

# LAND FOR LEASE

4624 Monroe Road, Charlotte, NC 28205



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$90,000/yr
<b>LOT SIZE:</b>	1.128 Total Acres
<b>ZONING:</b>	B-1, R-4

## PROPERTY OVERVIEW

Great location at a signalized intersection off Monroe Road and Richland Drive. This space is directly across from a large mixed-use development project, Oakhurst on Monroe, which is currently underway offering new shops, dining and townhomes.

## PROPERTY HIGHLIGHTS

- This property is available for ground lease at a signalized intersection in an area undergoing extensive development.
- Located on a primary artery into Uptown Charlotte with traffic counts of 23,000 vehicles per day.
- Flat topography and the rear lot, while zoned residential, could serve as an added buffer.



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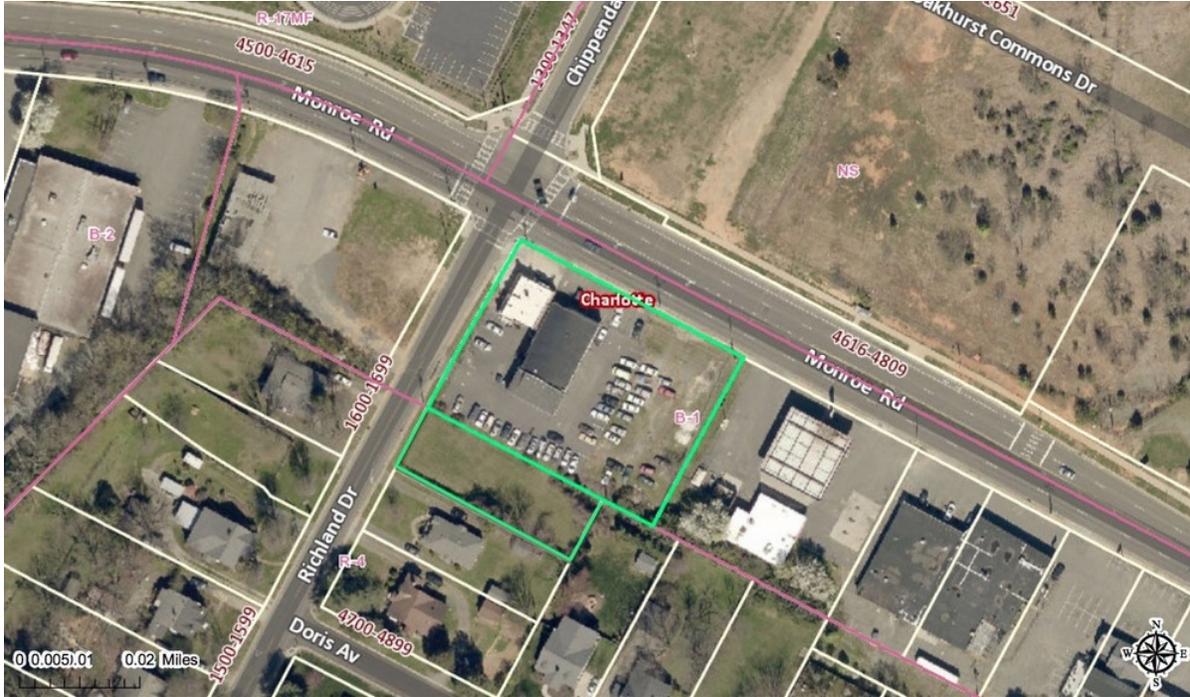
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LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
4624	Monroe Road	16108201	Retail	0.88 Acres	B-1
1616	Richland Drive	16108202	Residential	0.248 Acres	R-4

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,275	92,429	246,009
Median age	34.9	34.9	34.8
Median age (male)	33.7	33.8	33.7
Median age (Female)	35.2	35.7	35.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,601	40,407	104,144
# of persons per HH	2.0	2.3	2.4
Average HH income	\$48,435	\$75,168	\$80,379
Average house value	\$201,102	\$357,543	\$372,242

\* Demographic data derived from 2010 US Census

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