

# Prosperity Park - Building Pads

## Prosperity Park Drive & Johnston Oehler Drive Charlotte NC 28269

Prosperity Park is located at the corner of Prosperity Church Road and Johnston Oehler Road in the growing area near the northern section of the I-485 outer loop, and convenient to I-77 and I-85.

There are currently five adjacent pads that can be combined (Pads 4,5,6,7,8) and a single pad (Pad 9) available.

Prosperity Park offers signage, ample parking, and easy access for employees, students, clients and customers.

- Current zoning: NS
- Water and sewer available
- Road Frontage: 348+/- ft Johnston Oehler Rd  
217+/- ft Prosperity Church Rd



**PRICE: \$225,000/each or  
\$1,250,000 for all 6 pads**



Office



Retail



**Charles Knox** 704.896.1911

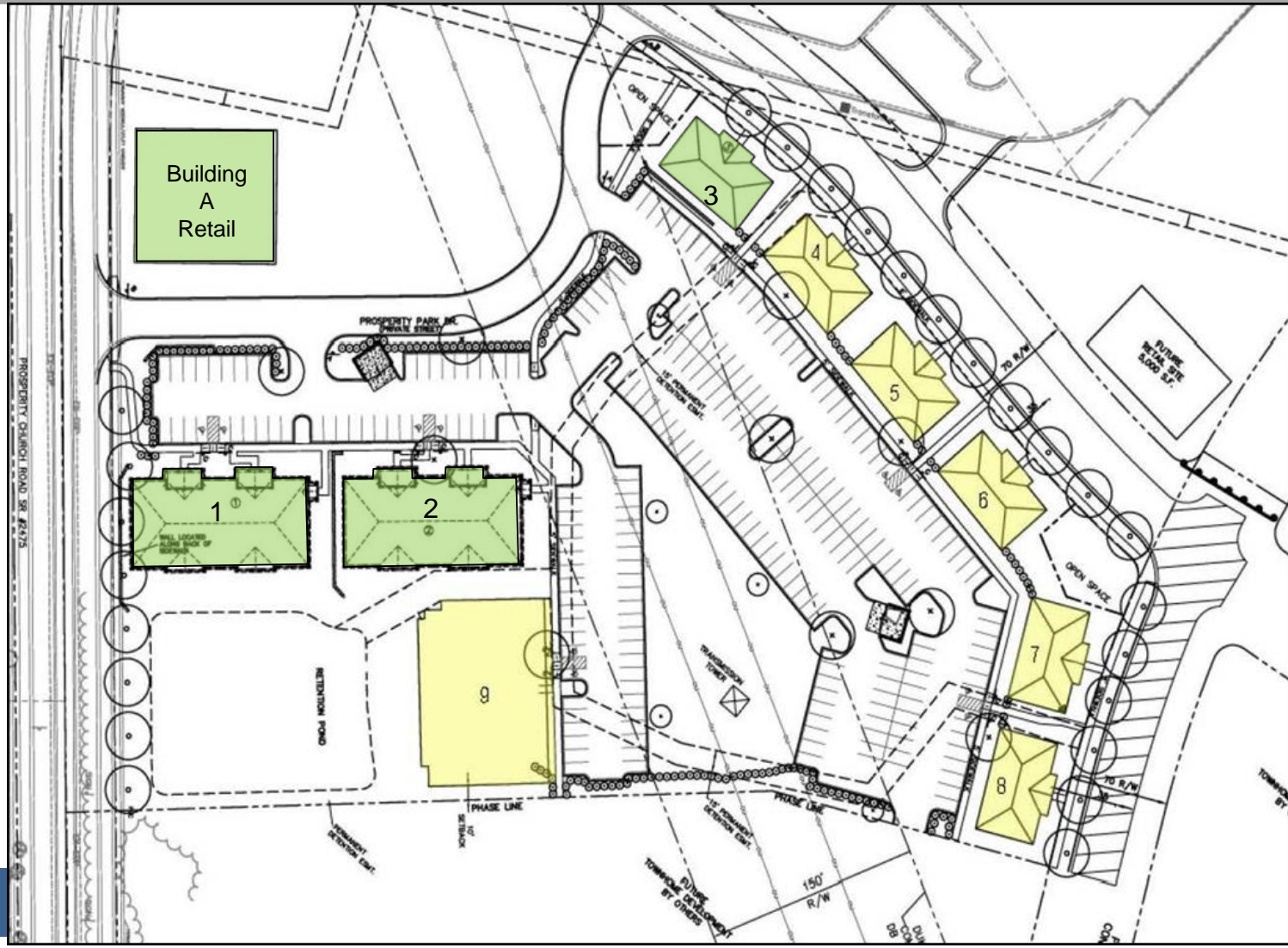
Charles@knoxgroupinc.com



16740 Birkdale Commons Parkway, Suite 202 Huntersville, NC 28078

www.knoxgroupinc.com

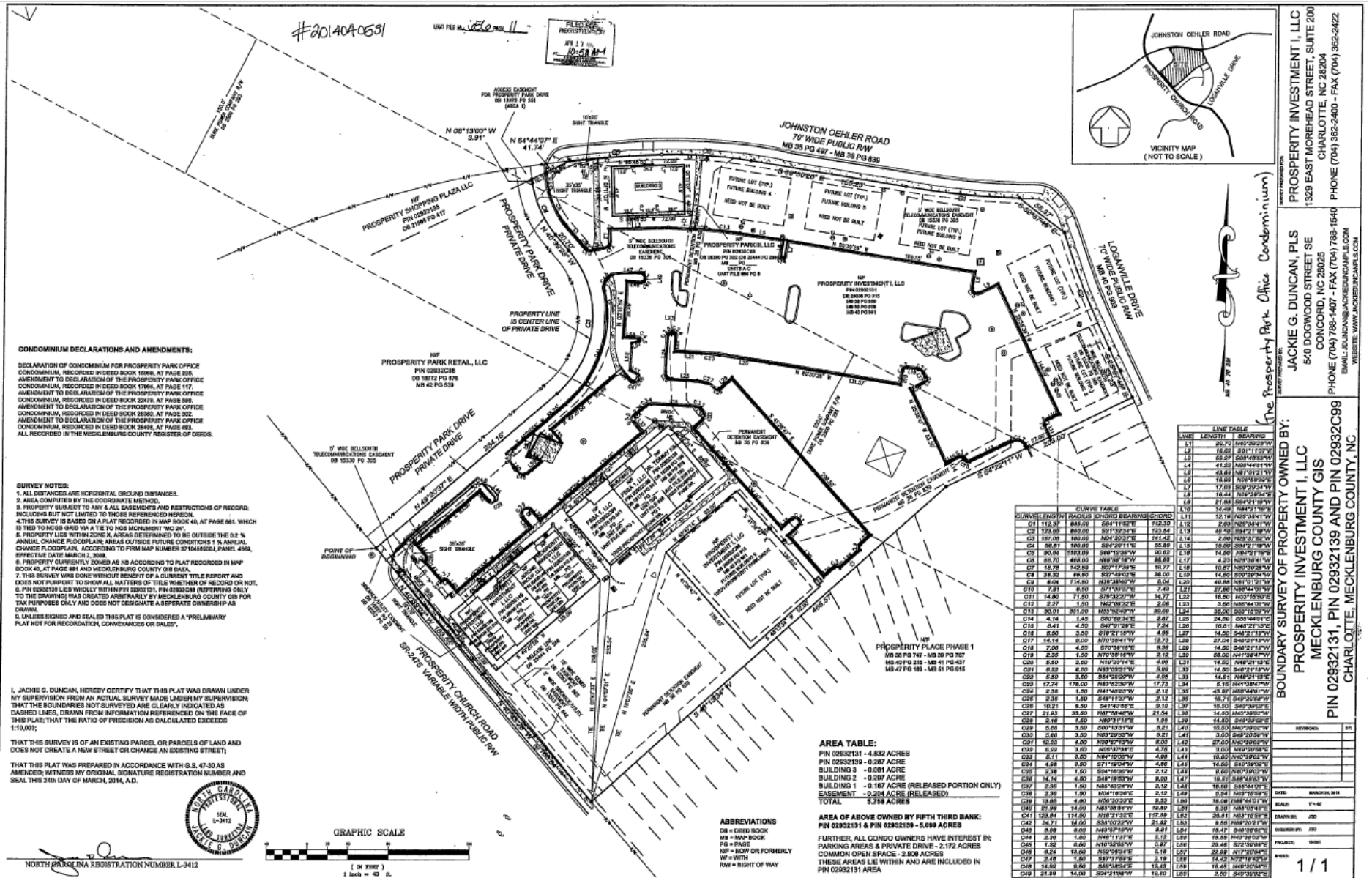
# Site Plan – Prosperity Park

**Prosperity Park Drive  
& Johnston Oehler Drive  
