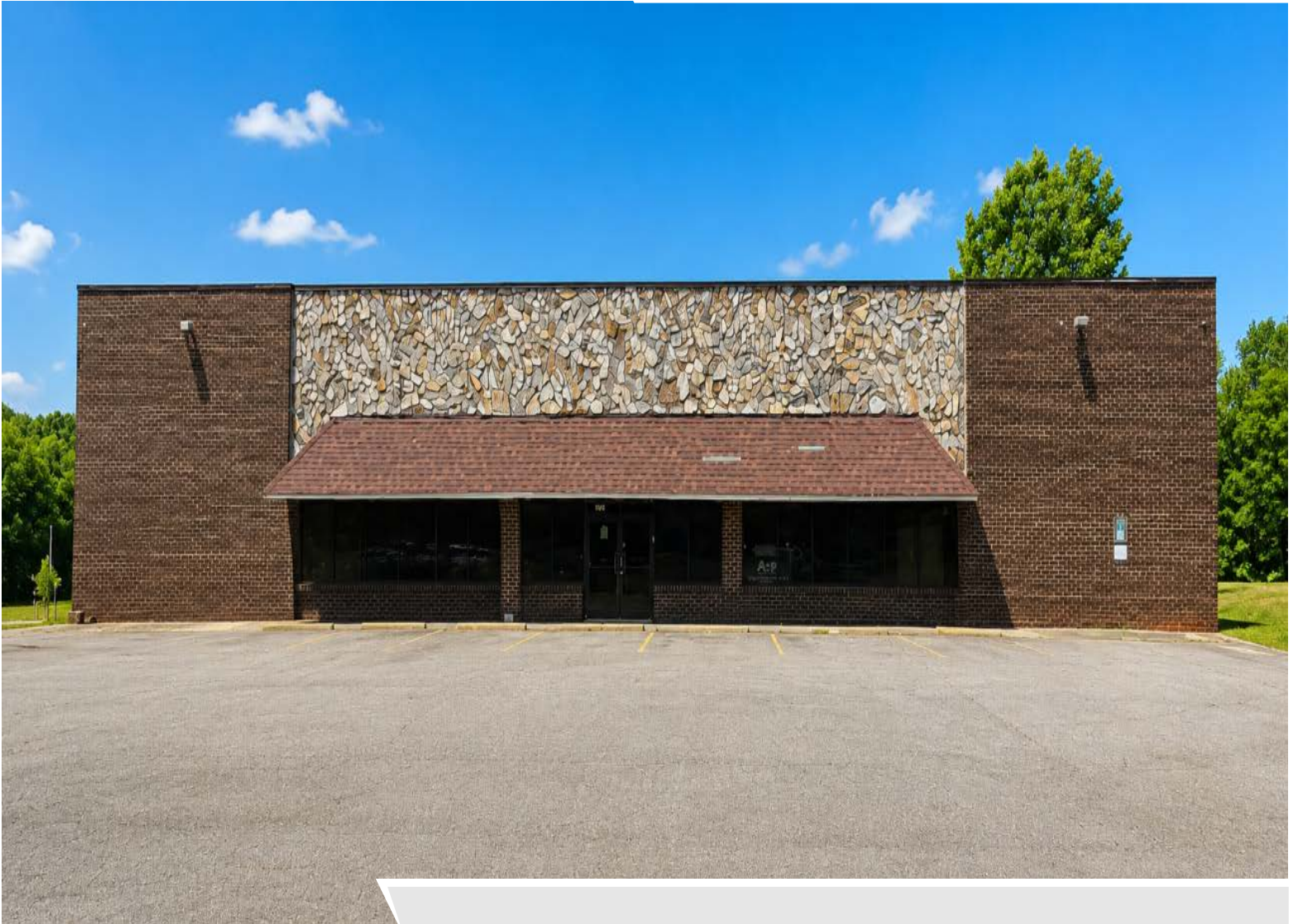


4826
E FRK LN

4826 EAST FORK
LN
Monroe, NC 28110



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Owner**

Phone: (919) 302-3298

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CENTURY 21 COMMERCIAL.

