



MONTANA FLEX PARK

714-726, 730 MONTANA DR, CHARLOTTE NC 28216

BUILDING HIGHLIGHTS

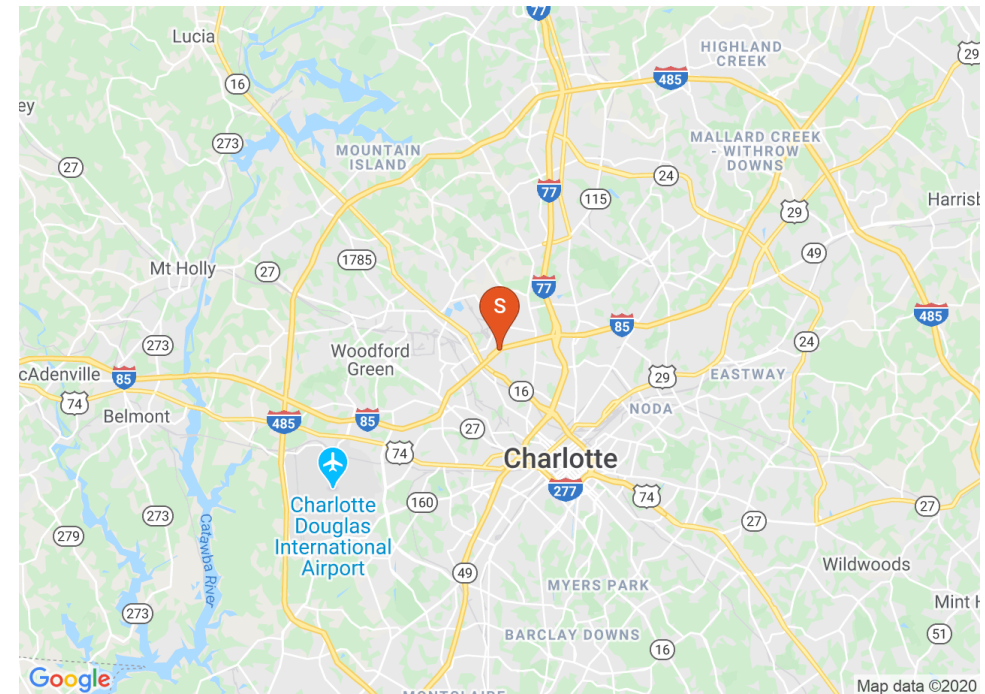
- Lease Rate: \$9-\$12/SF NNN
- Near I-77/I-85 corridor
- Visibility from I-85 from 714 Montana Dr. (front building)
- Small-bay flex
- Units available with drive-in doors and dock-high doors
- Wide array of functional floor-plans available
- Great Accessibility
- Zoning: I-1



