

# oakhurst

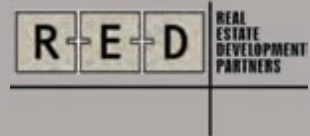
on

m o n r o e

PRIME IN-FILL MIXED-USE DEVELOPMENT

retail & restaurant space available for lease

Charlotte, North Carolina



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For Leasing Information contact Jonathan Beall: 704.962.0606 | [jon@redpart.com](mailto:jon@redpart.com)

# 4701 Monroe Road, Charlotte, NC, 28205

## Mixed-Use Development:

Hard corner with traffic signal  
Traffic counts - 27,000 VPD (Monroe Rd.)  
Located on a primary artery  
into Uptown Charlotte

## Available for Lease:

1,000 - 7,200 SQ. FT.  
Retail and Restaurant spaces  
(Delivery Q3, 2018)

## Under Construction:

120 Townhomes by Ryan Homes

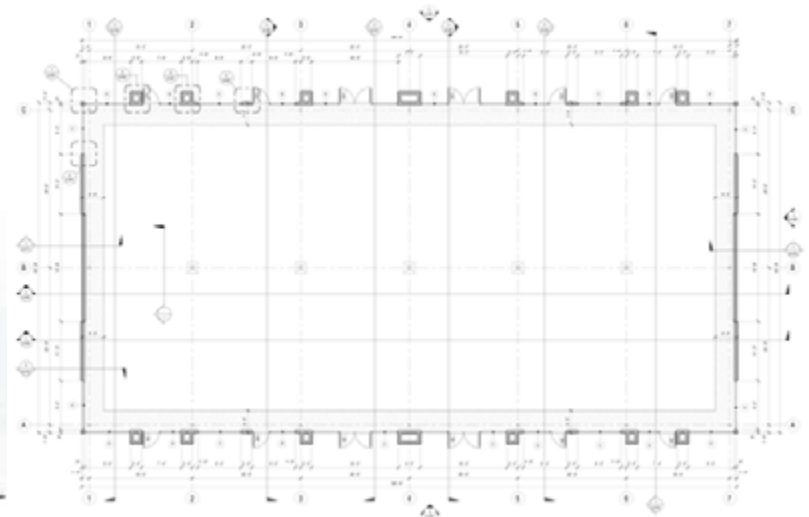
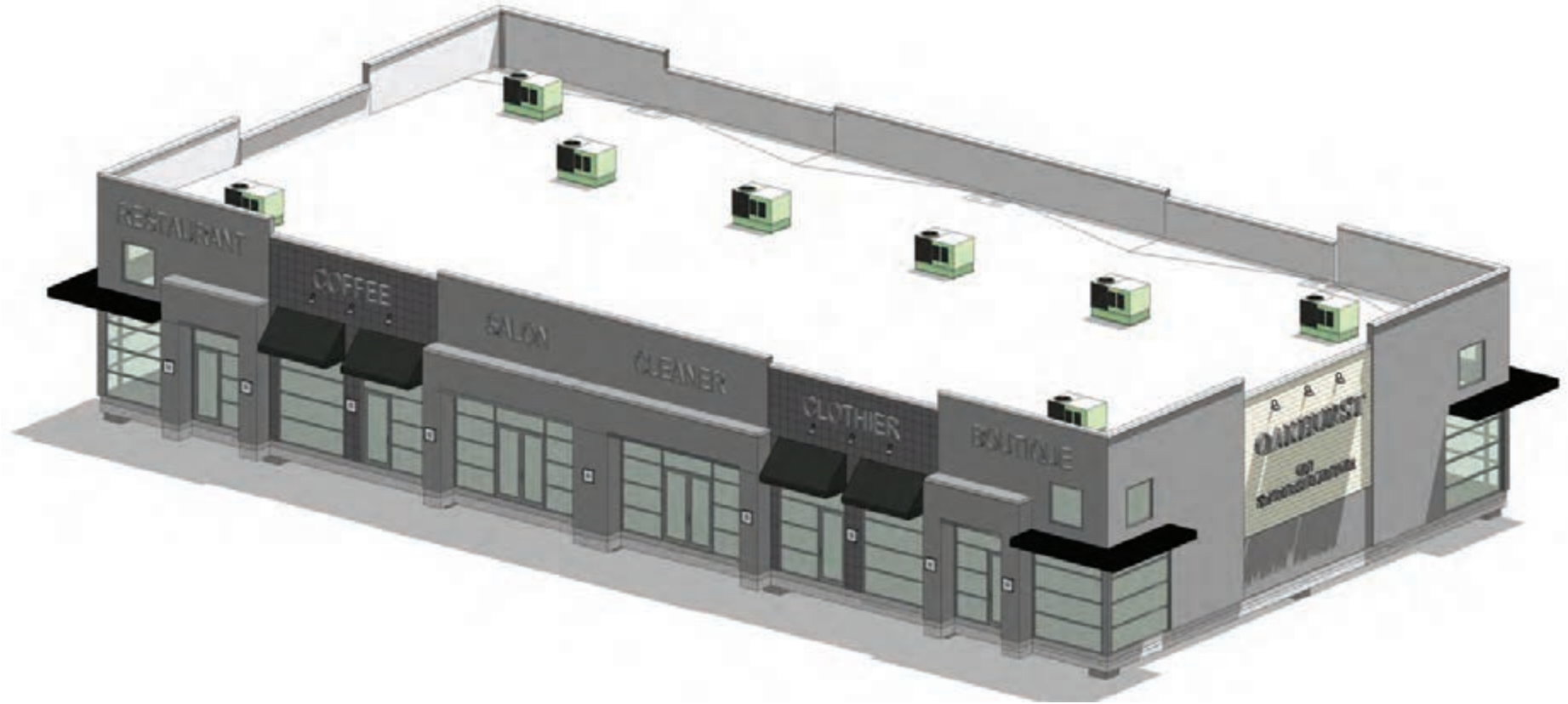
## Retail Space Starting At:

