

Prosperity Park - Building Pads

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.

These **building pads** offer opportunity to design and finish to client's unique specifications. Prosperity Park sites include signage, ample parking, visibility and easy access.

- Will Build-to-Suit
- Financing Available
- Future building locations and sizes subject to change
- Sites rough graded with infrastructure in place except last layer of asphalt
- Pads 4-8 (up to 3000 sf building footprint.)
Pads can be combined to allow larger building footprints.
- Pad 9 (up to 5000 sf building footprint.)

PRICE: \$275,000/pad

**4845 Johnston Oehler Road
Charlotte NC 28269**



Charles Knox 704.896.1911

Charles@knoxgroupinc.com

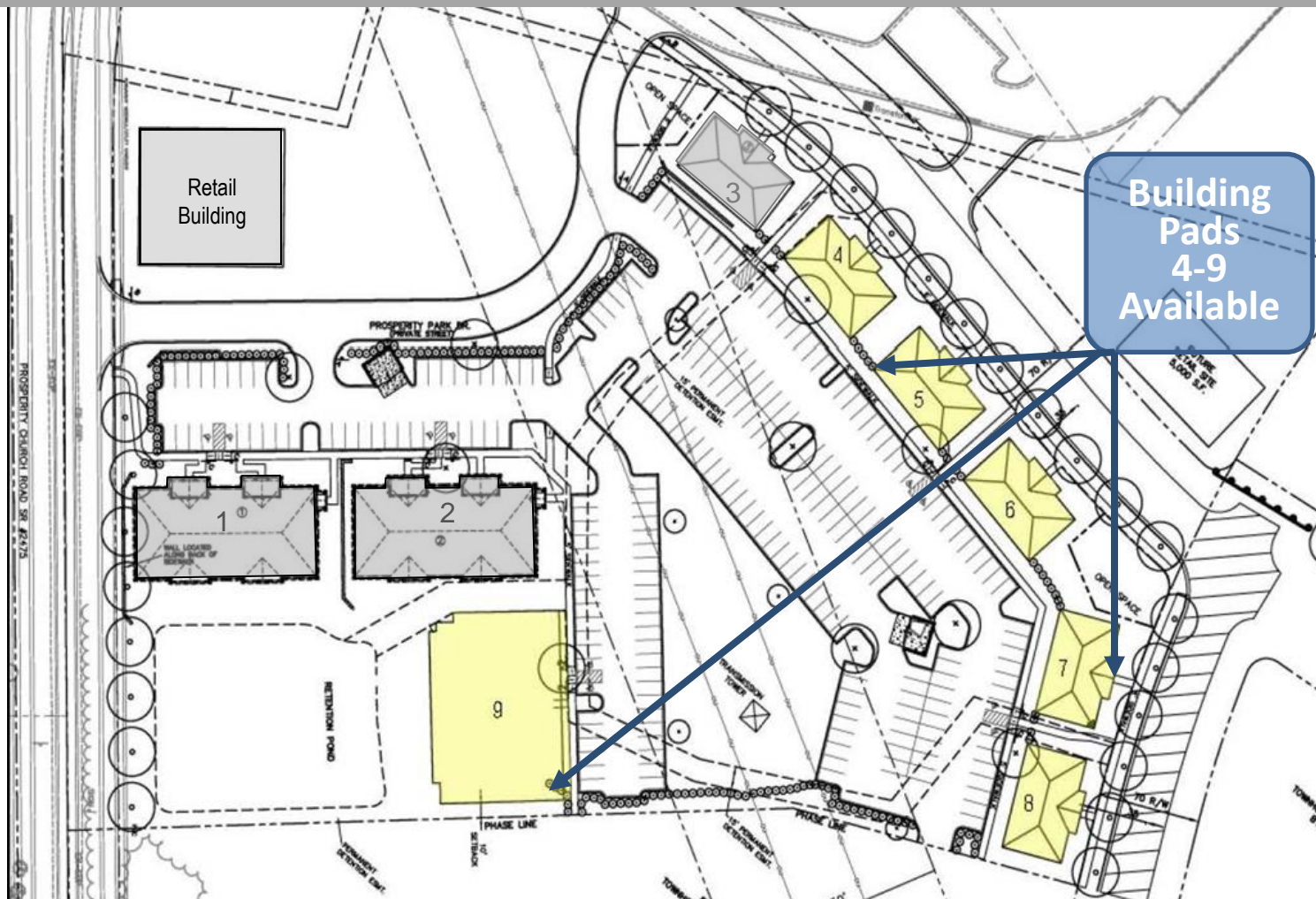
16740 Birkdale Commons Parkway, Suite 202

Huntersville, NC 28078

Building Pads

Site 4 - 9

- \$275,000/pad
- Will Build-to-Suit
- Future building locations and sizes subject to change
- Sites rough graded with infrastructure in place except last layer of asphalt
- Building Pads 4-8 will each accommodate up to 3000 sf building footprint. Pads can be combined to allow larger building footprints.
- Building Pad 9 will accommodate up to 5000 sf building footprint.