Locator Map



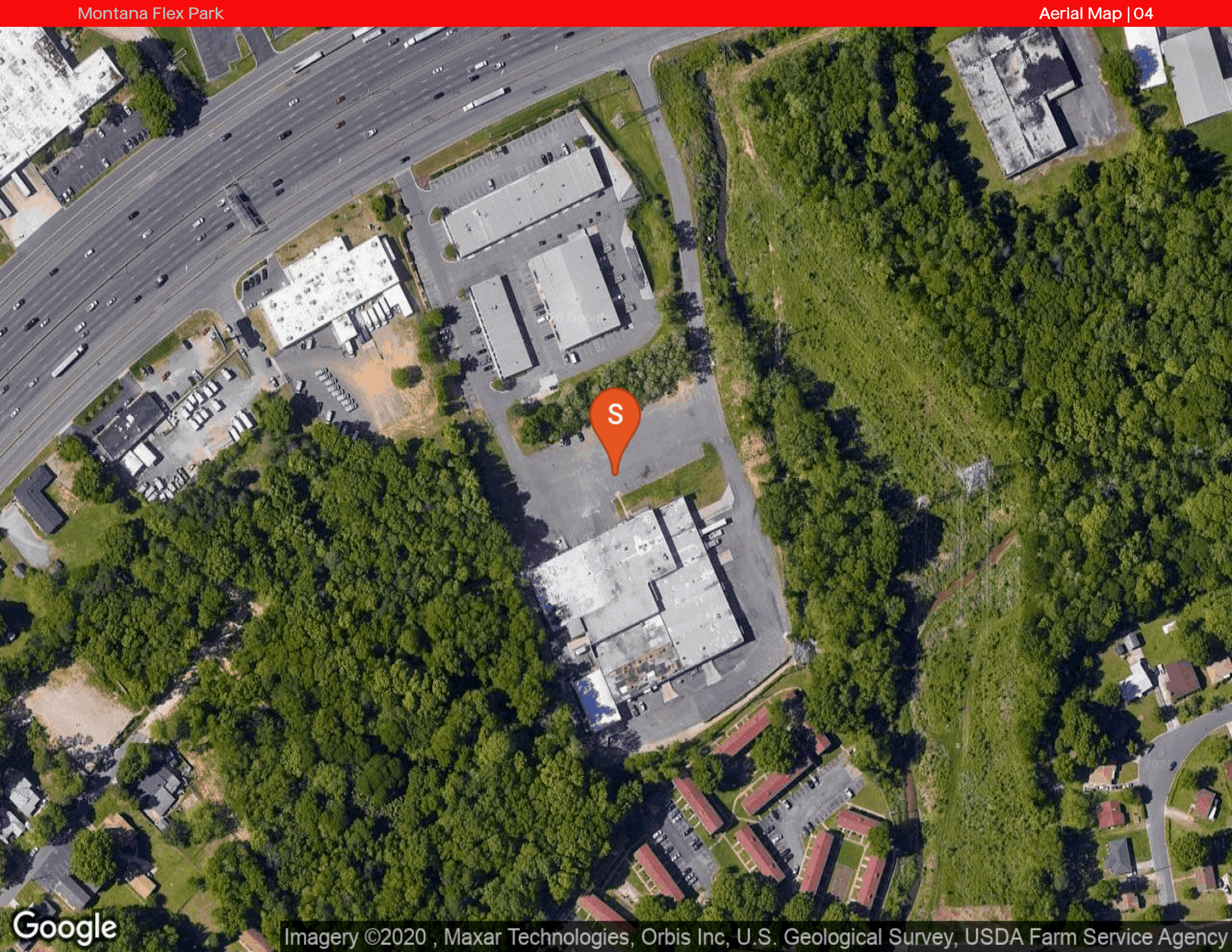
Regional Map



PROPERTY DESCRIPTION

BUILDING SF	99,600
NET RENTABLE AREA (SF)	99,600
LAND ACRES	10.9
YEAR BUILT	2000/1957
YEAR RENOVATED	2000
ZONING TYPE	I-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
FENCED YARD	724 Montana Dr





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,492	54,170	136,840
2010 Population	6,503	61,877	162,596
2019 Population	6,772	74,513	205,498
2024 Population	6,937	81,637	232,222
2019 African American	5,704	51,897	120,040
2019 American Indian	31	387	969
2019 Asian	325	3,227	9,004
2019 Hispanic	337	6,141	19,455
2019 Other Race	187	3,178	10,144
2019 White	387	13,723	59,805
2019 Multiracial	132	2,057	5,402
2019-2024: Population: Growth Rate	2.40 %	9.20 %	12.40 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	646	4,635	11,434
\$15,000-\$24,999	450	3,849	8,780
\$25,000-\$34,999	353	3,570	8,745
\$35,000-\$49,999	401	4,591	11,874
\$50,000-\$74,999	481	5,010	15,163
\$75,000-\$99,999	118	2,412	8,476
\$100,000-\$149,999	84	2,634	9,835
\$150,000-\$199,999	18	980	3,946
\$200,000 or greater	0	1,221	5,534
Median HH Income	\$29,321	\$41,571	\$51,178
Average HH Income	\$37,673	\$63,868	\$77,761

