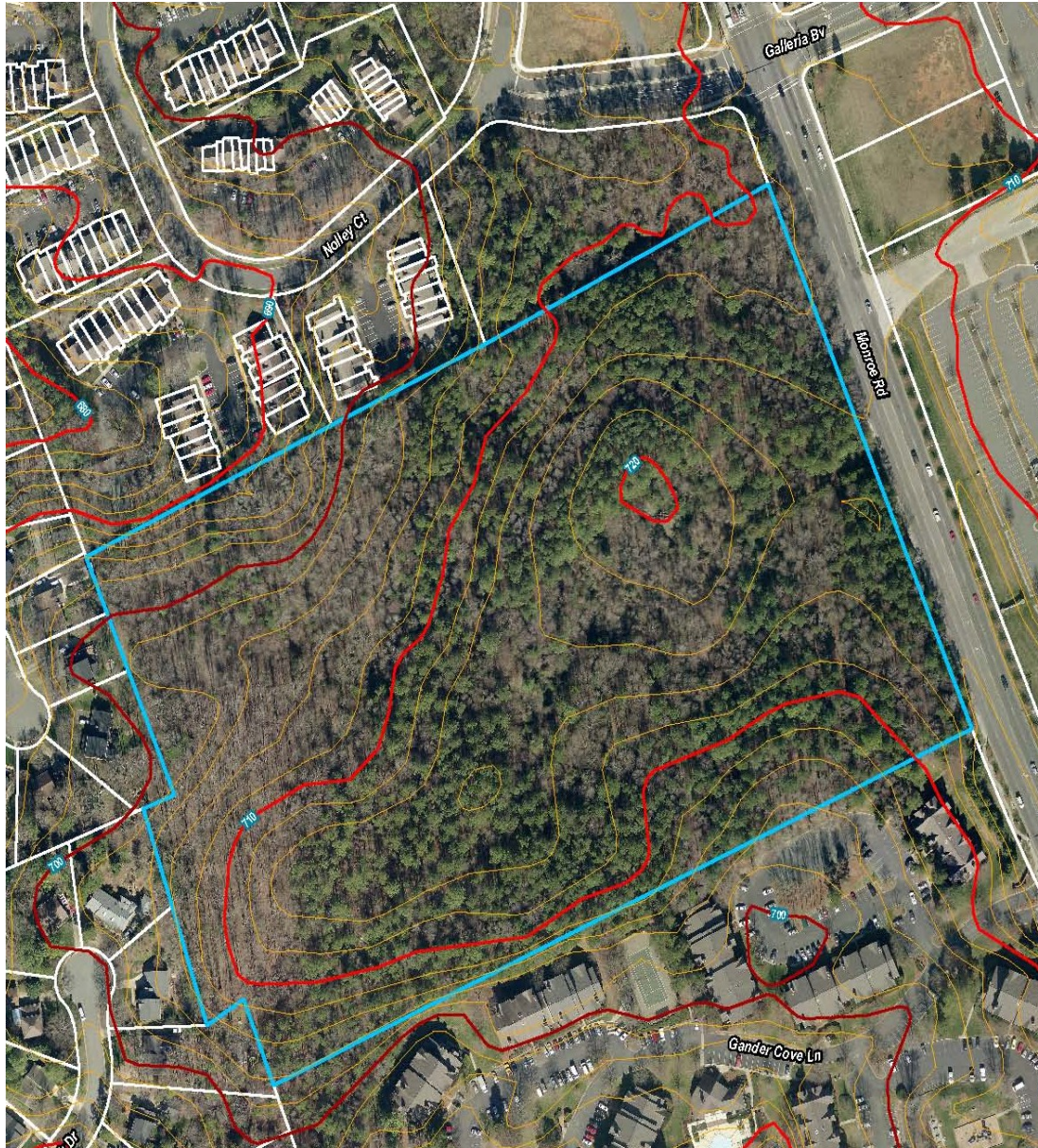


For Sale
+/- 21.45 Acres
Monroe Road Matthews, NC

Latitude: 35.13309
Longitude: -80.73635



Town of Matthews Zoning
Residential Varied
Style District (R-VS)
#2008-531

Approved for
96 Attached Units

800 +/- feet of road frontage
along Monroe Road

35 feet permanent access
easement to Nolley Court and
signalized intersection located at
Galleria Boulevard

Mecklenburg County
PID# 213-231-01
21.45+/- Acres

Asking Price
\$2,150,000

Every effort has been made to provide
accurate information but no liability is
assumed for errors and omissions. Offering is
subject to prior sale, change, or withdrawal
without notice and approval by owner.