Triangle Group

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4826
E Frk Ln

4826 EAST FORK LN
Monroe, NC 28110



4826
E FRK LN

PROPERTY INFORMATION

\$1,400,000

Property Address
*4826 EAST FORK LN
Monroe, NC 28110*

Year Built
1995

Property Size
6,000 Sq. Ft.

Land Size
0.91 Acres

COMPANY DISCLAIMER

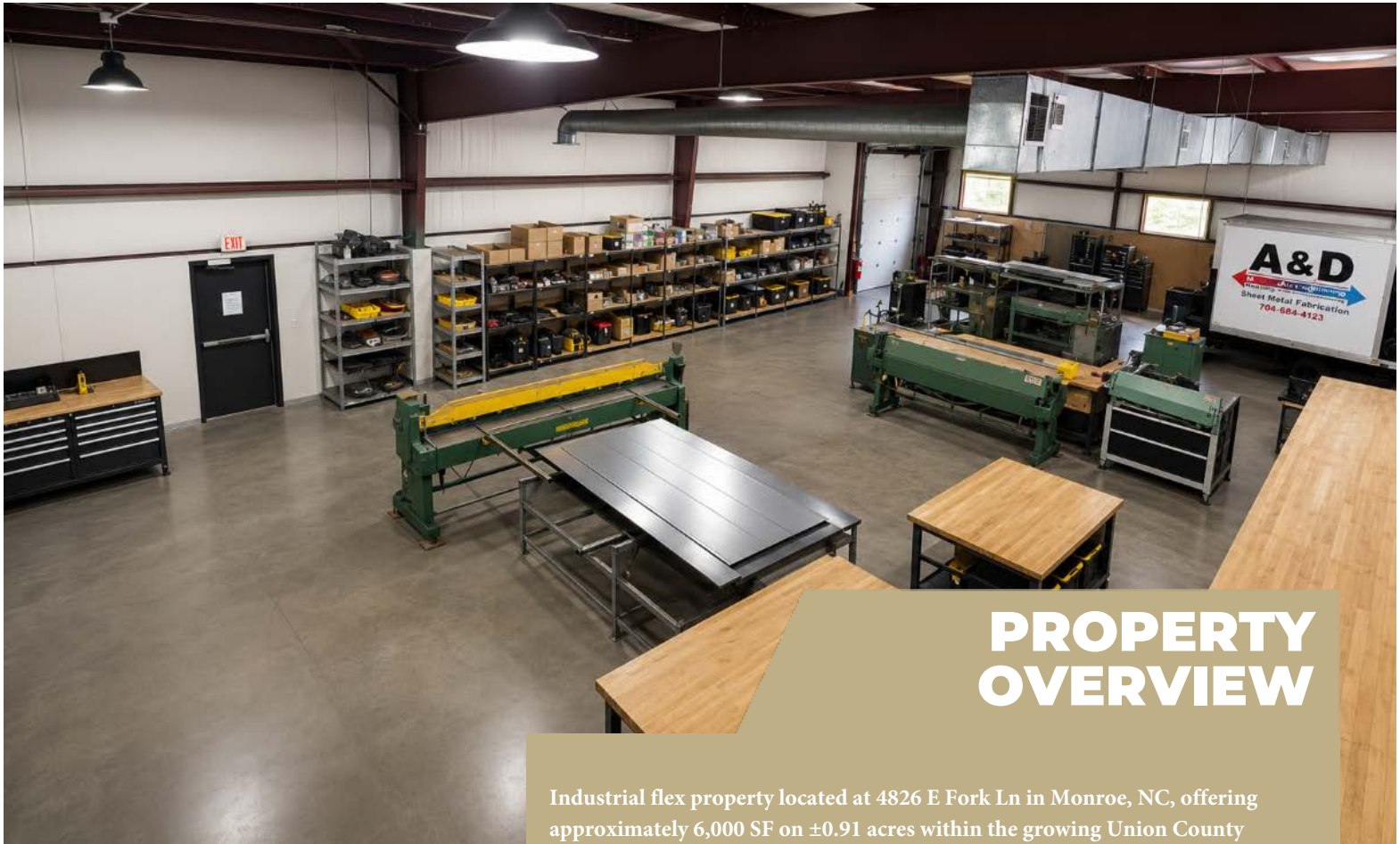
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**CENTURY 21
COMMERCIAL.**

