

# Montana Drive Flex

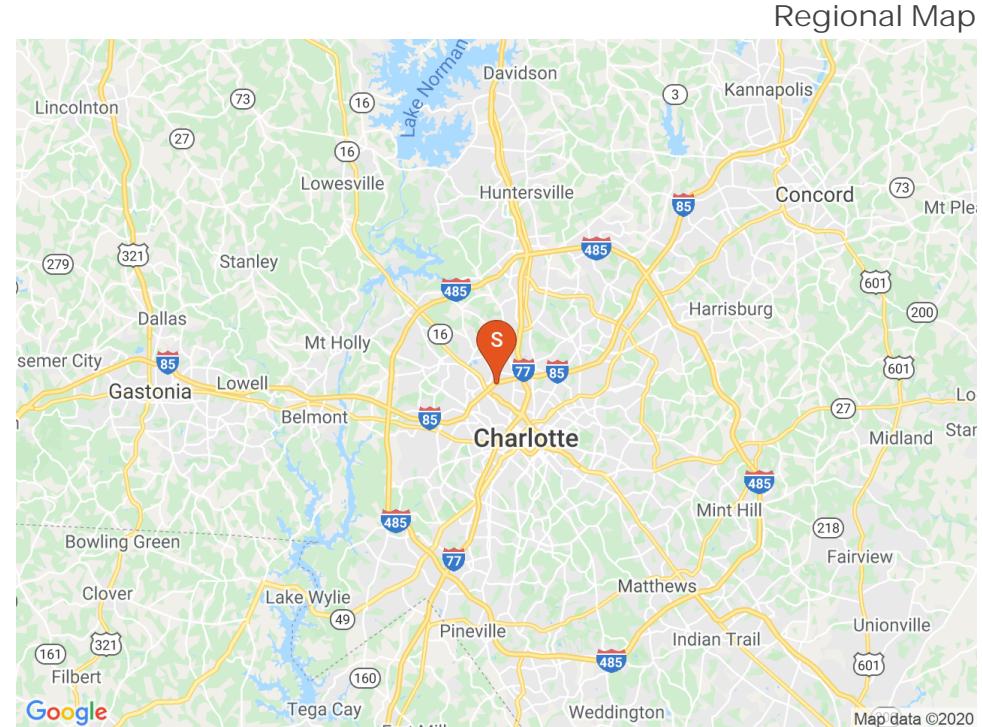
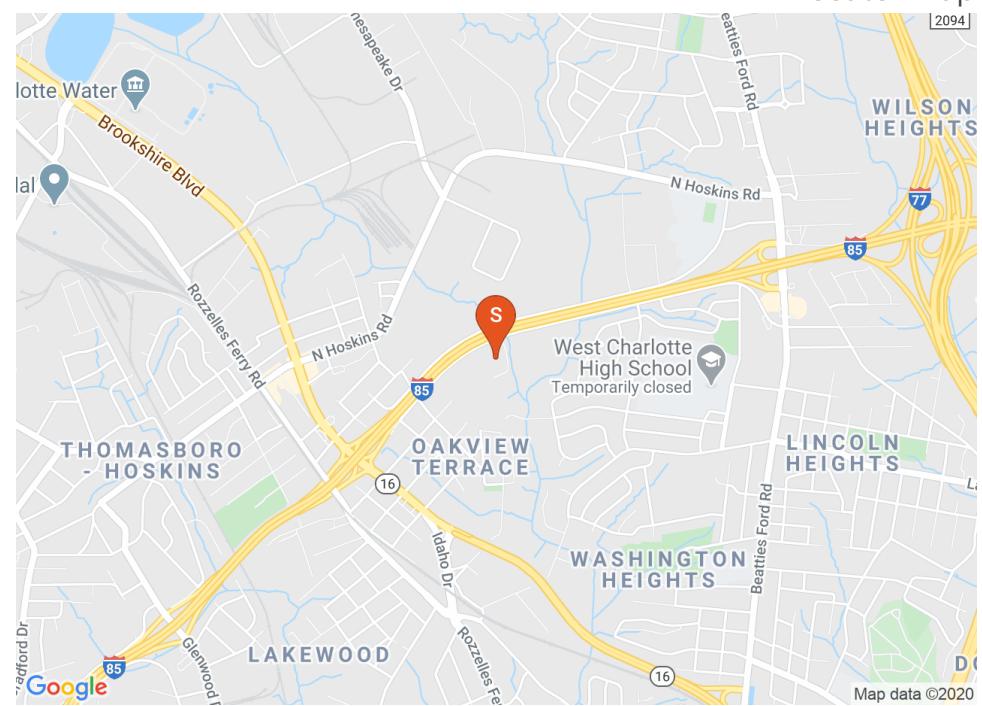
724 Montana Dr Suite A, Charlotte NC 28216