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704-525-8000



6000 FAIRVIEW ROAD
SUITE 1200
CHARLOTTE, NC 28210

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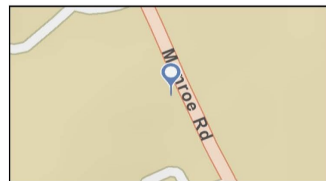
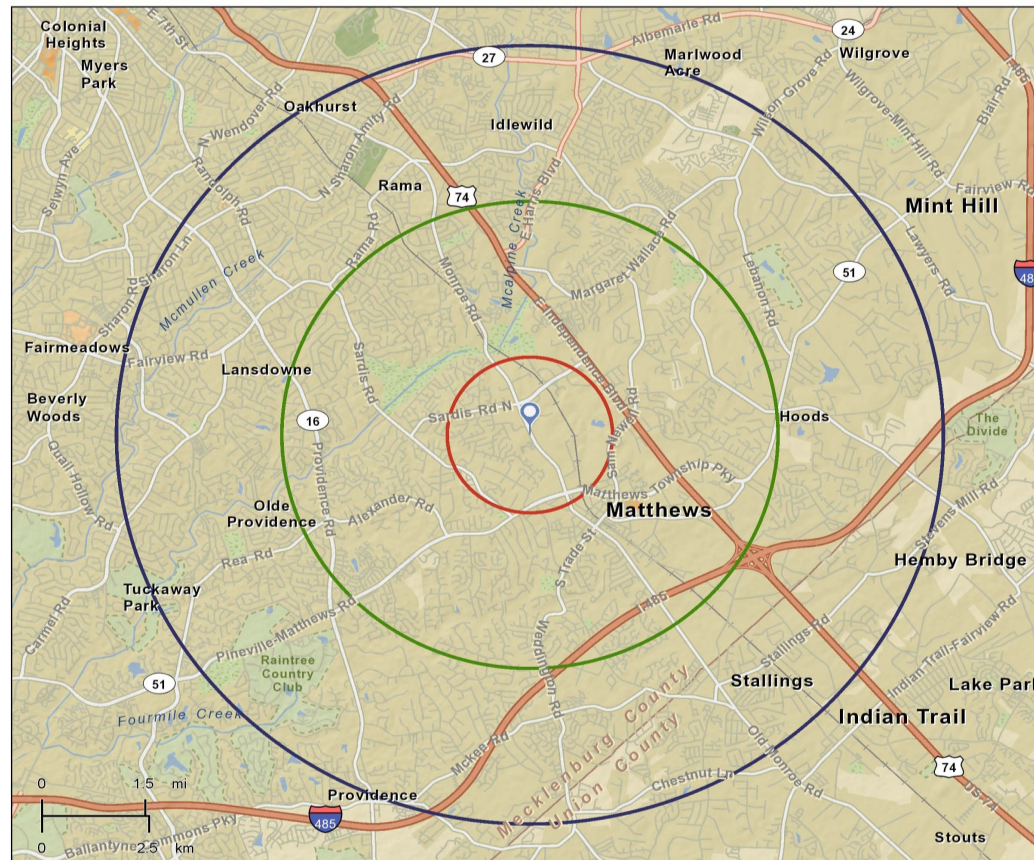
Site Map