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,657	22,312	57,804
2010 Total Households	2,461	23,682	64,293
2019 Total Households	2,551	28,902	83,787
2024 Total Households	2,608	31,818	96,495
2019 Average Household Size	2.63	2.45	2.36
2000 Owner Occupied Housing	1,236	9,844	27,428
2000 Renter Occupied Housing	1,264	10,642	25,838
2019 Owner Occupied Housing	930	12,116	36,018
2019 Renter Occupied Housing	1,621	16,786	47,769
2019 Vacant Housing	256	3,693	11,130
2019 Total Housing	2,807	32,595	94,917
2024 Owner Occupied Housing	972	13,245	39,595
2024 Renter Occupied Housing	1,636	18,573	56,900
2024 Vacant Housing	258	3,918	11,713
2024 Total Housing	2,866	35,736	108,208
2019-2024: Households: Growth Rate	2.20 %	9.70 %	14.30 %



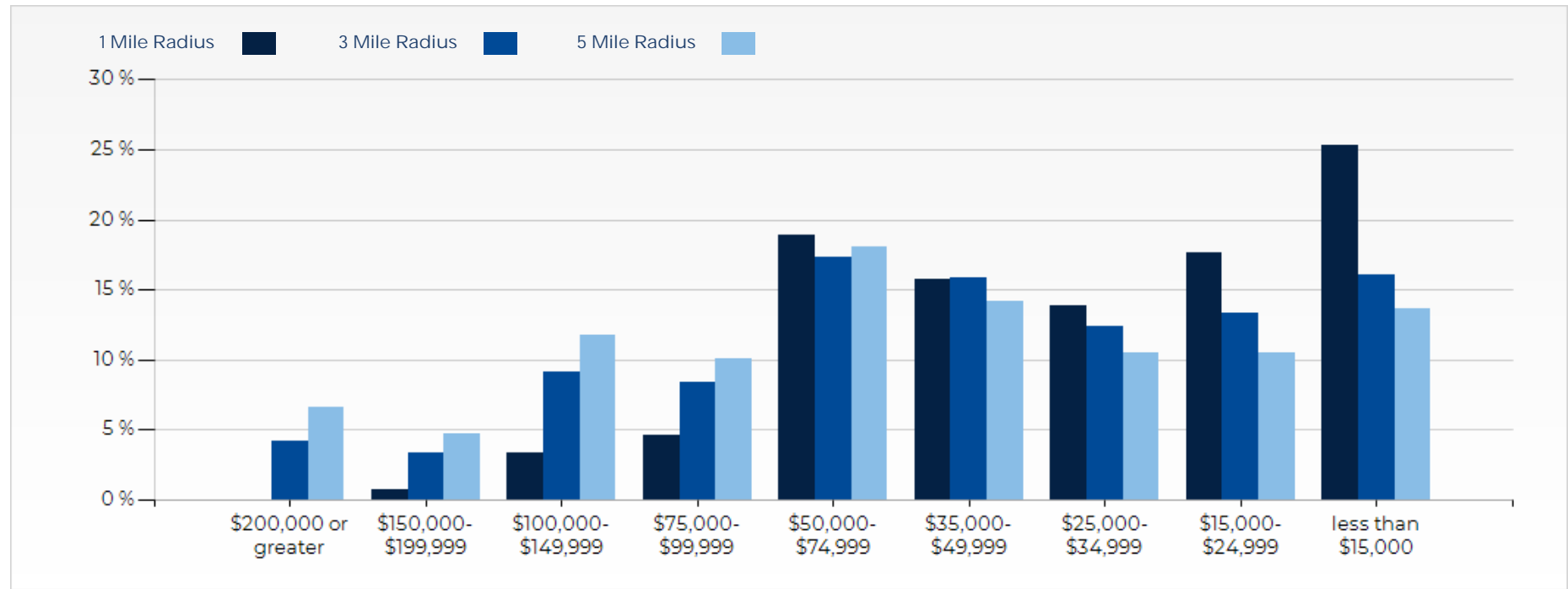
2019 Population by Age	1 Mile	3 Mile	5 Mile
2019 Population Age 30-34	398	5,464	17,660
2019 Population Age 35-39	384	4,907	15,724
2019 Population Age 40-44	382	4,501	13,476
2019 Population Age 45-49	414	4,543	12,988
2019 Population Age 50-54	423	4,387	11,884
2019 Population Age 55-59	449	4,487	11,963
2019 Population Age 60-64	385	3,715	10,203
2019 Population Age 65-69	338	3,167	8,384
2019 Population Age 70-74	313	2,346	6,176
2019 Population Age 75-79	246	1,533	3,942
2019 Population Age 80-84	135	922	2,415
2019 Population Age 85+	136	916	2,384
2019 Population Age 18+	5,042	57,375	159,753
2019 Median Age	38	33	34