Triangle Group

CENTURY 21 COMMERCIAL.

Triangle Group



PROPERTY OVERVIEW

Industrial flex property located at 4826 E Fork Ln in Monroe, NC, offering approximately 6,000 SF on ± 0.91 acres within the growing Union County industrial market. The property features a combination of warehouse and office space, making it ideal for owner-users, contractors, service companies, distribution, storage, light manufacturing, or investment opportunities.

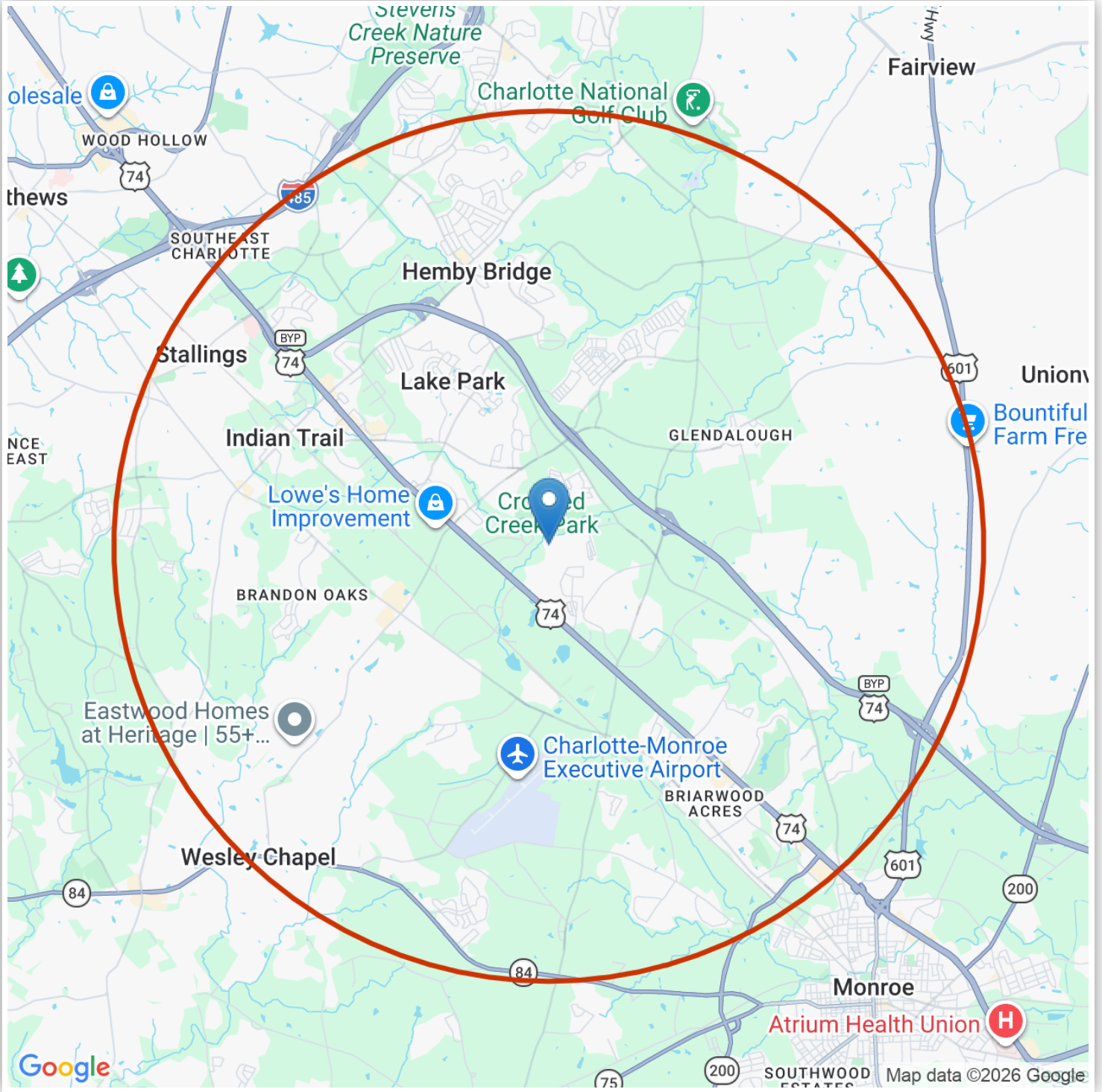
Conveniently positioned near Old Charlotte Highway and major transportation corridors providing quick access to Monroe, Indian Trail, Matthews, and the greater Charlotte market. The property is located within an established industrial/business park environment surrounded by industrial and commercial users.

