

Monroe Hwy 74 Bypass Land

Monroe, NC 28110

±4.00 Acres Available
For Sale or Lease
Future Development

Future C-Store

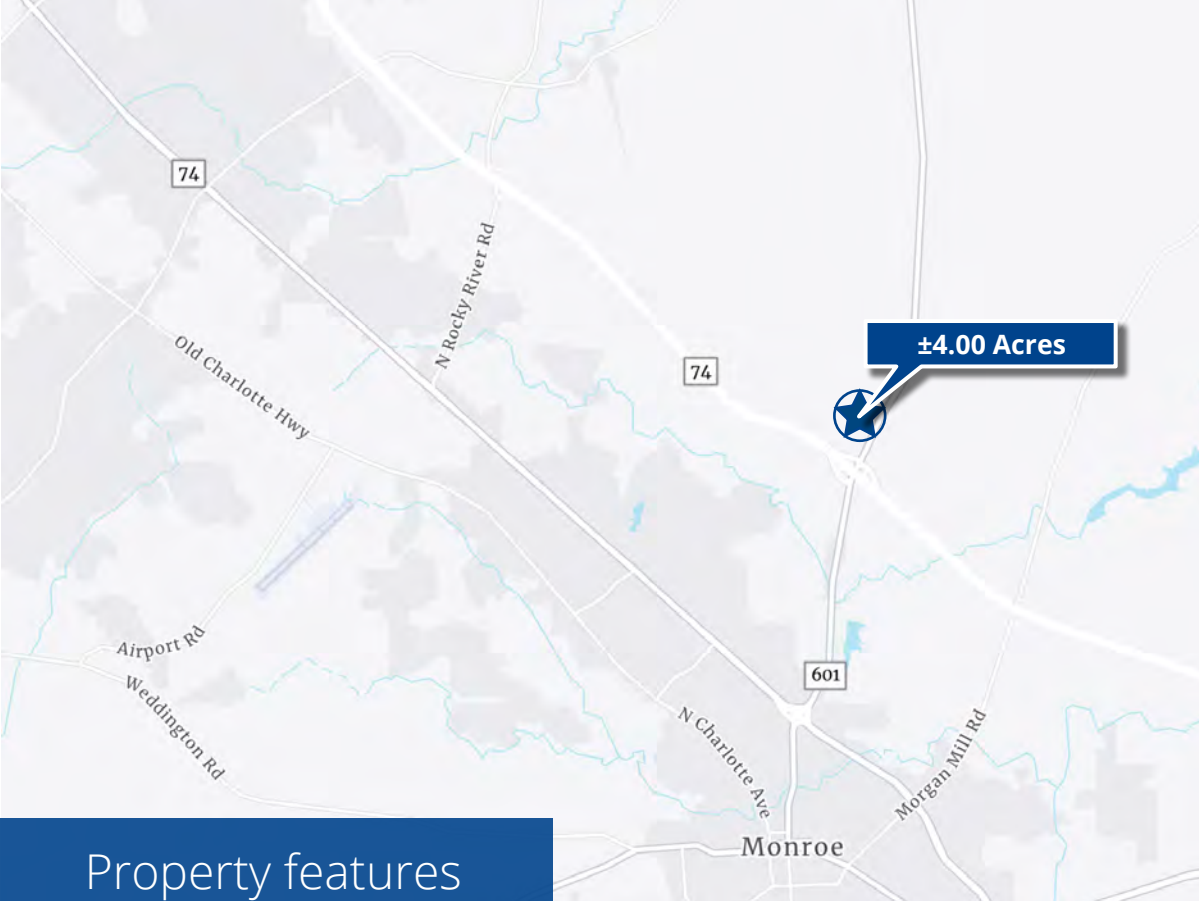
Ridge Road

Concord Highway

13,558 VPD



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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

