

4845 Johnston Oehler Road - Building 3

Prosperity Park is a mixed-use development in the University area, located near the new I-485 outer loop Exit 26 in northeast Charlotte. With tremendous growth in the area, Prosperity Park's "Neighborhood Services" (NS) zoning positions it as a strategic location for small business.

This office condo space is available for sale or lease, and includes signage, ample parking, visibility and easy access. The dark shell space offers opportunity to design and finish to client's unique specifications.

2,849 +/- sq ft

Second floor of Building 3

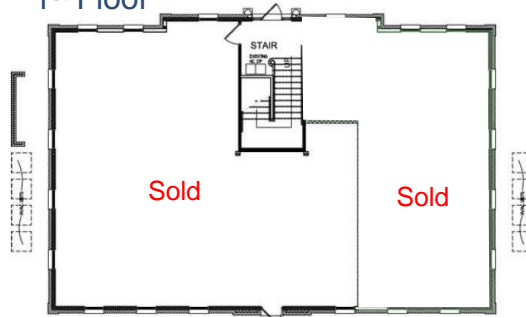
- Sales Price: \$356,125
\$125/sf for Shell Space
- Lease Rate: \$14/sf NNN
- Improvement Allowance: Up To \$30/sf
- Condition: Cold Dark Shell



2nd Floor



1st Floor



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Prosperity Park - Corporate Condos and Building Pads Available

PROPERTY HIGHLIGHTS

- Located less than ¼ mile from Exit 26 of the new I-485 Outer Loop of Charlotte, this area is experiencing tremendous growth.
- Prosperity Park is within walking distance to residential neighborhoods, office space, medical space, grocery stores, restaurants and retail.

DEMOGRAPHICS (2014)