4826

E FRK LN

4826 EAST FORK LN
Monroe, NC 28110

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

85,830
Population

38.2 Median Age

2.85
Average Household Size

26,659
Total Households

EDUCATION

4.63%

No High School Diploma

11.38%

High School Graduate

19.74%

Some College

26.28%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT

7,930

Retail Trade Employees

4,221
Manufacturing Employees

2,437

Eating & Drinking Employees

843

Finance/Ins/Real Estate Emp

4.5% Unemployment Rate

INCOME

\$91,842
Median Household Income

\$40,224
Per Capita Income

\$342,170
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.37%) ■

The smallest group : \$15,000 - \$24,999 (3.31%) ■

Indicator	Value(%)	
< \$15,000	3.79	■
\$15,000 - \$24,999	3.31	■
\$25,000 - \$34,999	4.08	■
\$35,000 - \$49,999	9.82	■
\$50,000 - \$74,999	16.93	■
\$75,000 - \$99,999	16.42	■
\$100,000 - \$149,999	21.37	■
\$150,000 - \$199,999	14.18	■
\$200,000+	10.11	■



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4826 E FRK LN

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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

85,830 Population	30,026 Households	38.2 Median Age
2.85 Avg Size Household	\$91,842 Median Household Income	\$361,415 Median Home Value
98 Wealth Index	103 Housing Affordability	65.3 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate


2.86%



2024-2029
Forecasted
Growth Rate

1.48%



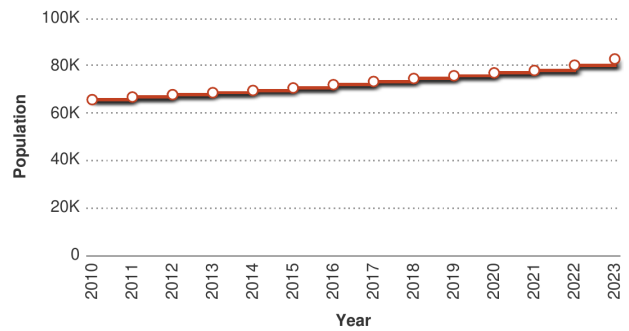
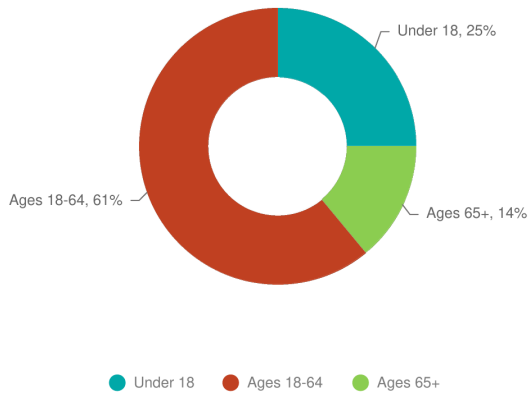