Site Map

Ring: 1, 3, 5 Miles

Latitude: 35.13309
Longitude: -80.73635



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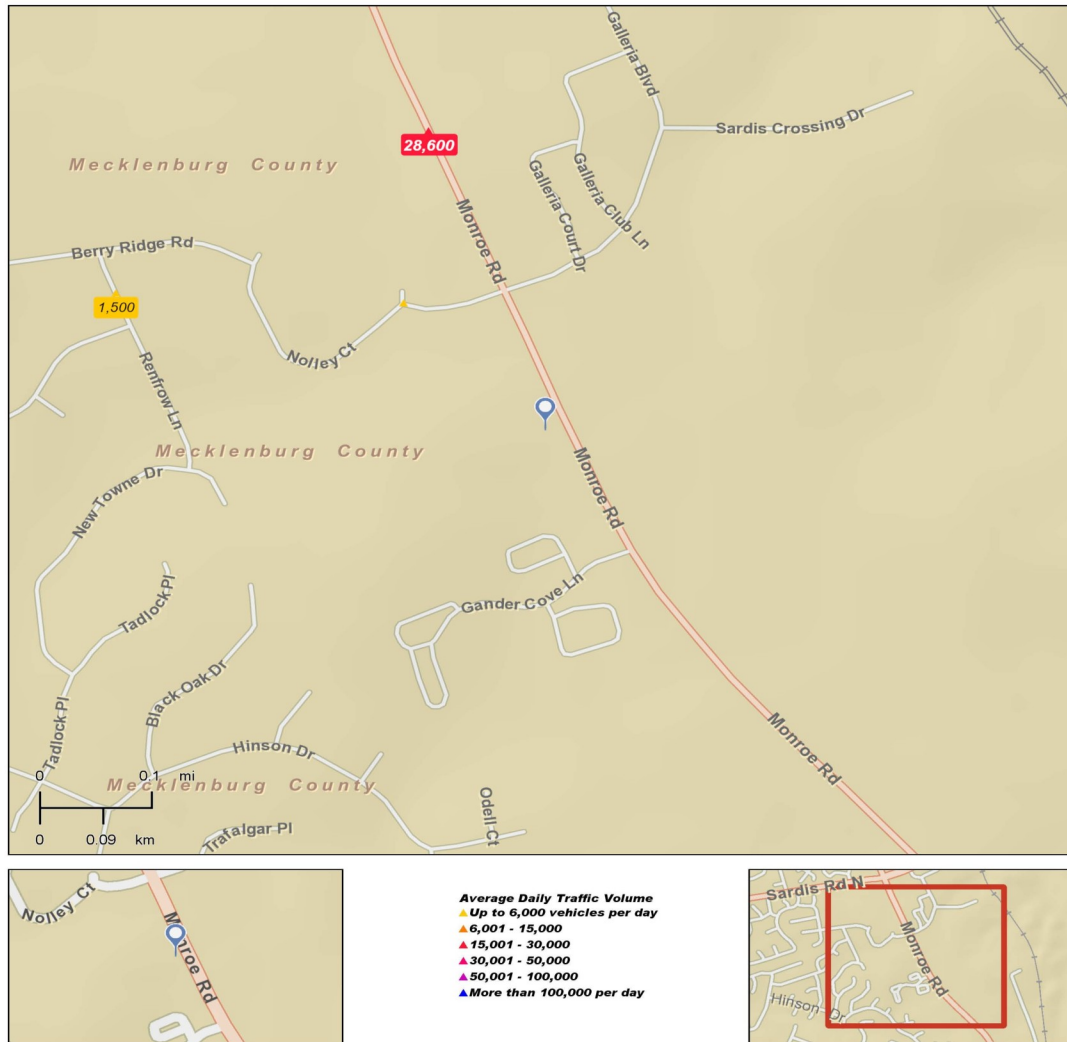
Traffic Count



Traffic Count Map - Close Up

Lat.: 35.13309 Long.: -80.73635
Ring: 1, 3, 5 Miles

Latitude: 35.13309
Longitude: -80.73635



Source: ©2012 Market Planning Solutions, Inc.

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Household Income Profile



Household Income Profile

Ring: 5 mile radius

Latitude: 35.13309
Longitude: -80.73635

Summary	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Population	180,953	196,179	15,226	1.63%
Households	71,695	77,532	5,837	1.58%
Median Age	37.4	37.9	0.5	0.27%
Average Household Size	2.51	2.52	0.01	0.08%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
Household	71,695	100%	77,532	100%
<\$15,000	5,050	7.0%	5,031	6.5%
\$15,000-\$24,999	5,809	8.1%	4,659	6.0%
\$25,000-\$34,999	6,929	9.7%	5,409	7.0%
\$35,000-\$49,999	10,534	14.7%	10,129	13.1%
\$50,000-\$74,999	13,930	19.4%	17,715	22.8%
\$75,000-\$99,999	8,806	12.3%	11,015	14.2%
\$100,000-\$149,999	11,804	16.5%	13,033	16.8%
\$150,000-\$199,999	4,251	5.9%	5,416	7.0%
\$200,000+	4,581	6.4%	5,125	6.6%
Median Household Income	\$61,036		\$67,068	
Average Household Income	\$82,704		\$91,833	
Per Capita Income	\$32,977		\$36,506	

Data Note: Income reported for July 1, 2017 represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2012 and 2017.