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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

Population

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

Average HH Income

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



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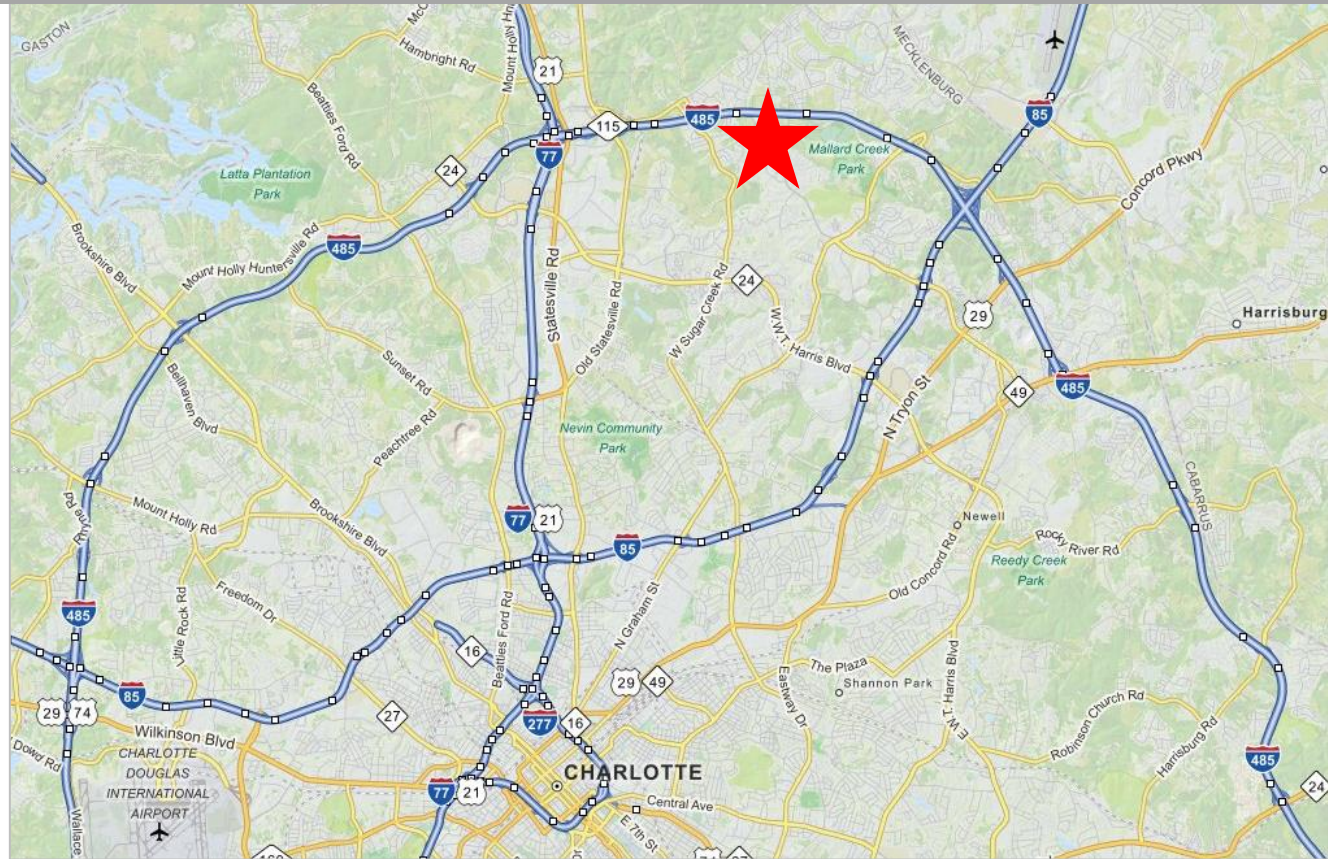
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Map - Exit 26 I-485 Outer Loop

- 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



Looking eastbound on Johnston Oehler Rd.

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SITES



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