\$27.00 / SQ. FT. NNN



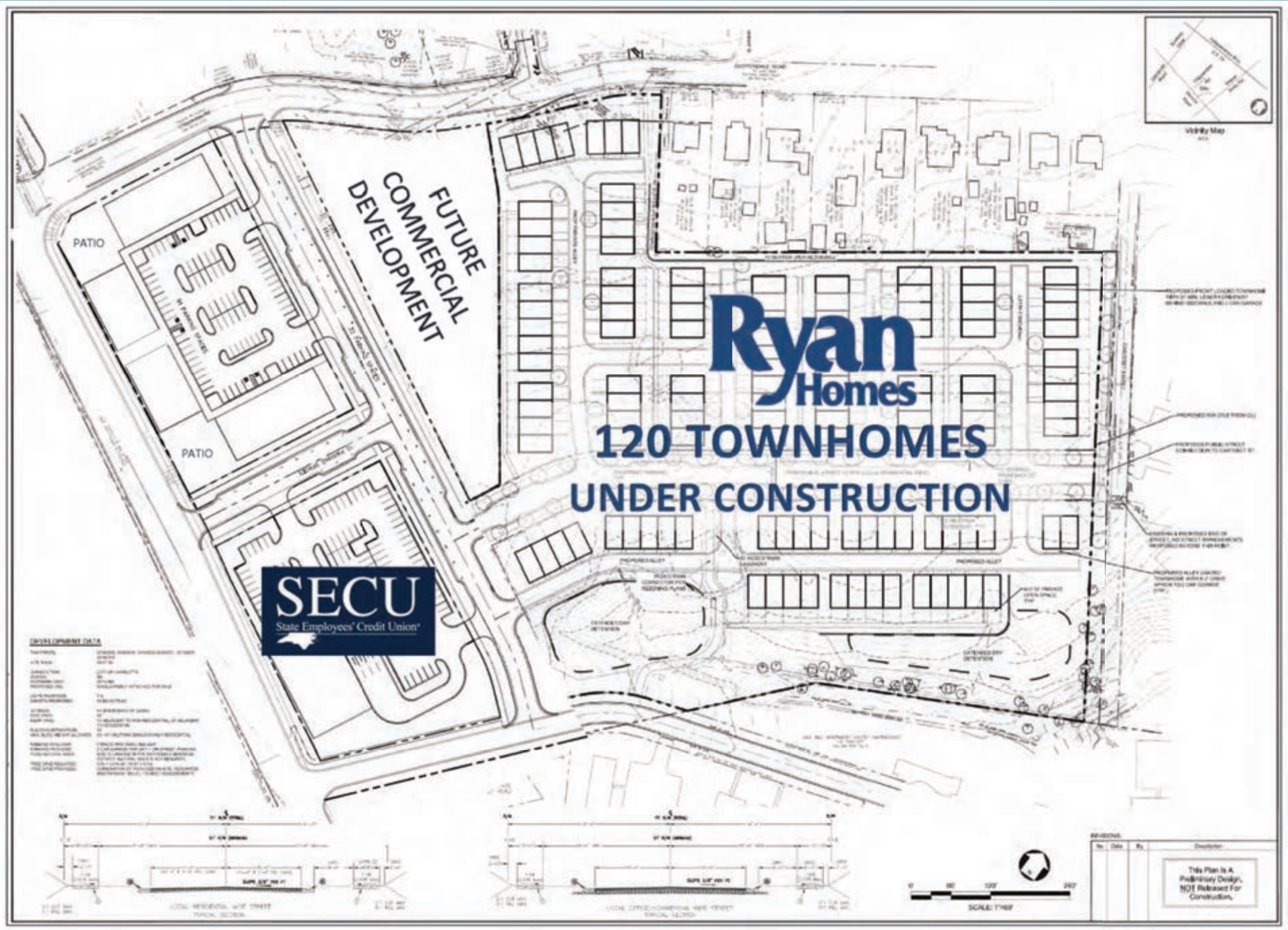
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# Building Plan



