

# Monroe Hwy 74 Bypass Land

Monroe, NC 28110

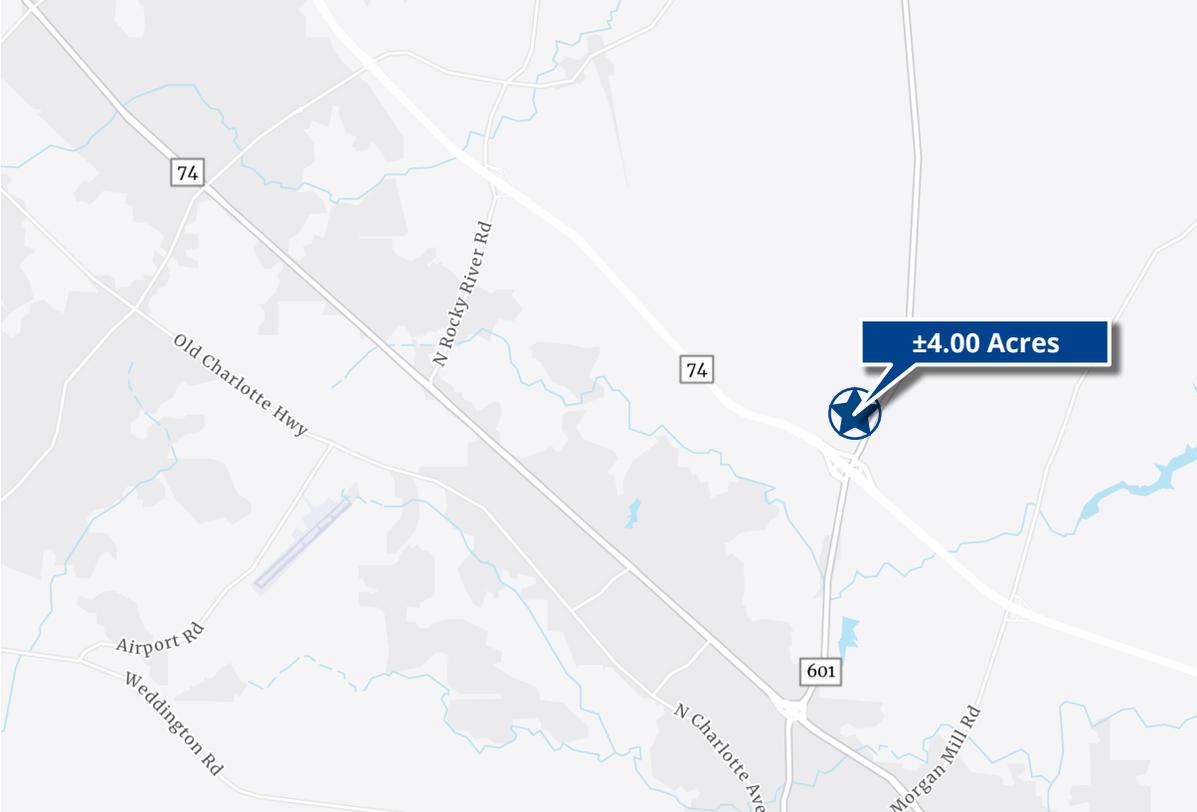
±4.00 Acres Available  
For Sale or Lease  
Future Development

Future C-Store



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## Property features

- (2) parcels available totaling 4.00 Acres
- Parcel 1: 2.00 Acres | RA-40 (Union County)
- Parcel 2: 2.00 Acres | B-2 Zoning (Union County)
- Proposed 3.2-acre convenience store site fronting Concord Hwy
- Corner location at Concord Hwy and Ridge Rd with signalized intersection, within the Unionville City limits
- Approximately 2.5 miles away from US Hwy 74 in Monroe, NC
- Adjacent to Elevate Rocky River, a 360-unit multifamily community under construction by Signature Property Group, with future townhomes and proposed retail.

## Demographics

	1 Mile	3 Mile	5 Mile
Population	792	13,971	46,608
Total Households	282	5,268	16,796
Average Household Income	\$102,356	\$98,508	\$89,051
Daytime Population	397	17,972	54,761
Total Businesses	6	938	2,199
Total Employees	56	9,408	25,723

## Available Areas (APPROX)

Parcel 1	206 Ridge Road	2 Acres
Parcel 2	2907 Concord	2 Acres
<b>Total</b>		<b>4 Acres</b>

## Sales Price

Parcel 1	206 Ridge Road	2 Acres	\$1.15 Million
Parcel 2	2907 Concord	2 Acres	\$1.15 Million
<b>Total</b>			<b>\$2.30 Million</b>



# Proposed Future Development



2-STORY APARTMENTS



DRIVE-THRU RESTAURANT



3-STORY APARTMENTS



GAS & C-STORE



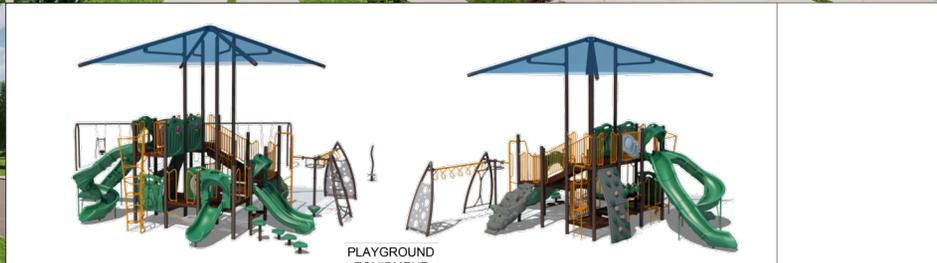
RETAIL & GROCERY



TOWNHOMES



HOTEL



PLAYGROUND EQUIPMENT

# Location





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