Suite A



# BUILDING HIGHLIGHTS

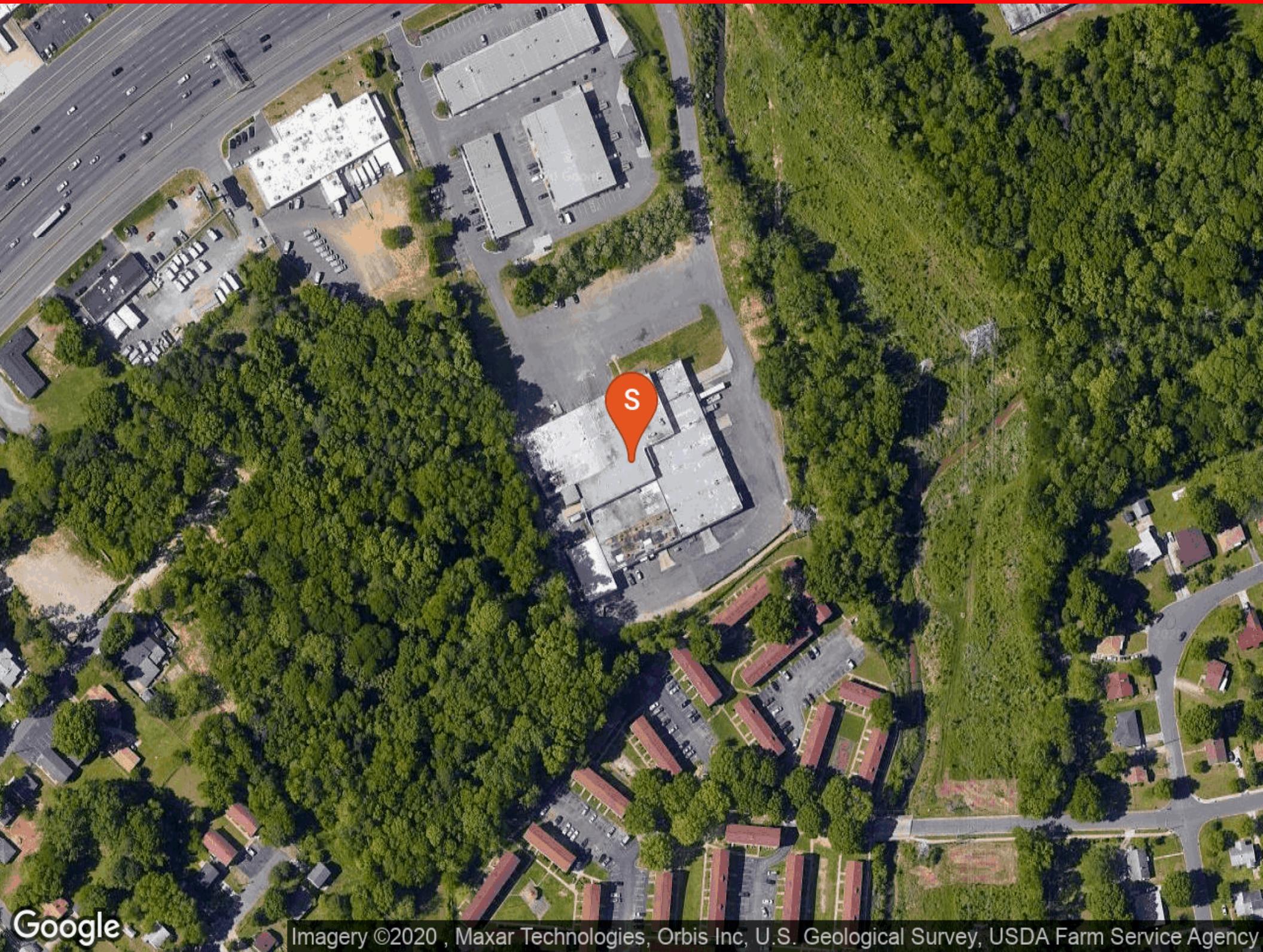
- +/-10,000 SF
- Great Accessibility
- Near I-77/I-85 corridor
- 1 dock-high door and 1 drive-in door with ramp
- Move in ready with built out office