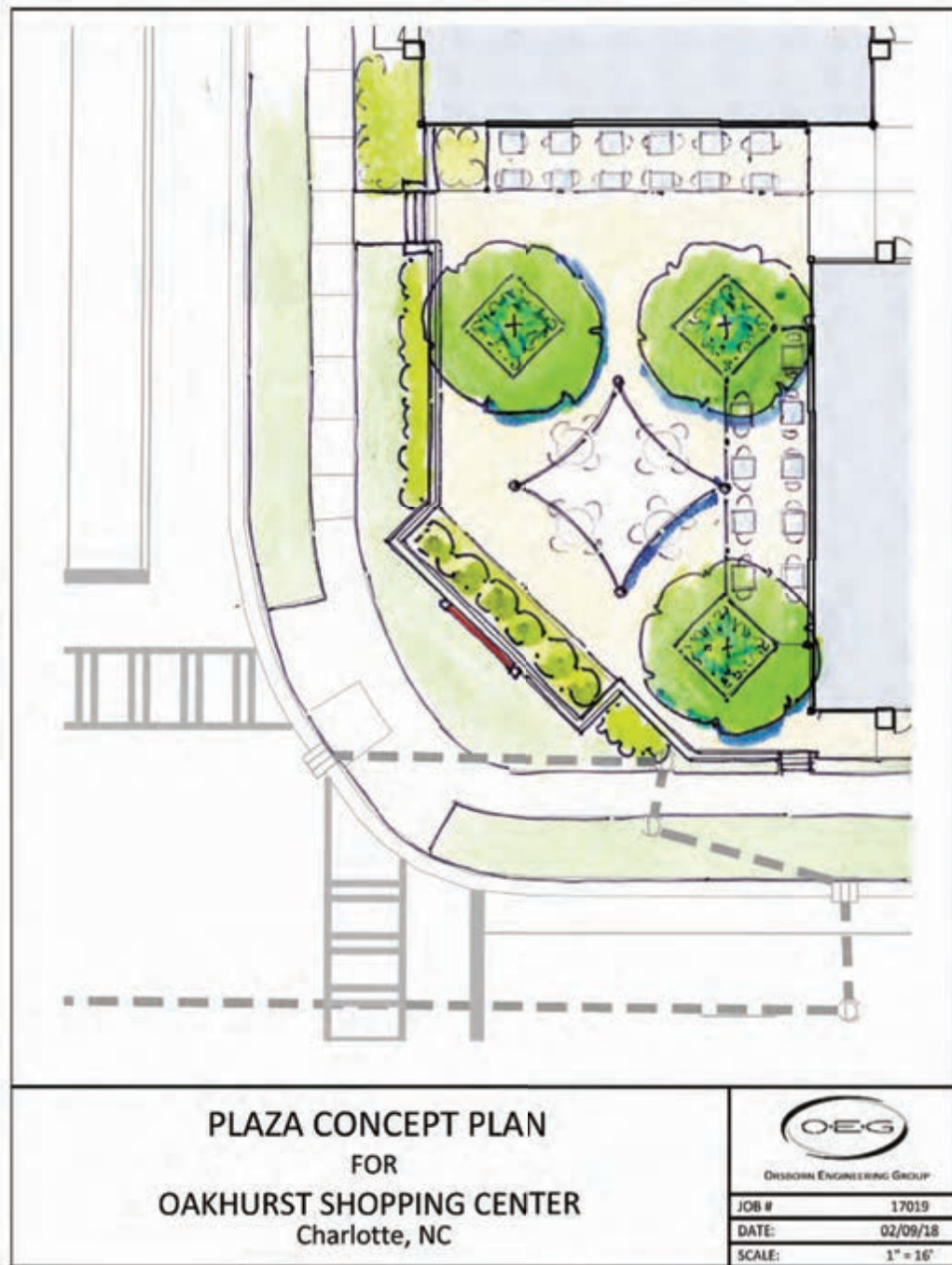
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# Site Plan



