

AVAILABLE FOR SUBLEASE

1,200 SF RETAIL SPACE FOR SUBLEASE
IN VILLAGE AT RESEARCH PARK

3021 Stelfox St
Charlotte, NC 28262

Colliers

Maxine Messina
+1 862 228 1803
maxine.messina@colliers.com



<https://www.stiles.com/>

1,200 SF AVAILABLE FOR SUBLEASE IN VILLAGE AT RESEARCH PARK

Village at Research Park is a new, fully leased boutique retail center situated at the entrance of North Charlotte's vibrant University Research Park. Located at the lighted intersection of West Mallard Creek Church Road & Senator Royal Drive and directly across the street from Trader Joe's, The Village offers excellent ingress and egress on high traffic corridors.

Already 100% leased, enjoy established retail foot traffic from co-tenants including Starbucks, Chipotle, and Sports Clips.

- 20,504 AADT on Mallard Creek Church Road and 20,000 AADT on Mallard Creek Road (Charlotte DOT, 2025)
- Nearby points of interest include UNC Charlotte, Truliant Amphitheater, and Atrium Health in University City
- Shell Delivery, ideal for tenants with custom interior requirements

PROPERTY FEATURES



1,200 SF inside with additional patio space.



Excellent ingress and egress along high traffic corridors.



Co-Tenants include Starbucks, Chipotle, Sports Clips, Ideal Dental, & Hands Center for Autism.



Adjacent to Senata at Research Park, a 135-townhome project.



Located in Village at Research Park

1,200 SF END CAP FOR SUBLEASE

MALLARD CREEK CHURCH ROAD

20,504 AADT

Demographics

	2025 Population	2030 Projected Population	Daytime Population	Median Age	Household Income
1 mile	8,280	9,037	13,458	33.2	\$102,298
3 miles	89,695	95,118	91,760	29.9	\$73,023
5 miles	210,124	222,886	207,439	32.6	\$79,097

Location Aerial

RESIDENTIALLY RICH WITH ESTABLISHED RETAIL TRAFFIC



Traffic data from Charlotte Department of Transportation, 2025.

3021 Stelfox St



Location Highlights



140
RESTAURANTS IN UNIVERSITY CITY

NEARBY RESTAURANTS

Restaurants within 0.5 miles include La Unica, Sofie's Steakhouse, Soma Bistro & Cafe, Peno Mediterranean Grill, and Godavari Indian.

VISIBILITY & ACCESS

Excellent visibility and access along the lighted intersection of W Mallard Creek Church Rd and Senator Royal Drive.



20,504 AADT
W MALLARD CREEK CHURCH RD



100%
LEASED

AREA FOOT TRAFFIC

This fully leased retail center is located among nationally recognized brands and an expanding residential base, driving retail foot traffic.



10+ MILLION
SF OFFICE SPACE

UNIVERSITY RESEARCH PARK

One of the nation's largest research parks, spanning across 2,200 acres and over 10 million square feet of office space.

POINTS OF INTEREST

Major landmarks include UNC Charlotte (2.6 mi), Truliant Amphitheater (3.4 mi), and Atrium Health in University City (3.1 mi).



32,207
STUDENTS AT UNC-CHARLOTTE (2025)



2.5 MILES
TO JW CLAY STATION

LIGHT RAIL ACCESS

A 6-minute drive from JW Clay Station on the Blue Line, Charlotte's primary light rail transit system that connects UNC to Uptown.



MAXINE MESSINA
+1 862 228 1803
maxine.messina@colliers.com

<https://www.stiles.com/>