

THE PARK AT DICKERSON

Retail/ Commercial Pads for Sale

15 Acres
Dickerson Blvd, Monroe, NC



Property Size: 15.035 Acres

Available: Pads

Zoning: GB- General Business

Parcel ID: 09265051

Comments: Great Retail Site. Near Newly Renovated Monroe Mall

Population:	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2015 Estimate:	3,775	27,843	48,633
2020 Projection:	3,887	29,240	51,393

Average HH Income:	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2015 Estimate	\$43,445	\$56,524	\$62,275

Traffic Counts:	
Dickerson Blvd at Commerce Dr:	18,000
Dickerson Blvd at W Roosevelt Blvd:	50,000



Katherine Southard:
Katherine@INANInvestments.com
704-661-3165



Van Southard, CCIM, MBA
Vsouthard@themosergroupinc.com
704-361-6302

Site Locator Map

15 Acres

Dickerson Blvd, Monroe, NC



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Preliminary Site Plan

15 Acres

Dickerson Blvd, Monroe, NC

The Park on Dickerson

Illustrative Site Plan



Lot 1	\$595,000
Lot 2	\$625,000
Lot 3	\$625,000
Lot 4	\$595,000
Lot 5	\$120,000
Lot 6	\$112,500
Lot 7	\$120,000

Lot 8	\$115,000
Lot 9	\$112,500
Lot 10	\$105,000
Lot 11	\$105,000
Lot 12	\$105,000
Lot 13	\$105,000
Lot 14	\$100,000

INAN Investments, LLC

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THE MOSER GROUP, INC.
COMMERCIAL REAL ESTATE

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Demographics: 1 Mile Radius



Demographic and Income Profile

Dickerson Blvd, Monroe, North Carolina, 28110
Ring: 1 mile radius

Latitude: 35.00399
Longitude: -80.56451

Summary	Census 2010	2015	2020
Population	3,630	3,775	3,887
Households	1,270	1,396	1,445
Families	825	882	904
Average Household Size	2.84	2.69	2.68
Owner Occupied Housing Units	427	432	430
Renter Occupied Housing Units	843	964	1,015
Median Age	28.5	29.3	29.4
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.59%	1.10%	0.75%
Households	0.69%	1.13%	0.77%
Families	0.49%	1.03%	0.69%
Owner HHs	-0.09%	1.05%	0.70%
Median Household Income	3.37%	2.85%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	315	22.6%	303	21.0%
\$15,000 - \$24,999	199	14.3%	159	11.0%
\$25,000 - \$34,999	242	17.3%	212	14.7%
\$35,000 - \$49,999	195	14.0%	208	14.4%
\$50,000 - \$74,999	235	16.8%	292	20.2%
\$75,000 - \$99,999	109	7.8%	140	9.7%
\$100,000 - \$149,999	71	5.1%	95	6.6%
\$150,000 - \$199,999	17	1.2%	21	1.5%
\$200,000+	13	0.9%	16	1.1%

Median Household Income	\$31,955	\$37,707
Average Household Income	\$43,445	\$49,453
Per Capita Income	\$14,958	\$17,072

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	397	10.9%	379	10.0%	389	10.0%
5 - 9	354	9.8%	338	9.0%	335	8.6%
10 - 14	243	6.7%	295	7.8%	286	7.4%
15 - 19	230	6.3%	252	6.7%	289	7.4%
20 - 24	336	9.3%	331	8.8%	341	8.8%
25 - 34	685	18.9%	668	17.7%	651	16.8%
35 - 44	463	12.8%	510	13.5%	546	14.1%
45 - 54	382	10.5%	379	10.0%	390	10.0%
55 - 64	244	6.7%	295	7.8%	314	8.1%
65 - 74	154	4.2%	192	5.1%	209	5.4%
75 - 84	102	2.8%	95	2.5%	102	2.6%
85+	40	1.1%	40	1.1%	33	0.8%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,653	45.5%	1,694	44.9%	1,693	43.6%
Black Alone	918	25.3%	890	23.6%	885	22.8%
American Indian Alone	28	0.8%	31	0.8%	35	0.9%
Asian Alone	57	1.6%	69	1.8%	81	2.1%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	870	24.0%	978	25.9%	1,072	27.6%
Two or More Races	103	2.8%	113	3.0%	121	3.1%
Hispanic Origin (Any Race)	1,326	36.5%	1,472	39.0%	1,619	41.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Earl forecasts for 2015 and 2020.