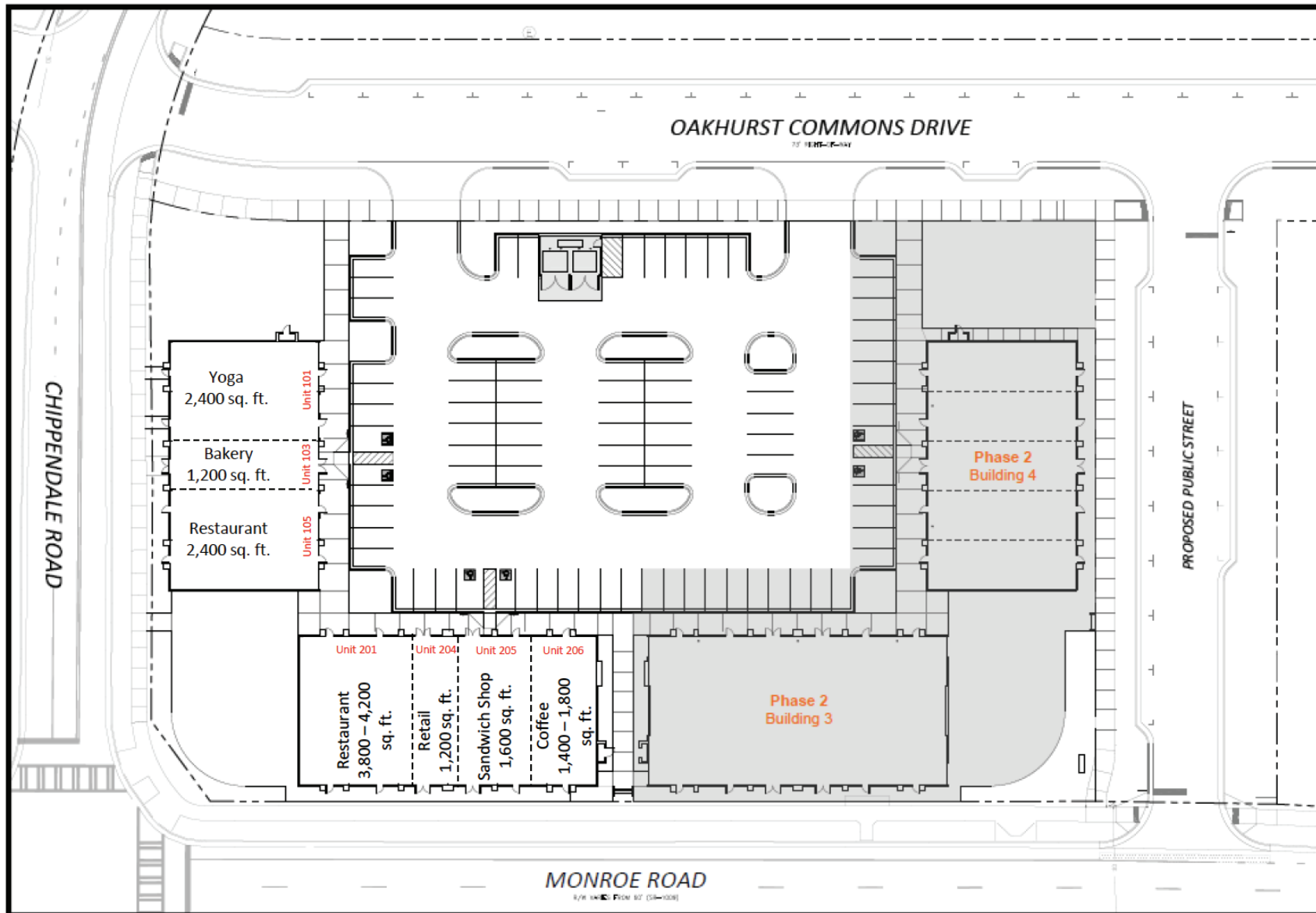
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# Patio Plans