Household
Population
92,272



Population
Density
1,178

POPULATION BY AGE



DAYTIME POPULATION



81,304
2024 Total Daytime Population



42,491
2024 Daytime Pop: Residents




38,813
2024 Daytime Pop: Workers




1,035
2024 Daytime Pop Density


POPULATION BY GENERATION




3.54%
Greatest Gen: Born
1945/Earlier




16.25%
Baby Boomer: Born
1946 to 1964




22.16%
Generation X: Born
1965 to 1980



23.23%
Millennial: Born 1981
to 1998

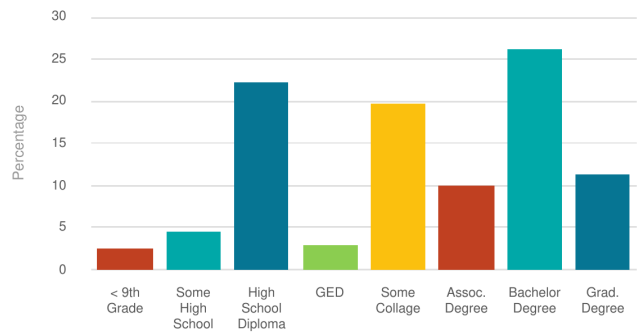


24.91%
Generation Z: Born
1999 to 2016



9.9%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



85,830
Population
Total

2.86%
Population
Growth

2.85
Average
HH Size

38.2
Median
Age

65.3
Diversity
Index

\$91,842
Median HH
Income

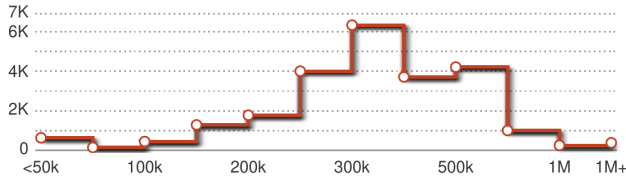
\$361,415
Median Home
Value

24.54%
Under 18

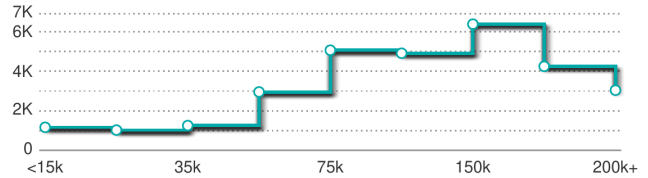
61.37%