Population

1 mile radius	10,762
3 mile	54,518
5 mile	121,350

Average Household Income

1 mile radius	80,000
3 mile	75,627
5 mile	62,632



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Site Plan – Prosperity Park

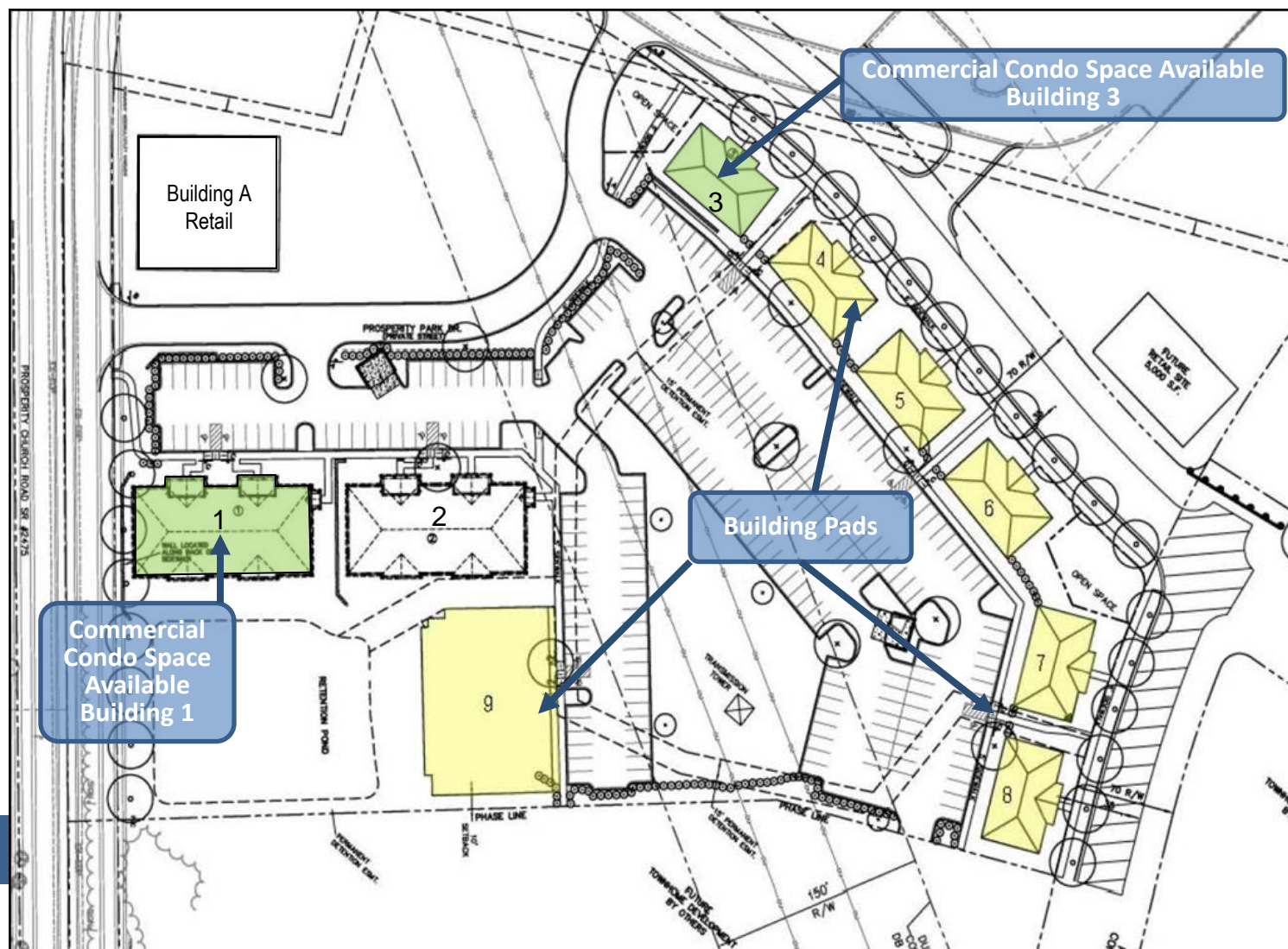
Office Condos and Building Pads

Currently Available:

Building 1 -- 2,222 +/- sf
Building 3 -- 2,849 +/- sf
Building Pads 4-9

The Prosperity Park development has a range of opportunities for office lease or ownership.

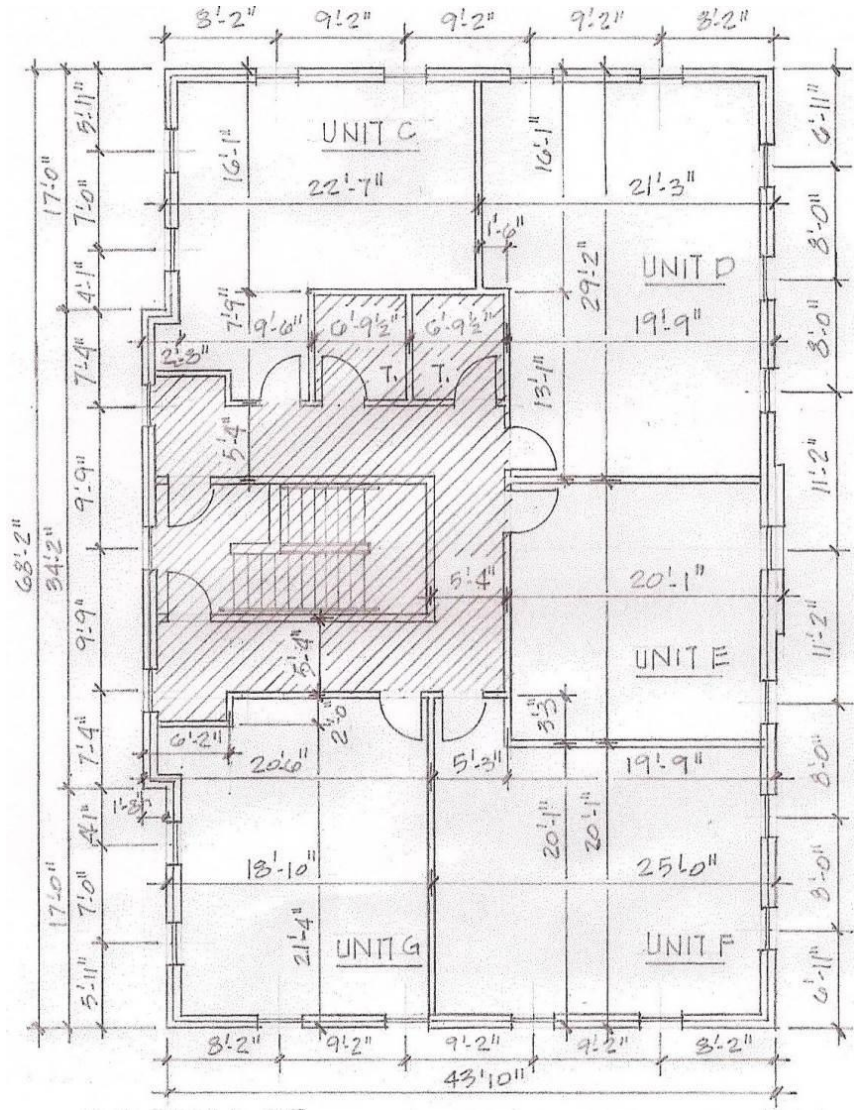
Medical and stand-alone office space can be built-to-suit for sale or lease on several building pads.
Office condo space also is available for sale or lease.