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# Leasing Plans



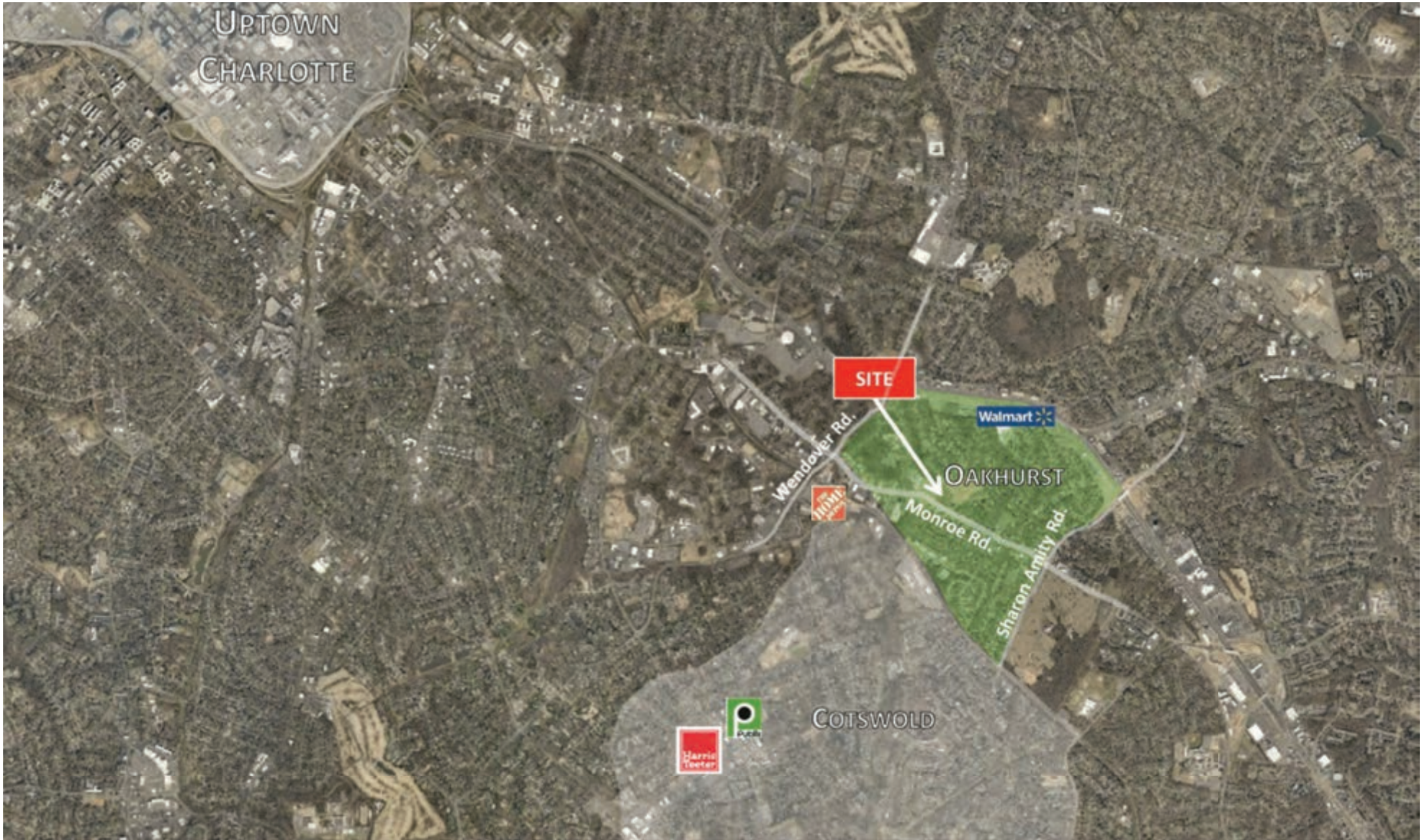
**SITE PLAN - OAKHURST on MONROE PHASE 1**

**Phase 1**  
60 Parking Spaces

**Total Parking**  
84 Parking Spaces

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# High Aerial



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# Low Aerial & Traffic Counts



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# Demographic Summary of Oakhurst Square

Chippendale Rd & Monroe Rd, Charlotte, NC 28205		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	Current Estimated Population	9,721	108,088	288,678
	2021 Projected Population	10,072	133,088	308,997
	2010 Census Population	8,971	99,337	258,531
	2000 Census Population	9,094	97,665	241,454
	1990 Census Population	8,749	89,979	217,797
	Median Age	37.40	36.40	36.10
Households	Current Estimated Households	4,590	44,776	123,203
	2021 Projected Population	4,763	47,246	133,675
	2010 Census Population	4,212	40,912	108,363
	2000 Census Population	4,234	41,749	102,087
	1990 Census Population	4,087	39,808	92,072
	Population per Household	2.07	2.38	2.29
Income	Average Household Income	\$56,277	\$90,430	\$87,375
	Median Household Income	\$40,623	\$49,503	\$52,236
	Per Capita Income	\$27,095	\$38,075	\$38,379
Business	Number of Businesses	435	3,154	11,745
	Total Number of Employees	6,279	57,448	251,060
	Employees per Business	14.43	18.21	21.38
	Residential Population per Business	22.35	34.27	24.58