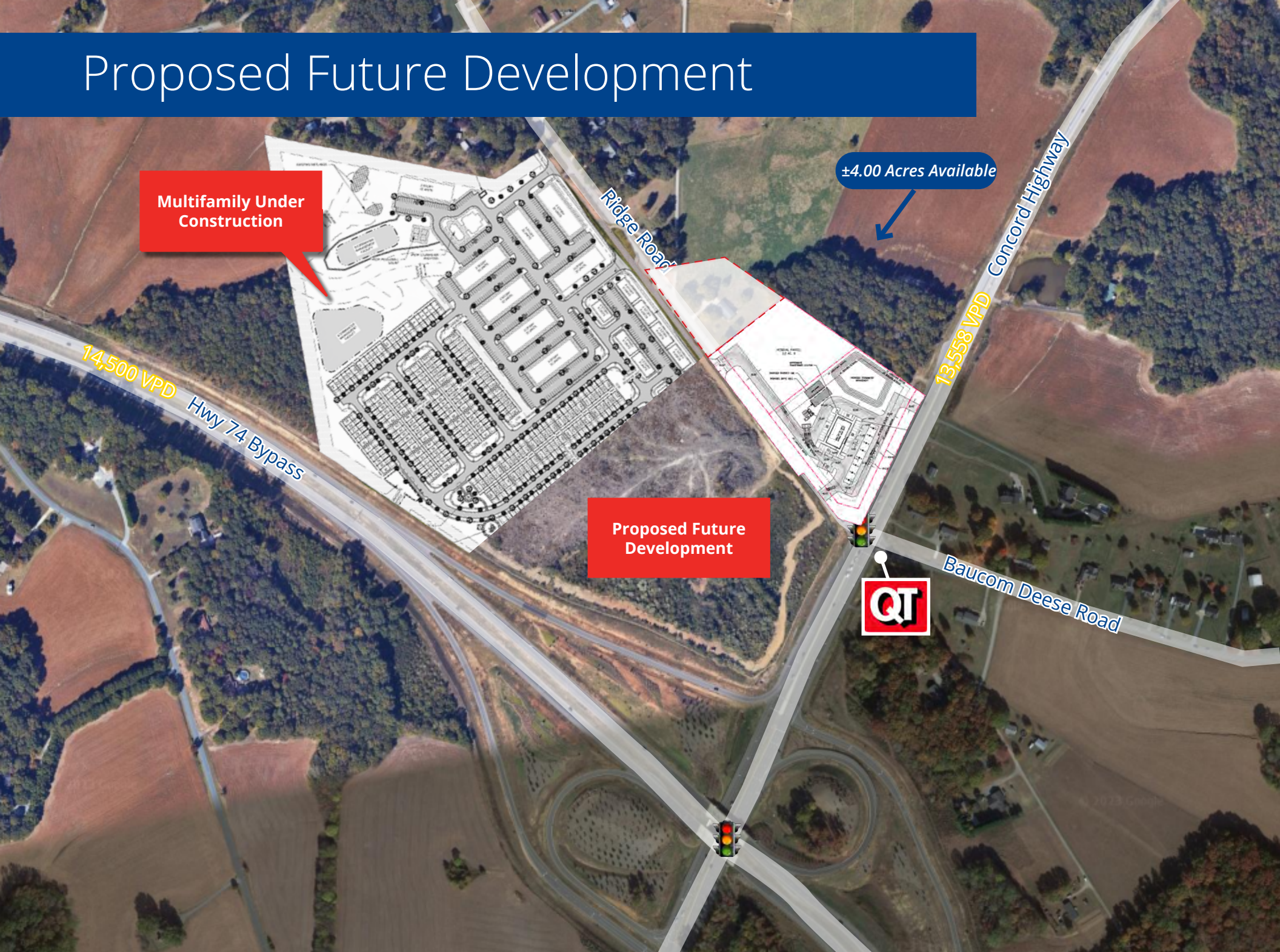
Available Areas (APPROX)

Parcel 1	206 Ridge Road	2 Acres
Parcel 2	2907 Concord	2 Acres
Total		4 Acres

Sales Price

Parcel 1	206 Ridge Road	2 Acres	\$1.15 Million
Parcel 2	2907 Concord	2 Acres	\$1.15 Million
Total			\$2.30 Million

Proposed Future Development



Multifamily Under Construction

±4.00 Acres Available

Proposed Future Development



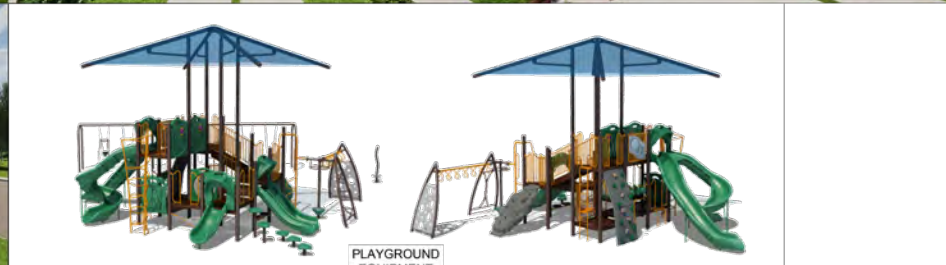
14,500 VPD
Hwy 74 Bypass

13,558 VPD
Concord Highway

Baucom Deese Road

Ridge Road

Proposed Future Development



Location





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