELLS
FARGO**

12k Employees



LYNX BLUE LINE

JERRY RICHARDSON STADIUM EXPANSION
Increasing capacity to 21,000 with premium seating inventory, including suites, loge boxes, ledge seating, an indoor club, and an east and west deck patio space

**CITY OF
CHARLOTTE**
13 Miles | 17 Min Drive

AXA 600 Employees
Allstate 1,700 Employees



Atrium Health
130-Bed Hospital

**UNIVERSITY RESEARCH
PARK SUBMARKET**

4
LIGHT RAIL
STATIONS

20+
FORTUNE 500
COMPANIES

\$2B+
ANNUAL ECONOMIC
IMPACT



VILLAGE AT RESEARCH PARK

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