2019 Income by Age	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$37,300	\$55,481	\$60,380
Average Household Income 25-34	\$43,080	\$79,418	\$84,446
Median Household Income 35-44	\$36,243	\$51,430	\$63,191
Average Household Income 35-44	\$42,849	\$76,931	\$95,137
Median Household Income 45-54	\$37,196	\$46,460	\$56,355
Average Household Income 45-54	\$43,743	\$66,630	\$88,040
Median Household Income 55-64	\$27,906	\$38,611	\$47,033
Average Household Income 55-64	\$35,919	\$56,486	\$73,272
Median Household Income 65-74	\$29,837	\$32,265	\$37,855
Average Household Income 65-74	\$36,108	\$46,701	\$59,220
Average Household Income 75+	\$25,472	\$31,382	\$38,325

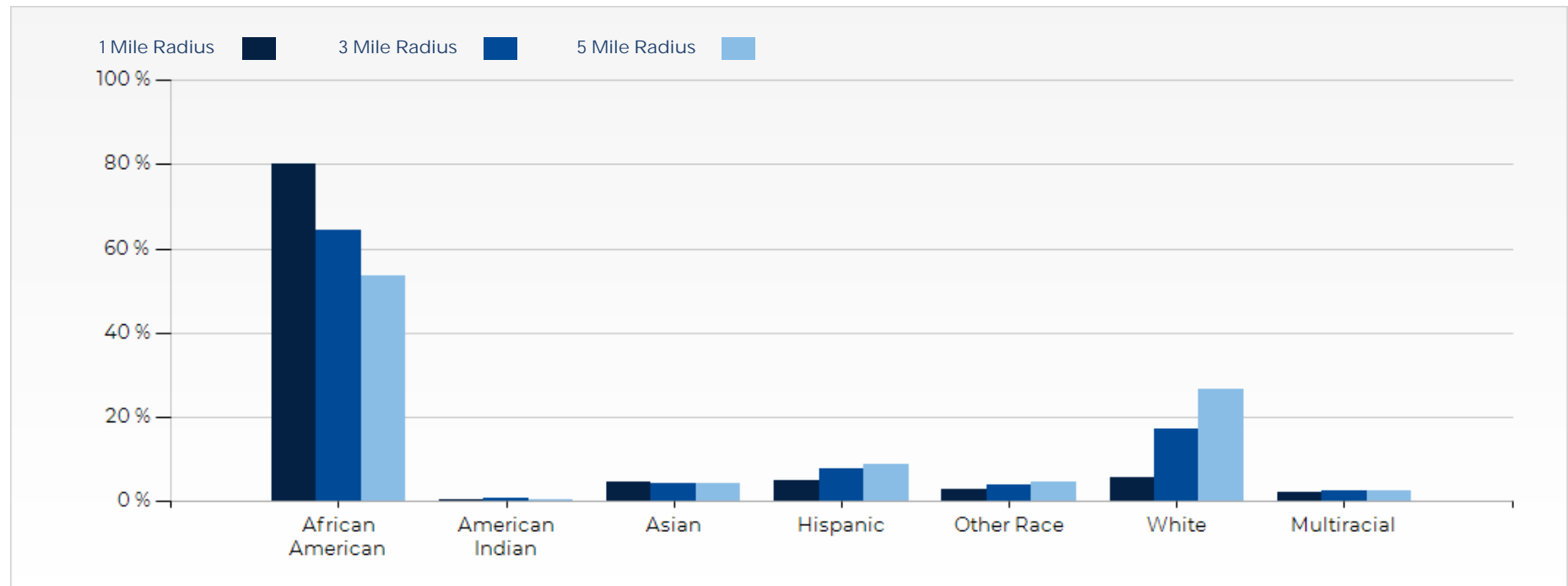
2024 Population by Age	1 Mile	3 Mile	5 Mile
2024 Population Age 30-34	427	6,716	21,311
2024 Population Age 35-39	392	5,461	17,592
2024 Population Age 40-44	401	4,973	15,735
2024 Population Age 45-49	409	4,652	13,687
2024 Population Age 50-54	418	4,614	13,116
2024 Population Age 55-59	429	4,459	12,005
2024 Population Age 60-64	418	4,233	11,689
2024 Population Age 65-69	360	3,577	9,918
2024 Population Age 70-74	334	2,868	7,772
2024 Population Age 75-79	316	2,079	5,469
2024 Population Age 80-84	166	1,196	3,154
2024 Population Age 85+	141	998	2,702
2024 Population Age 18+	5,214	62,922	181,121
2024 Median Age	39	34	34