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Building 3 Floor Plan – Prosperity Park

Potential
schematic layout
of second floor space
in Building 3



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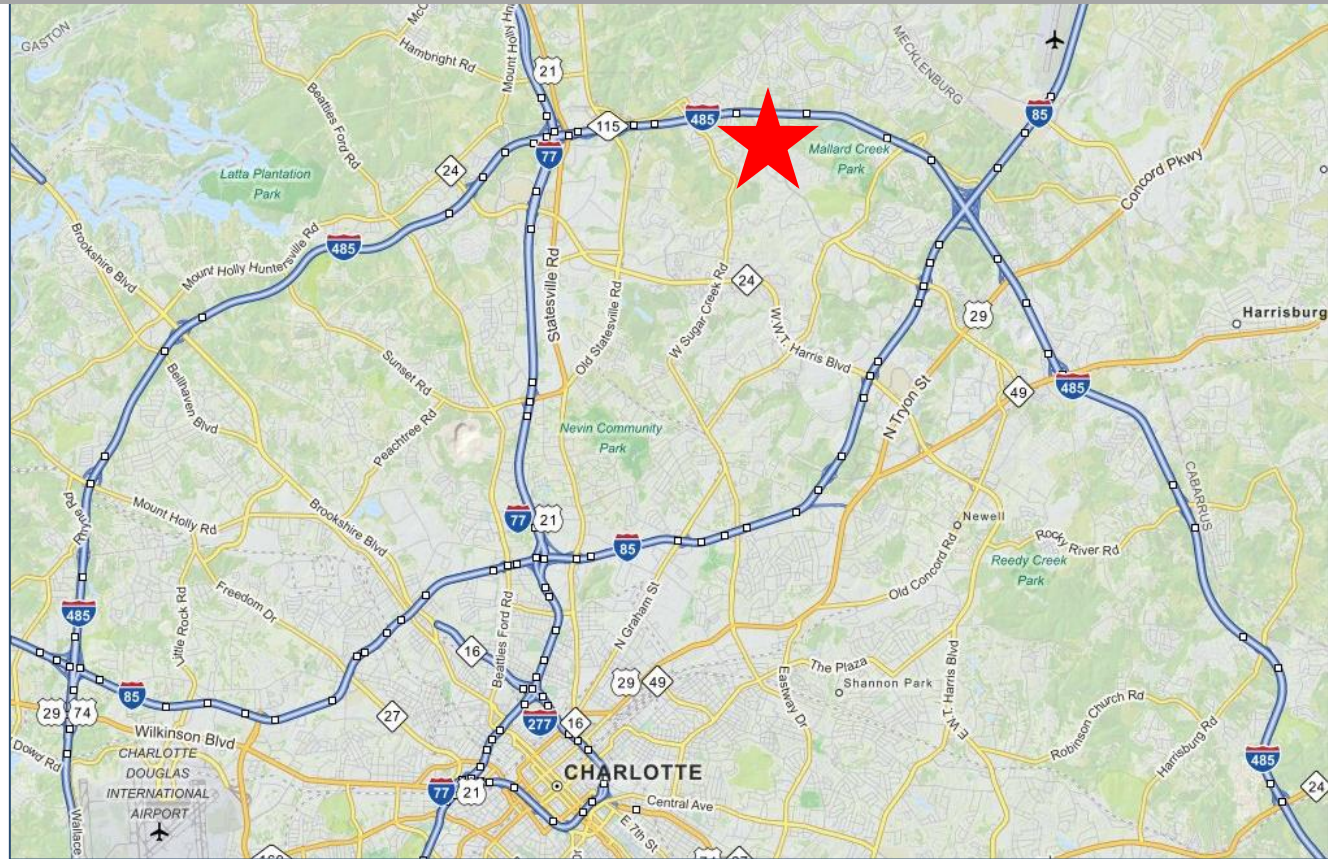
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Vicinity Map

- Prosperity Park is a mixed-use development located in the University area of Charlotte, just minutes from Concord Mills, the Highland Creek neighborhood and Interstates I-77 & I-85.
- Due to its location directly off Exit 26 of the I-485 outer loop, Prosperity Park is an ideal location for retail, office and medical practices or facilities.
- Conveniently Located:
 - ¼ mile to I-485
 - 3.27 miles to I-85
 - 3.6 miles to I-77
 - 5.9 miles to Concord Mills
 - 7.5 miles to Charlotte Motor Speedway
 - 8.8 miles to UNCC
 - 17.9 miles to Charlotte Douglas International Airport



Located at Exit 26 I-485 Charlotte's Outer Loop

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