

LAND FOR LEASE

4624 Monroe Road, Charlotte, NC 28205



OFFERING SUMMARY

LEASE RATE:	\$90,000/yr
LOT SIZE:	1.128 Total Acres
ZONING:	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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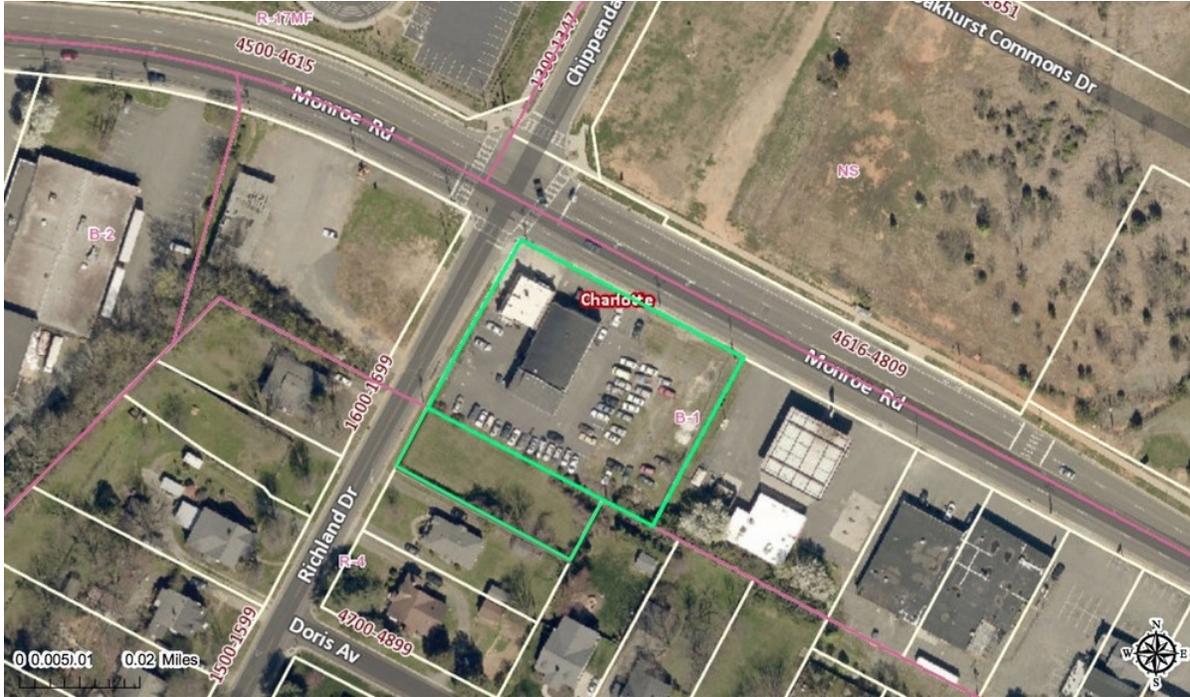
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LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
4624	Monroe Road	16108201	Retail	0.88 Acres	B-1
1616	Richland Drive	16108202	Residential	0.248 Acres	R-4

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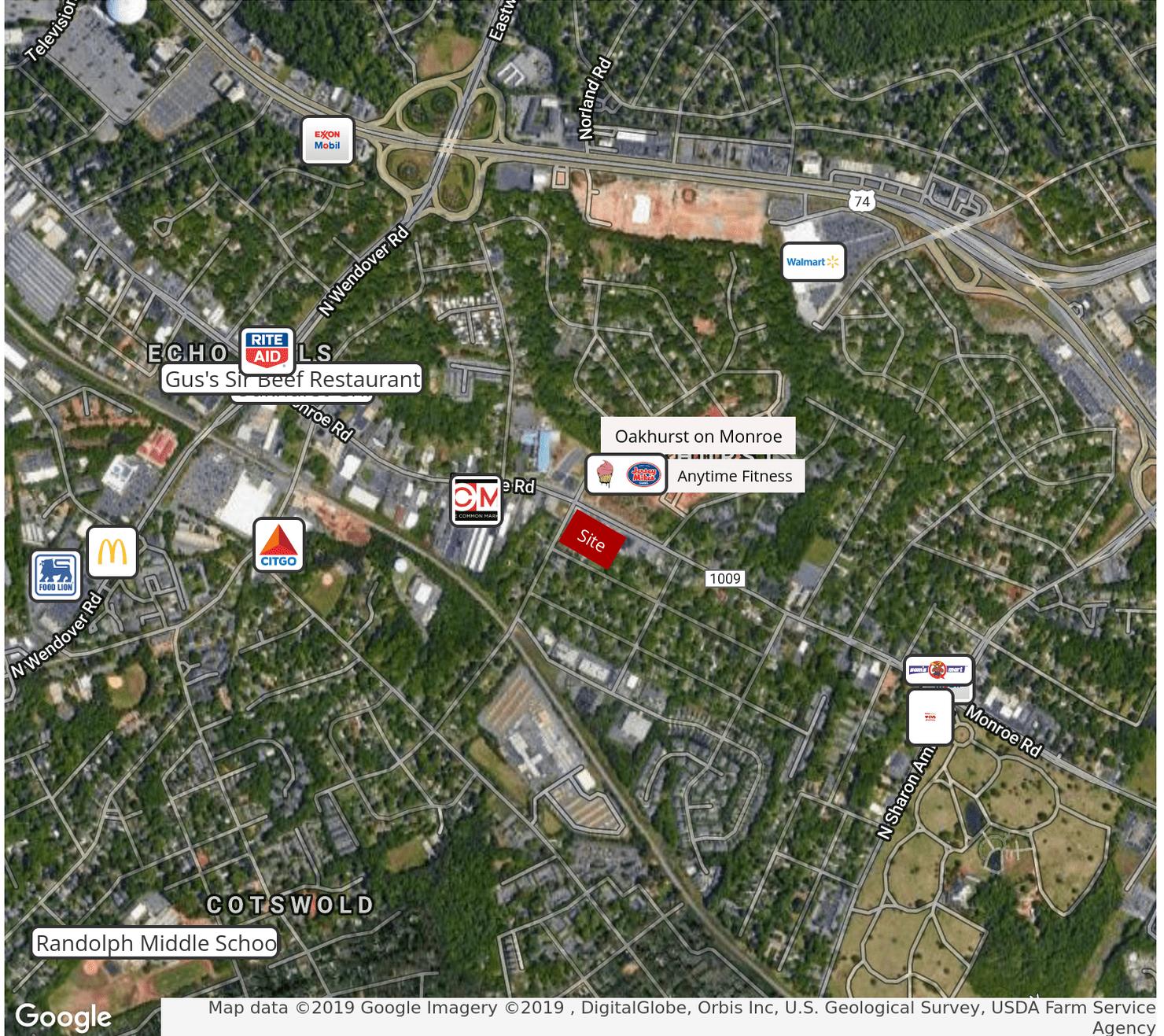
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,275	92,429	246,009
Median age	34.9	34.9	34.8
Median age (male)	33.7	33.8	33.7
Median age (Female)	35.2	35.7	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,601	40,407	104,144
# 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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