2024 Income by Age	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$46,327	\$63,277	\$69,963
Average Household Income 25-34	\$50,418	\$91,726	\$97,801
Median Household Income 35-44	\$43,246	\$60,087	\$76,180
Average Household Income 35-44	\$50,538	\$89,933	\$110,171
Median Household Income 45-54	\$43,721	\$54,802	\$67,851
Average Household Income 45-54	\$51,626	\$79,751	\$104,115
Median Household Income 55-64	\$34,868	\$45,785	\$55,248
Average Household Income 55-64	\$42,499	\$67,821	\$87,098
Median Household Income 65-74	\$35,268	\$36,909	\$43,121
Average Household Income 65-74	\$42,569	\$56,068	\$70,928
Average Household Income 75+	\$30,111	\$38,699	\$47,513

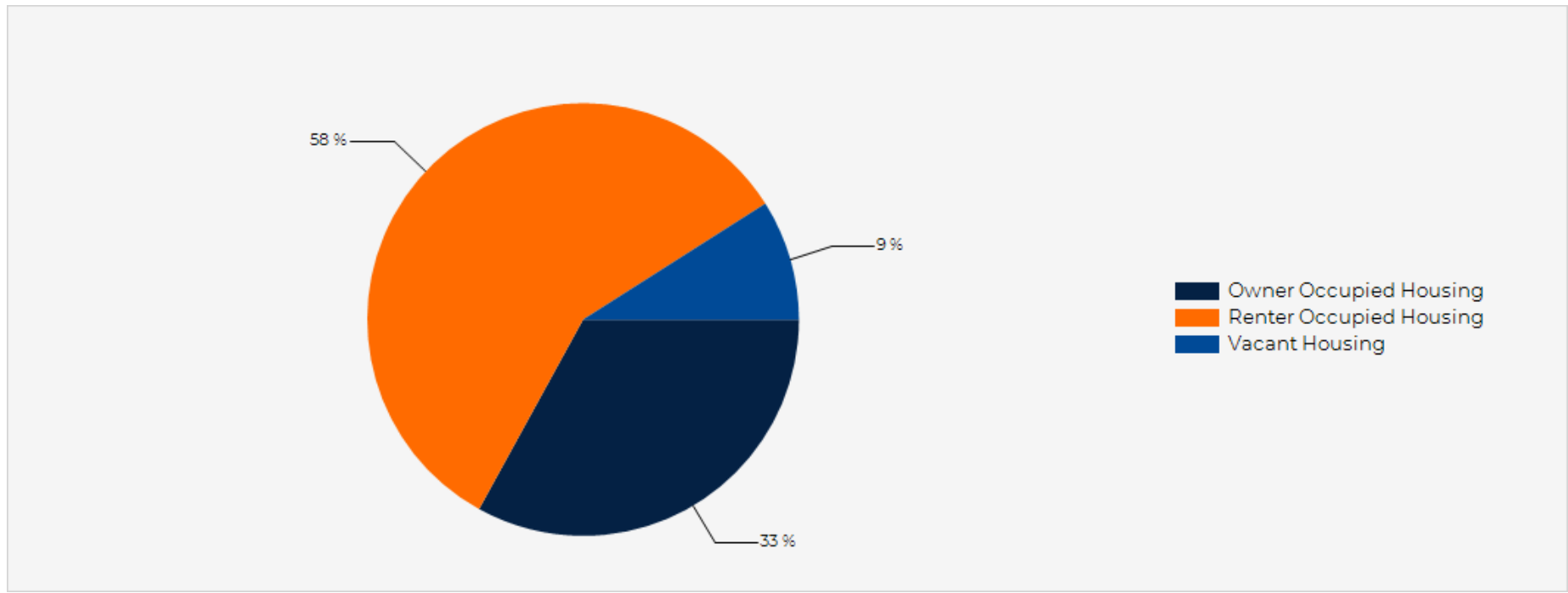
2019 Household Income



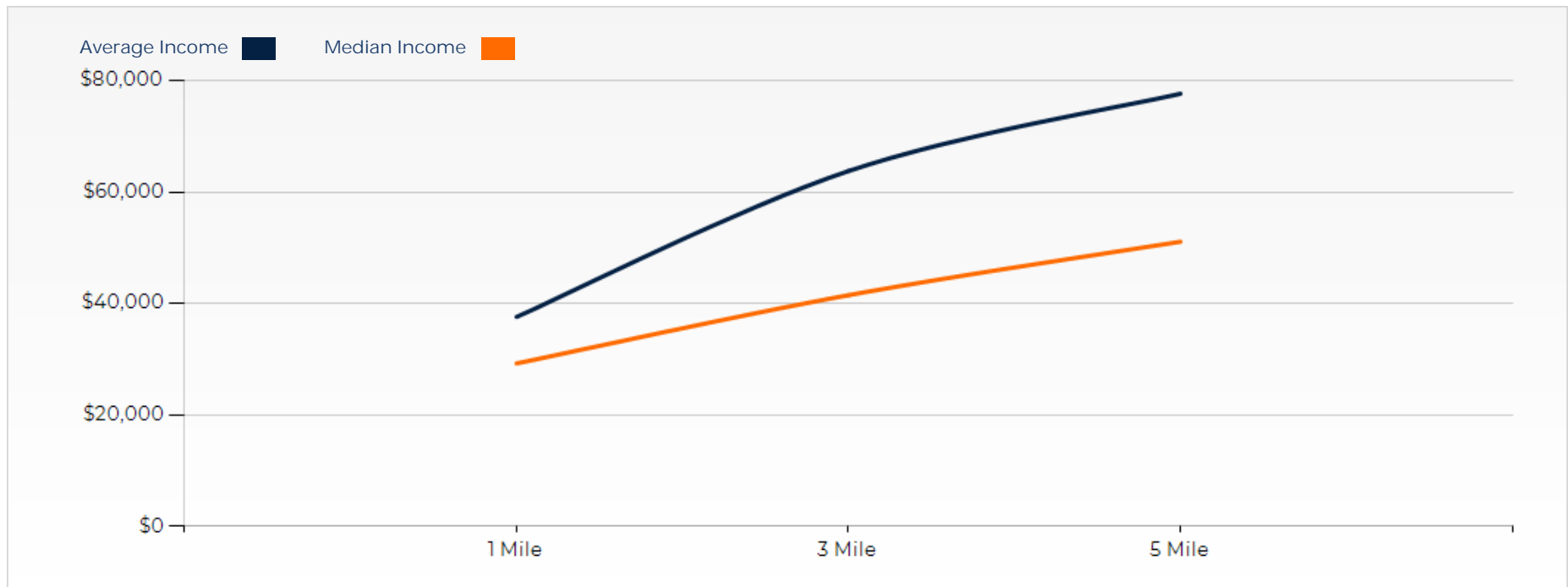
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



Montana Flex Park

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