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Retail Marketplace Profile



Retail MarketPlace Profile

Ring: 5 mile radius

Latitude: 35.13309

Longitude: -80.73635

Summary Demographics						
2010 Population						178,524
2010 Households						72,208
2010 Median Disposable Income						\$56,282
2010 Per Capita Income						\$39,272
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$2,550,845,638	\$2,578,881,661	-\$28,036,023	-0.5	1,381
Total Retail Trade	44-45	\$2,160,704,233	\$2,272,845,090	-\$112,140,857	-2.5	1,013
Total Food & Drink	722	\$390,141,406	\$306,036,572	\$84,104,834	12.1	368
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$521,741,946	\$1,032,609,245	-\$510,867,299	-32.9	122
Automobile Dealers	4411	\$441,691,254	\$998,826,641	-\$557,135,387	-38.7	74
Other Motor Vehicle Dealers	4412	\$40,132,603	\$14,744,344	\$25,388,259	46.3	13
Auto Parts, Accessories & Tire Stores	4413	\$39,918,089	\$19,038,260	\$20,879,829	35.4	35
Furniture & Home Furnishings Stores	442	\$80,793,578	\$56,634,572	\$24,159,006	17.6	83
Furniture Stores	4421	\$52,848,239	\$25,470,808	\$27,377,431	35.0	27
Home Furnishings Stores	4422	\$27,945,338	\$31,163,764	-\$3,218,425	-5.4	57
Electronics & Appliance Stores	4431	\$86,457,462	\$62,952,831	\$23,504,631	15.7	87
Bldg Materials, Garden Equip. & Supply Stores	444	\$96,198,730	\$69,724,804	\$26,473,926	16.0	77
Bldg Material & Supplies Dealers	4441	\$91,250,452	\$66,524,567	\$24,725,885	15.7	61
Lawn & Garden Equip & Supply Stores	4442	\$4,948,278	\$3,200,237	\$1,748,041	21.5	16
Food & Beverage Stores	445	\$400,886,655	\$332,420,799	\$68,465,856	9.3	103
Grocery Stores	4451	\$380,496,056	\$321,477,090	\$59,018,966	8.4	70
Specialty Food Stores	4452	\$5,469,736	\$3,018,536	\$2,451,200	28.9	22
Beer, Wine & Liquor Stores	4453	\$14,920,863	\$7,925,173	\$6,995,690	30.6	11
Health & Personal Care Stores	446,4461	\$90,921,986	\$88,339,226	\$2,582,760	1.4	91
Gasoline Stations	447,4471	\$335,400,835	\$190,973,379	\$144,427,455	27.4	30
Clothing & Clothing Accessories Stores	448	\$109,087,216	\$51,070,457	\$58,016,759	36.2	117
Clothing Stores	4481	\$83,761,535	\$38,252,371	\$45,509,164	37.3	81
Shoe Stores	4482	\$11,465,973	\$8,076,287	\$3,389,687	17.3	17
Jewelry, Luggage & Leather Goods Stores	4483	\$13,859,708	\$4,741,800	\$9,117,909	49.0	19
Sporting Goods, Hobby, Book & Music Stores	451	\$33,106,487	\$28,566,065	\$4,540,422	7.4	76
Sporting Goods/Hobby/Musical Instr Stores	4511	\$16,321,162	\$17,356,339	-\$1,035,177	-3.1	58
Book, Periodical & Music Stores	4512	\$16,785,325	\$11,209,726	\$5,575,599	19.9	18
General Merchandise Stores	452	\$312,258,920	\$306,239,659	\$6,019,262	1.0	54
Department Stores Excluding Leased Depts.	4521	\$127,991,357	\$120,430,690	\$7,560,666	3.0	19
Other General Merchandise Stores	4529	\$184,267,564	\$185,808,968	-\$1,541,405	-0.4	35
Miscellaneous Store Retailers	453	\$33,057,900	\$26,123,526	\$6,934,373	11.7	154
Florists	4531	\$2,886,995	\$2,470,912	\$416,083	7.8	22
Office Supplies, Stationery & Gift Stores	4532	\$19,120,430	\$13,036,335	\$6,084,095	18.9	48
Used Merchandise Stores	4533	\$4,287,532	\$2,432,630	\$1,854,902	27.6	23
Other Miscellaneous Store Retailers	4539	\$6,762,942	\$8,183,649	-\$1,420,708	-9.5	61
Nonstore Retailers	454	\$60,792,519	\$27,190,527	\$33,601,992	38.2	20
Electronic Shopping & Mail-Order Houses	4541	\$20,184,269	\$14,821,228	\$5,363,040	15.3	2
Vending Machine Operators	4542	\$5,768,395	\$4,252,494	\$1,515,901	15.1	6
Direct Selling Establishments	4543	\$34,839,855	\$8,116,805	\$26,723,051	62.2	11
Food Services & Drinking Places	722	\$390,141,406	\$306,036,572	\$84,104,834	12.1	368
Full-Service Restaurants	7221	\$150,180,552	\$110,637,711	\$39,542,841	15.2	210
Limited-Service Eating Places	7222	\$182,107,075	\$181,740,547	\$366,529	0.1	133
Special Food Services	7223	\$29,724,409	\$11,073,996	\$18,650,412	45.7	14
Drinking Places - Alcoholic Beverages	7224	\$28,129,370	\$2,584,318	\$25,545,052	83.2	11

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents "leakage" of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Infogroup

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