Ages 18
to 65

14.1%
Aged 66+

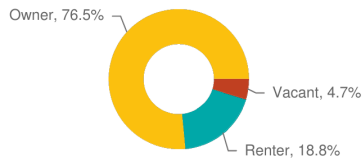
HOME VALUE



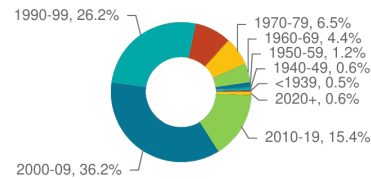
HOUSEHOLD INCOME



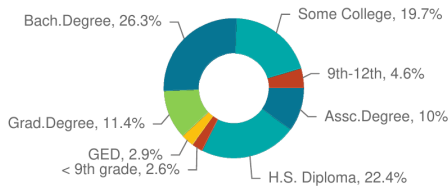
HOME OWNERSHIP



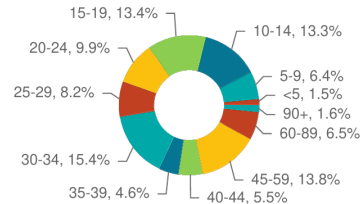
HOUSING: YEAR BUILT



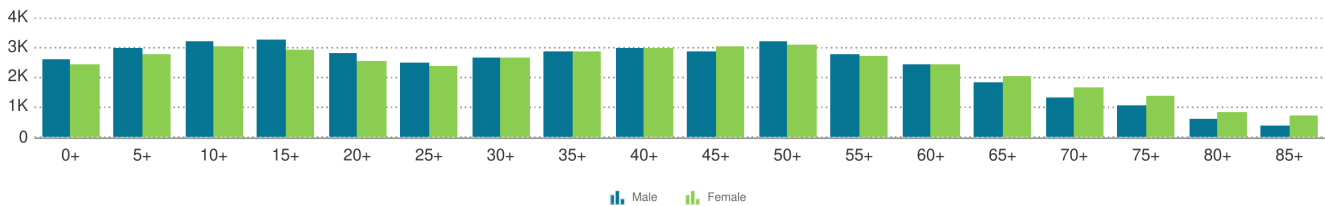
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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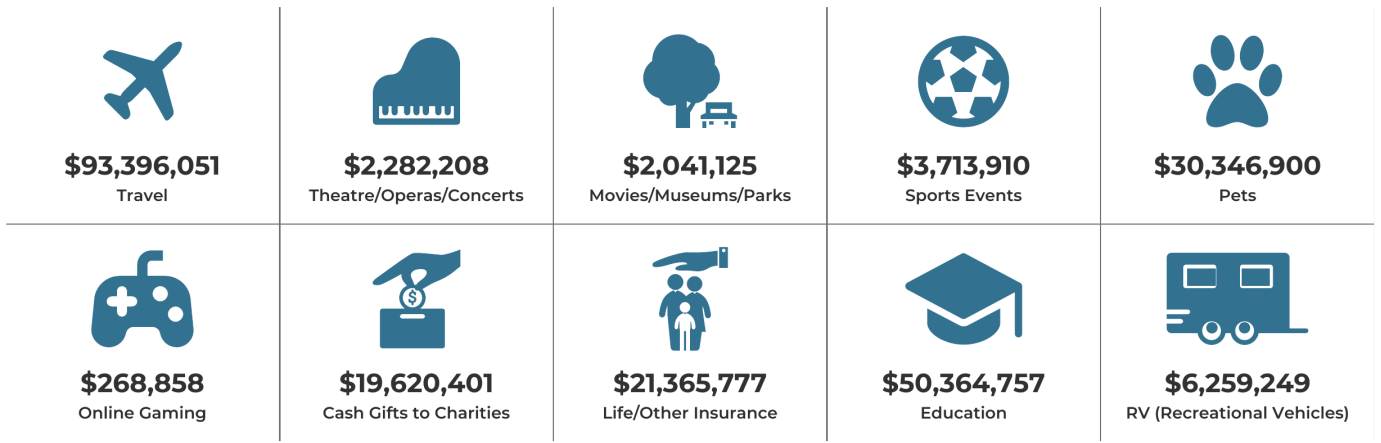
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

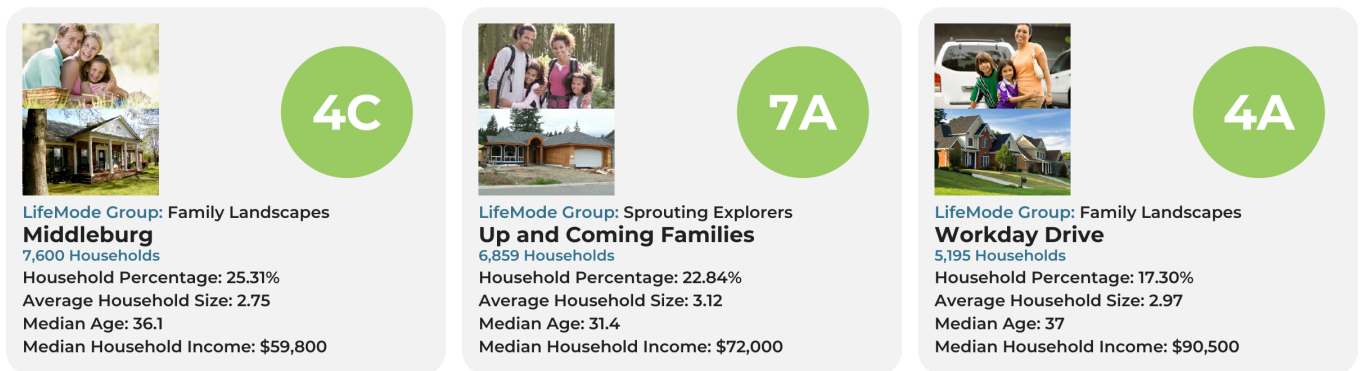
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	76,134	86,772	93,583
Total Households	26,659	30,905	33,741
Family Households	20,770	23,653	25,704
Average Household Size	2.85	2.80	2.77
Owner Occupied Housing Units	21,207	24,859	27,022
Renter Occupied Housing Units	5,452	6,046	6,719
Median Age	37.7	38.5	38.9

