

oakhurst

on

m o n r o e

a new mixed-use development in the heart of
charlotte's oakhurst neighborhood

retail and restaurant opportunities available

- Up-to 5,200 sq. ft. of contiguous space
- Endcaps with dedicated outdoor seating
 - Starting at \$27 / sq. ft. (NNN)
- 27,000 vehicles per day on Monroe Rd.



RESTAURANT / RETAIL SPACE FOR LEASE:

- 1,000 – 5,200 sq. ft.
- Endcaps with outdoor seating available
- Lease rates starting at \$27.00 / sq. ft.
- Tenant improvement allowance will be provided
- New construction & available for immediate delivery

AREA INFORMATION:

- 27,000 vehicles per day on Monroe Rd.
- Signalized Intersection of Monroe Rd. and Chippendale Rd.
- 9,800 - (1 mile population)
- 3.5 miles to Uptown Charlotte
- 7 Minutes to Cotswold, Elizabeth, Chantilly & Plaza Midwood
- 120 new townhomes by Ryan Homes

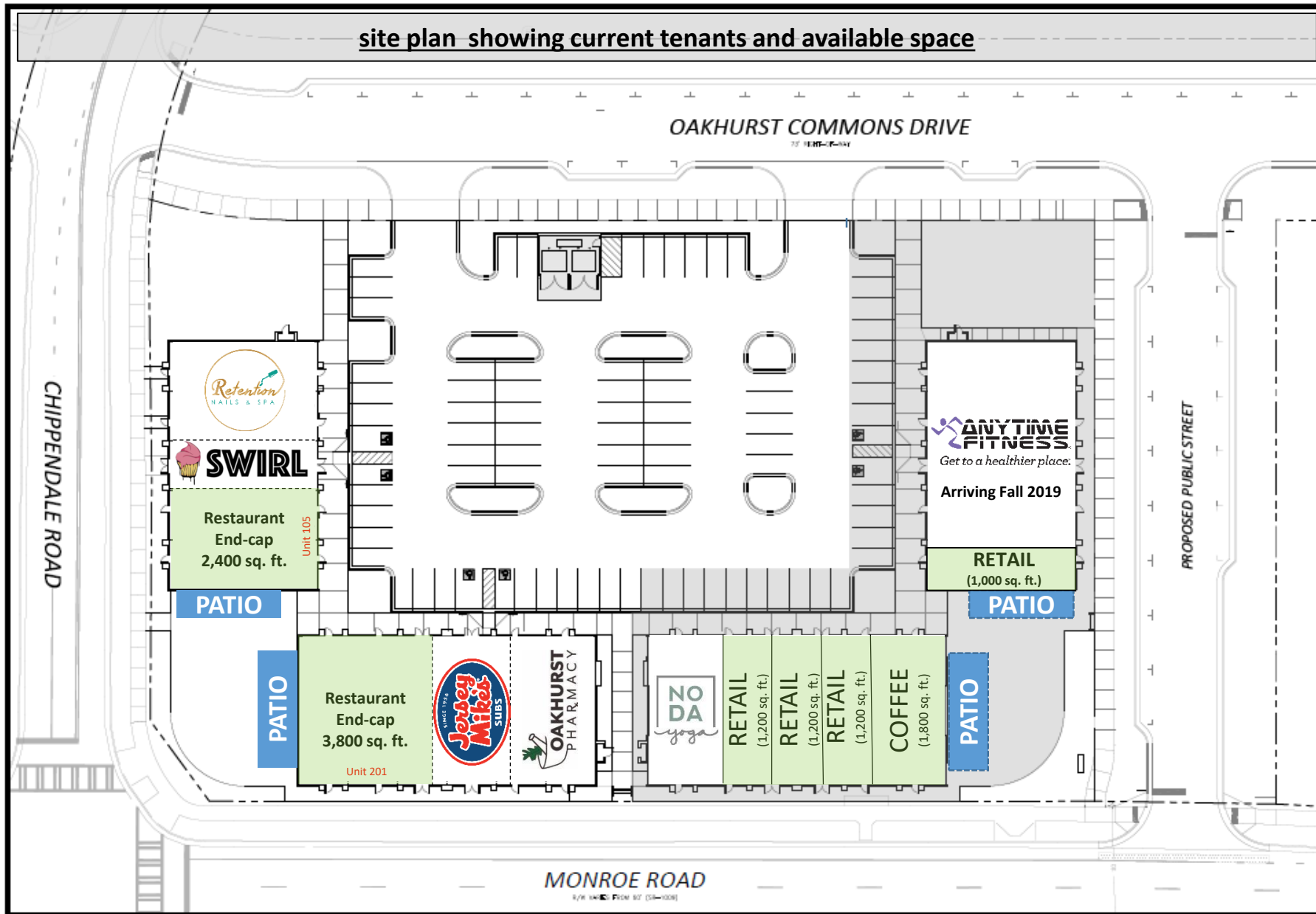
aerial photo showing available endcap units & signalized intersection
(facing northwest along Monroe Rd.)

oakhurst
on
monroe



For Leasing Information Contact: Jonathan Beall - RED Partners - (704)962-0606 - jon@redpart.com

site plan showing current tenants and available space



SITE PLAN - OAKHURST on MONROE PHASE 1

= available space

Phase II
Delivering fall 2019

Phase I
60 Parking Spaces

Total Parking
84 Parking Spaces



aerial photo showing existing buildings & location of phase II

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PHASE II
DELIVERING FALL 2019

Phase III
(future commercial development)

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aerial photo showing available endcap units, outdoor seating area, phase II, and 120 new townhomes

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120 townhomes by:

**Ryan
Homes**

SECU
State Employees Credit Union

Phase III

2,400 sq. ft.
with dedicated patio

3,800 sq. ft.
with dedicated patio

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aerial photo showing rooftop density and area overview

Uptown Charlotte

Plaza Midwood

Elizabeth

Oakhurst on Monroe

Cotswold

(Harris Teeter & Publix)

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oakhurst on monroe – demographic summary

	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