**PROPERTY DESCRIPTION**

NUMBER OF UNITS	1
YEAR BUILT	1968
ZONING TYPE	I-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,348	53,988	137,458
2010 Population	6,395	61,892	163,933
2019 Population	6,660	74,545	207,067
2024 Population	6,823	81,666	233,907
2019 African American	5,611	51,875	121,171
2019 American Indian	31	388	977
2019 Asian	314	3,230	9,146
2019 Hispanic	335	6,170	19,652
2019 Other Race	186	3,193	10,250
2019 White	382	13,753	59,940
2019 Multiracial	130	2,062	5,446
2019-2024: Population: Growth Rate	2.40 %	9.20 %	12.35 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	639	4,617	11,467
\$15,000-\$24,999	446	3,831	8,822
\$25,000-\$34,999	348	3,571	8,800
\$35,000-\$49,999	393	4,596	12,013
\$50,000-\$74,999	474	5,025	15,315
\$75,000-\$99,999	118	2,423	8,631
\$100,000-\$149,999	82	2,644	9,875
\$150,000-\$199,999	17	980	3,943
\$200,000 or greater	0	1,223	5,494
Median HH Income	\$29,223	\$41,690	\$51,185
Average HH Income	\$37,622	\$63,978	\$77,482

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,607	22,245	57,970
2010 Total Households	2,428	23,690	64,740
2019 Total Households	2,517	28,911	84,360
2024 Total Households	2,573	31,823	97,122
2019 Average Household Size	2.62	2.45	2.37
2000 Owner Occupied Housing	1,217	9,836	27,546
2000 Renter Occupied Housing	1,238	10,580	25,865
2019 Owner Occupied Housing	915	12,169	36,319
2019 Renter Occupied Housing	1,602	16,742	48,040
2019 Vacant Housing	250	3,690	11,174
2019 Total Housing	2,767	32,601	95,534
2024 Owner Occupied Housing	956	13,303	39,897
2024 Renter Occupied Housing	1,617	18,521	57,225
2024 Vacant Housing	252	3,914	11,760
2024 Total Housing	2,825	35,737	108,882
2019-2024: Households: Growth Rate	2.20 %	9.70 %	14.30 %



2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	391	5,469	17,813
2019 Population Age 35-39	378	4,911	15,850
2019 Population Age 40-44	376	4,512	13,587
2019 Population Age 45-49	407	4,549	13,111
2019 Population Age 50-54	416	4,387	12,005
2019 Population Age 55-59	441	4,484	12,063
2019 Population Age 60-64	378	3,713	10,273
2019 Population Age 65-69	333	3,165	8,435
2019 Population Age 70-74	308	2,343	6,214
2019 Population Age 75-79	243	1,531	3,964
2019 Population Age 80-84	133	922	2,430
2019 Population Age 85+	134	914	2,396
2019 Population Age 18+	4,961	57,396	161,011
2019 Median Age	38	33	34

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$37,179	\$55,542	\$60,341
Average Household Income 25-34	\$42,977	\$79,473	\$84,263
Median Household Income 35-44	\$36,176	\$51,569	\$63,063
Average Household Income 35-44	\$42,824	\$77,068	\$94,614
Median Household Income 45-54	\$37,102	\$46,594	\$56,325
Average Household Income 45-54	\$43,644	\$66,735	\$87,545
Median Household Income 55-64	\$27,967	\$38,719	\$47,066
Average Household Income 55-64	\$35,891	\$56,591	\$72,952
Median Household Income 65-74	\$29,848	\$32,354	\$37,874
Average Household Income 65-74	\$36,176	\$46,806	\$59,091
Average Household Income 75+	\$25,458	\$31,428	\$38,240

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	419	6,731	21,493
2024 Population Age 35-39	385	5,469	17,740
2024 Population Age 40-44	394	4,974	15,854
2024 Population Age 45-49	403	4,657	13,793
2024 Population Age 50-54	411	4,615	13,225
2024 Population Age 55-59	422	4,455	12,112
2024 Population Age 60-64	411	4,230	11,778
2024 Population Age 65-69	354	3,574	9,979
2024 Population Age 70-74	329	2,865	7,813
2024 Population Age 75-79	313	2,076	5,498
2024 Population Age 80-84	164	1,195	3,170
2024 Population Age 85+	139	997	2,713
2024 Population Age 18+	5,130	62,940	182,494
2024 Median Age	39	34	34

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,437	\$63,335	\$69,912
Average Household Income 25-34	\$50,396	\$91,760	\$97,618
Median Household Income 35-44	\$43,195	\$60,272	\$76,036
Average Household Income 35-44	\$50,424	\$90,084	\$109,677
Median Household Income 45-54	\$43,688	\$54,897	\$67,773
Average Household Income 45-54	\$51,423	\$79,877	\$103,612
Median Household Income 55-64	\$34,865	\$45,880	\$55,269
Average Household Income 55-64	\$42,367	\$67,939	\$86,772
Median Household Income 65-74	\$35,183	\$36,979	\$43,132
Average Household Income 65-74	\$42,560	\$56,192	\$70,777
Average Household Income 75+	\$30,087	\$38,751	\$47,379

# Montana Drive Flex



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