Charlotte NC 28269**



-  existing buildings
-  potential buildings

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



PROSPERITY INVESTMENT I, LLC  
 1328 EAST MOREHEAD STREET, SUITE 200  
 CHARLOTTE, NC 28204  
 PHONE (704) 362-2400 - FAX (704) 362-2422

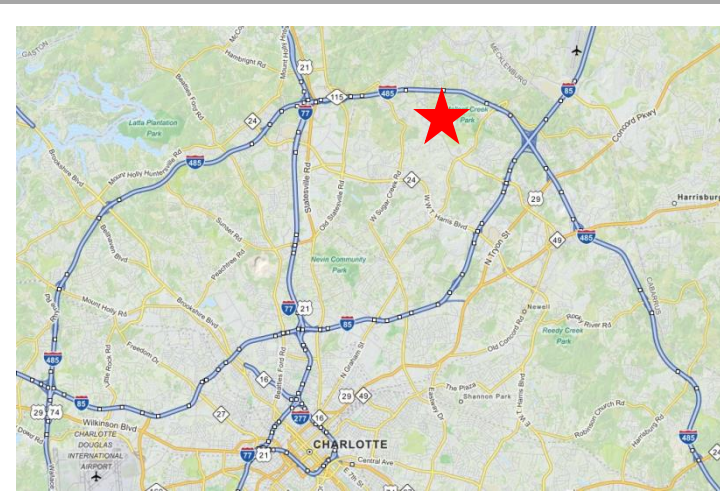
PROSPERITY INVESTMENT I, LLC  
 500 DOGWOOD STREET SE  
 CONCORD, NC 28025  
 PHONE (704) 785-1407 - FAX (704) 788-1546  
 EMAIL: JLDUNCAN@ACKNOWLEDGEMAPS.COM  
 WEBSITE: WWW.ACKNOWLEDGEMAPS.COM

Jackie G. Duncan, PLS  
 Surveyor  
 The Prosperity Park Office Condominium

BOUNDARY SURVEY OF PROPERTY OWNED BY:  
**PROSPERITY INVESTMENT I, LLC**  
**MECKLENBURG COUNTY GIS**  
 PIN 02932131, PIN 02932139 AND PIN 02932329  
 CHARLOTTE, MECKLENBURG COUNTY, NC

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## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population (2016)	10,762	54,518	121,350
Average Household Income	80,000	75,627	62,632
Traffic Count at I-485 exit 26	85,000		
Traffic Count - Benfield Rd	18,000		

### This location is conveniently located:

- 1/4 mile to I-485 exit 26
- 3.2 miles to I-85 and 3.6 miles to I-77
- 5.5 miles to Concord Regional Airport
- 8.2 miles to Atrium Health System University Hospital
- 8.9 miles to University of North Carolina at Charlotte
- 18 miles to Charlotte Douglas International Airport

## PROPERTY HIGHLIGHTS

- Located less than ¼ mile from Exit 26 I-485 (Charlotte Outer Loop) this site is minutes from Highland Creek, one of North Carolina's largest subdivisions with over 13,000 residents. (\*Studio Movie Grill is slated to open in late 2018 early 2019.)
- Prosperity Park is within walking distance to residential neighborhoods, office space, medical space, grocery stores, restaurants and retail.
- Prosperity Park has a range of large to small office leasing availabilities, as well as ownership opportunities. Medical and stand-alone office space can be built-to-suit and are available for sale or lease. Office condo space also is available for sale or lease. The spaces include signage, ample parking, visibility and easy access.

