

Monroe Hwy 74 Bypass Land

Monroe, NC 28110

±7.2 Acres Available
For Sale or Lease
Future Development

±2.0 Acres

±5.2 Acres

Access Points

Ridge Road

Concord Highway

13,558 VPD



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Property features

- (2) parcels available totaling 7.20 Acres
- Parcel 1: 2.00 Acres | RA-40 (Union County)
- Parcel 2: 5.20 Acres | B-2 Zoning (Union County)
- 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

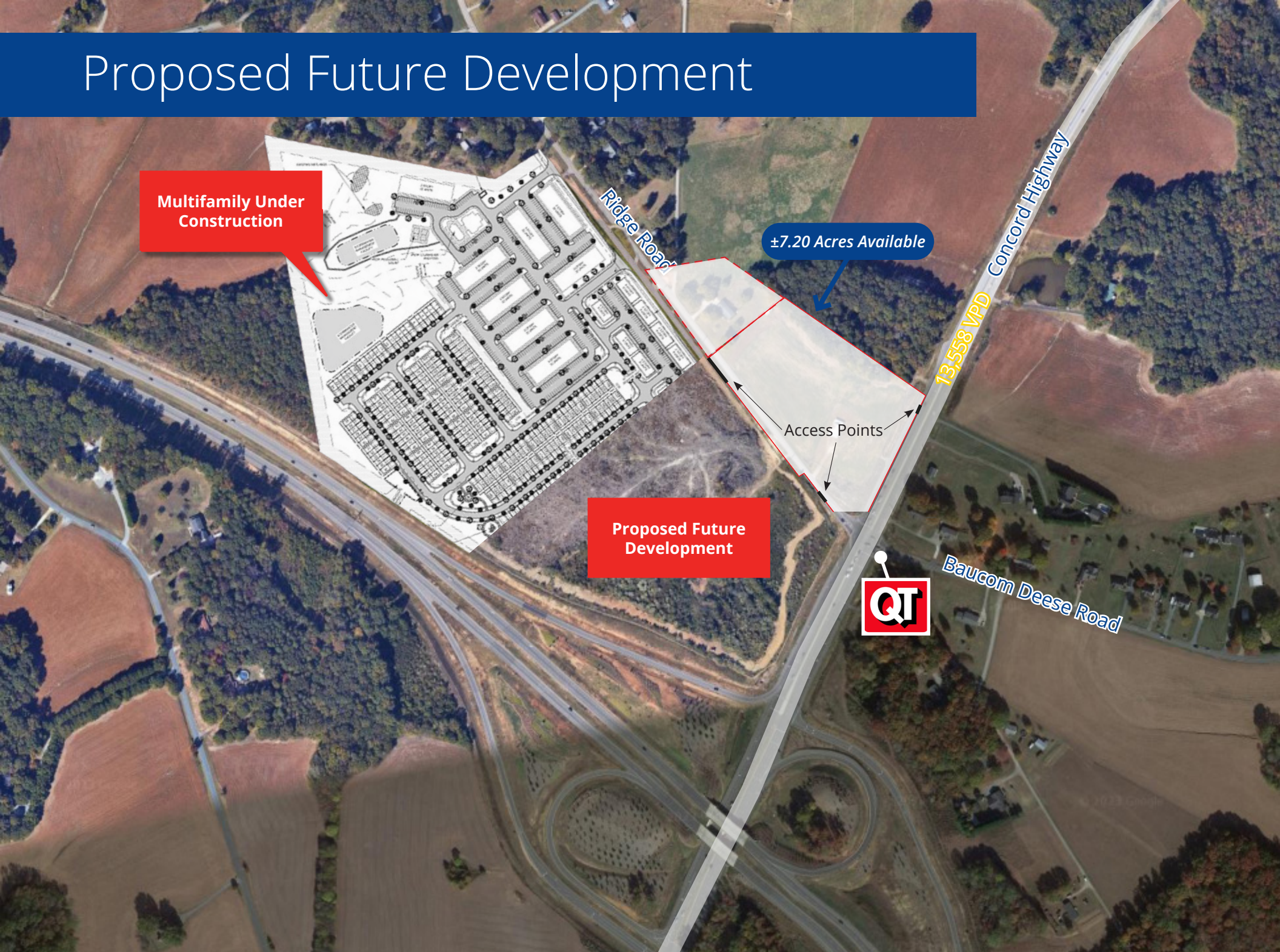
Available Areas (APPROX)

Parcel 1	206 Ridge Road	2 Acres
Parcel 2	2907 Concord Hwy	5.2 Acres
Total		7.2 Acres

Sales Price

Parcel 1	206 Ridge Road	2 Acres	\$1 Million
Parcel 2	2907 Concord Hwy	5.2 Acres	\$3.12 Million
Total			\$4.12 Million

Proposed Future Development



Multifamily Under Construction

±7.20 Acres Available

Access Points

Proposed Future Development



Baucom Deese Road

Concord Highway
13,558 VPD

Ridge Road

Proposed Future Development



2-STORY APARTMENTS



DRIVE-THRU RESTAURANT



GAS & C-STORE



TOWNHOMES



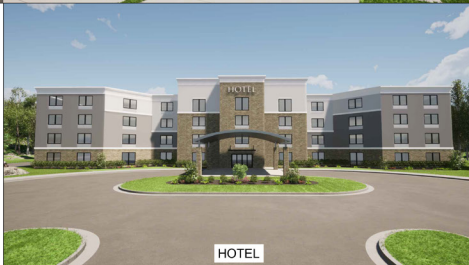
3-STORY APARTMENTS



RETAIL & GROCERY



HOTEL



PLAYGROUND
EQUIPMENT

Location



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