July 02, 2015

Demographics: 3 Mile Radius



Demographic and Income Profile

Dickerson Blvd, Monroe, North Carolina, 28110
Ring: 3 mile radius

Latitude: 35.00399
Longitude: -80.56451

Summary	Census 2010	2015	2020			
Population	27,096	27,843	29,240			
Households	9,325	9,572	10,047			
Families	6,598	6,671	6,938			
Average Household Size	2.89	2.89	2.89			
Owner Occupied Housing Units	5,367	5,161	5,343			
Renter Occupied Housing Units	3,958	4,411	4,704			
Median Age	32.9	33.5	33.3			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.98%	1.10%	0.75%			
Households	0.97%	1.13%	0.77%			
Families	0.79%	1.03%	0.69%			
Owner HHs	0.70%	1.05%	0.70%			
Median Household Income	3.10%	2.85%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	1,480	15.5%	1,434	14.3%		
\$15,000 - \$24,999	1,156	12.1%	895	8.9%		
\$25,000 - \$34,999	1,173	12.3%	1,023	10.2%		
\$35,000 - \$49,999	1,412	14.8%	1,433	14.3%		
\$50,000 - \$74,999	1,987	20.8%	2,359	23.5%		
\$75,000 - \$99,999	1,108	11.6%	1,341	13.3%		
\$100,000 - \$149,999	757	7.9%	948	9.4%		
\$150,000 - \$199,999	363	3.8%	453	4.5%		
\$200,000+	135	1.4%	160	1.6%		
Median Household Income	\$44,299		\$51,603			
Average Household Income	\$56,524		\$63,338			
Per Capita Income	\$19,472		\$21,809			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,436	9.0%	2,365	8.5%	2,462	8.4%
5 - 9	2,273	8.4%	2,285	8.2%	2,359	8.1%
10 - 14	2,020	7.5%	2,105	7.6%	2,292	7.8%
15 - 19	1,828	6.7%	1,881	6.8%	2,044	7.0%
20 - 24	1,845	6.8%	1,934	6.9%	1,929	6.6%
25 - 34	4,007	14.8%	3,944	14.2%	4,236	14.5%
35 - 44	3,936	14.5%	3,886	14.0%	3,883	13.3%
45 - 54	3,325	12.3%	3,500	12.6%	3,567	12.2%
55 - 64	2,495	9.2%	2,676	9.6%	2,898	9.9%
65 - 74	1,697	6.3%	1,995	7.2%	2,091	7.2%
75 - 84	905	3.3%	918	3.3%	1,129	3.9%
85+	330	1.2%	355	1.3%	350	1.2%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,724	54.3%	14,595	52.4%	14,838	50.7%
Black Alone	6,509	24.0%	6,546	23.5%	6,793	23.2%
American Indian Alone	180	0.7%	193	0.7%	212	0.7%
Asian Alone	245	0.9%	311	1.1%	397	1.4%
Pacific Islander Alone	9	0.0%	9	0.0%	10	0.0%
Some Other Race Alone	4,798	17.7%	5,487	19.7%	6,204	21.2%
Two or More Races	632	2.3%	703	2.5%	787	2.7%
Hispanic Origin (Any Race)	7,517	27.7%	8,427	30.3%	9,543	32.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

July 02, 2015

Demographics: 5 Mile Radius



Demographic and Income Profile

Dickerson Blvd, Monroe, North Carolina, 28110
Ring: 5 mile radius

Latitude: 35.00399
Longitude: -80.56451

Summary	Census 2010	2015	2020			
Population	46,849	48,633	51,393			
Households	16,153	16,724	17,641			
Families	11,800	12,073	12,643			
Average Household Size	2.88	2.89	2.89			
Owner Occupied Housing Units	10,554	10,377	10,871			
Renter Occupied Housing Units	5,599	6,347	6,770			
Median Age	33.6	34.3	33.9			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	1.11%	1.10%	0.75%			
Households	1.07%	1.13%	0.77%			
Families	0.93%	1.03%	0.69%			
Owner HHS	0.93%	1.05%	0.70%			
Median Household Income	1.80%	2.85%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	2,013	12.0%	1,930	10.9%		
\$15,000 - \$24,999	1,737	10.4%	1,322	7.5%		
\$25,000 - \$34,999	1,815	10.9%	1,549	8.8%		
\$35,000 - \$49,999	2,543	15.2%	2,548	14.4%		
\$50,000 - \$74,999	3,810	22.8%	4,466	25.3%		
\$75,000 - \$99,999	2,290	13.7%	2,781	15.8%		
\$100,000 - \$149,999	1,565	9.4%	1,864	10.6%		
\$150,000 - \$199,999	617	3.7%	783	4.4%		
\$200,000+	334	2.0%	397	2.3%		
Median Household Income	\$51,050		\$55,808			
Average Household Income	\$62,275		\$69,439			
Per Capita Income	\$21,416		\$23,831			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,015	8.6%	3,965	8.2%	4,152	8.1%
5 - 9	3,980	8.5%	3,873	8.0%	4,052	7.9%
10 - 14	3,604	7.7%	3,792	7.8%	4,018	7.8%
15 - 19	3,202	6.8%	3,272	6.7%	3,619	7.0%
20 - 24	2,892	6.2%	3,231	6.6%	3,189	6.2%
25 - 34	6,716	14.3%	6,651	13.7%	7,480	14.6%
35 - 44	7,049	15.0%	6,898	14.2%	6,919	13.5%
45 - 54	5,865	12.5%	6,318	13.0%	6,361	12.4%
55 - 64	4,438	9.5%	4,814	9.9%	5,180	10.1%
65 - 74	2,936	6.3%	3,519	7.2%	3,785	7.4%
75 - 84	1,531	3.3%	1,630	3.4%	1,955	3.8%
85+	619	1.3%	670	1.4%	680	1.3%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,739	61.3%	28,915	59.5%	29,682	57.8%
Black Alone	9,515	20.3%	9,751	20.1%	10,273	20.0%
American Indian Alone	255	0.5%	269	0.6%	292	0.6%
Asian Alone	440	0.9%	580	1.2%	753	1.5%
Pacific Islander Alone	16	0.0%	19	0.0%	24	0.0%
Some Other Race Alone	6,744	14.4%	7,792	16.0%	8,876	17.3%
Two or More Races	1,141	2.4%	1,307	2.7%	1,494	2.9%
Hispanic Origin (Any Race)	11,097	23.7%	12,597	25.9%	14,416	28.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

July 02, 2015