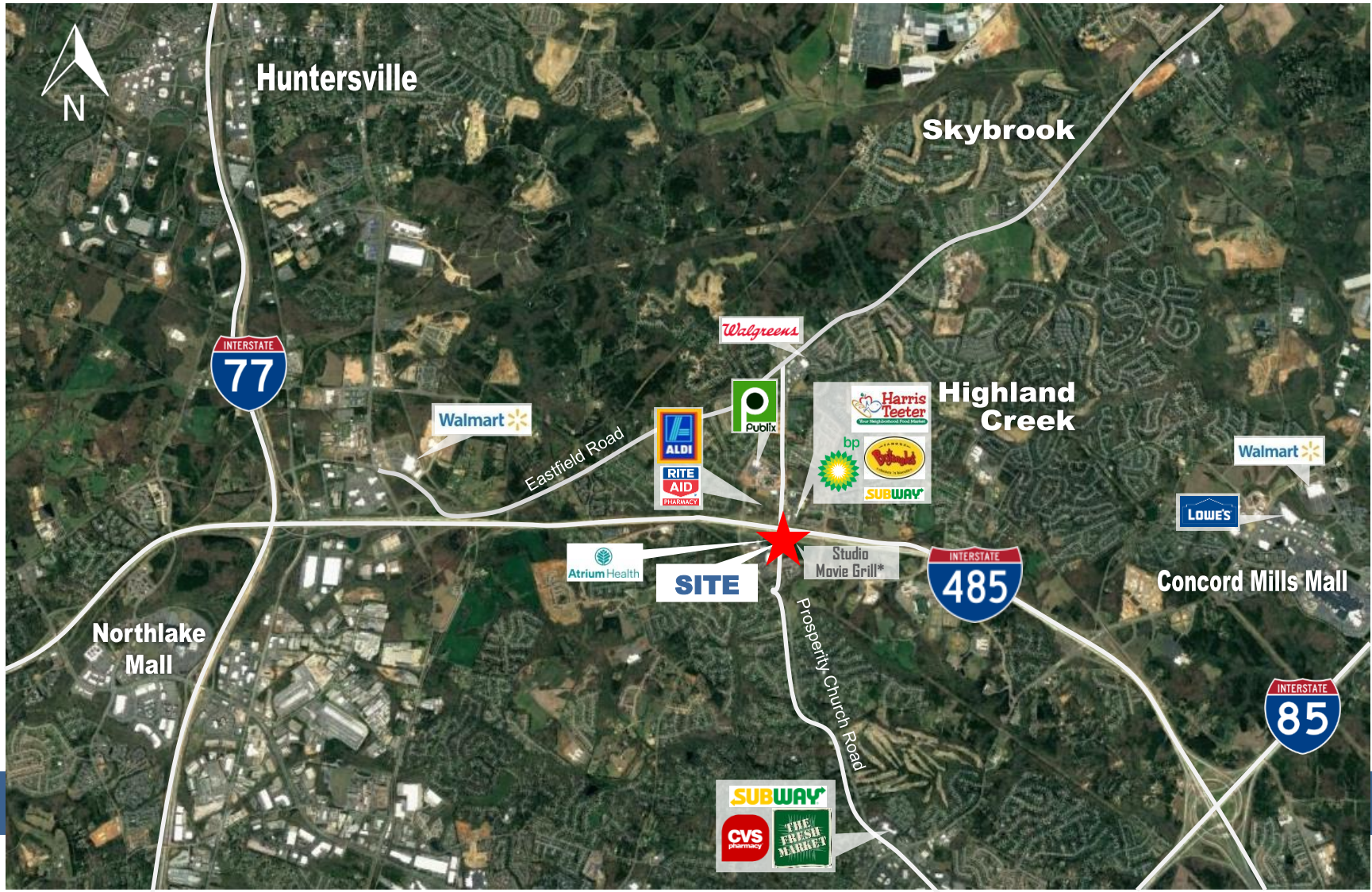


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