Trends 2025 - 2030	Area	State	National
Population	1.5%	0.8%	0.4%
Households	1.8%	1.1%	0.6%
Family Population	1.7%	0.9%	0.5%
Owner Occupied Housing Units	1.7%	1.2%	0.0%
Median Household Income	2.2%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,633	6.1%	5,097	5.9%	5,502	5.9%
5-9	5,424	7.1%	5,662	6.5%	5,635	6.0%
10-14	6,187	8.1%	6,066	7.0%	6,094	6.5%
15-19	5,928	7.8%	5,977	6.9%	5,624	6.0%
20-24	4,321	5.7%	5,461	6.3%	5,276	5.6%
25-29	3,988	5.2%	5,831	6.7%	7,029	7.5%
30-34	4,725	6.2%	5,333	6.2%	6,878	7.3%
35-39	5,213	6.8%	5,694	6.6%	6,031	6.4%
40-44	5,519	7.3%	5,941	6.8%	6,161	6.6%
45-49	5,796	7.6%	5,950	6.9%	6,161	6.6%
50-54	5,587	7.3%	6,283	7.2%	6,056	6.5%
55-59	4,868	6.4%	5,813	6.7%	6,142	6.6%
60-64	4,004	5.3%	5,015	5.8%	5,692	6.1%
65-69	3,202	4.2%	4,149	4.8%	4,911	5.3%
70-74	2,785	3.7%	3,196	3.7%	3,947	4.2%
75-79	1,981	2.6%	2,549	2.9%	2,843	3.0%
80-84	1,078	1.4%	1,652	1.9%	2,051	2.2%
Age 85+	896	1.2%	1,103	1.3%	1,551	1.7%



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	433	1.4%	405	1.2%
\$10,000-14,999	440	1.4%	372	1.1%
\$15,000-19,999	601	1.9%	480	1.4%
\$20,000-24,999	793	2.6%	626	1.9%
\$25,000-29,999	292	0.9%	227	0.7%
\$30,000-34,999	863	2.8%	754	2.2%
\$35,000-39,999	741	2.4%	627	1.9%
\$40,000-44,999	1,088	3.5%	992	2.9%
\$45,000-49,999	1,251	4.0%	1,165	3.5%
\$50,000-59,999	1,925	6.2%	1,816	5.4%
\$60,000-74,999	2,596	8.4%	2,634	7.8%
\$75000-99999	4,765	15.4%	4,833	14.3%
\$100,000-124,999	4,342	14.1%	4,740	14.1%
\$125,000-149,999	3,699	12.0%	4,365	12.9%
\$150000-199999	3,464	11.2%	4,511	13.4%
\$200,000-249,999	1,342	4.3%	1,892	5.6%
\$250,000-299,999	638	2.1%	930	2.8%
\$300,000-399,999	705	2.3%	1,068	3.2%
\$400,000-499,999	122	0.4%	106	0.3%
\$500,000+	806	2.6%	1,200	3.6%
Median Household Income	\$97,725	-	\$108,728	-
Average Household Income	\$119,465	-	\$135,462	-
Per Capita Income	\$42,474	-	\$48,757	-

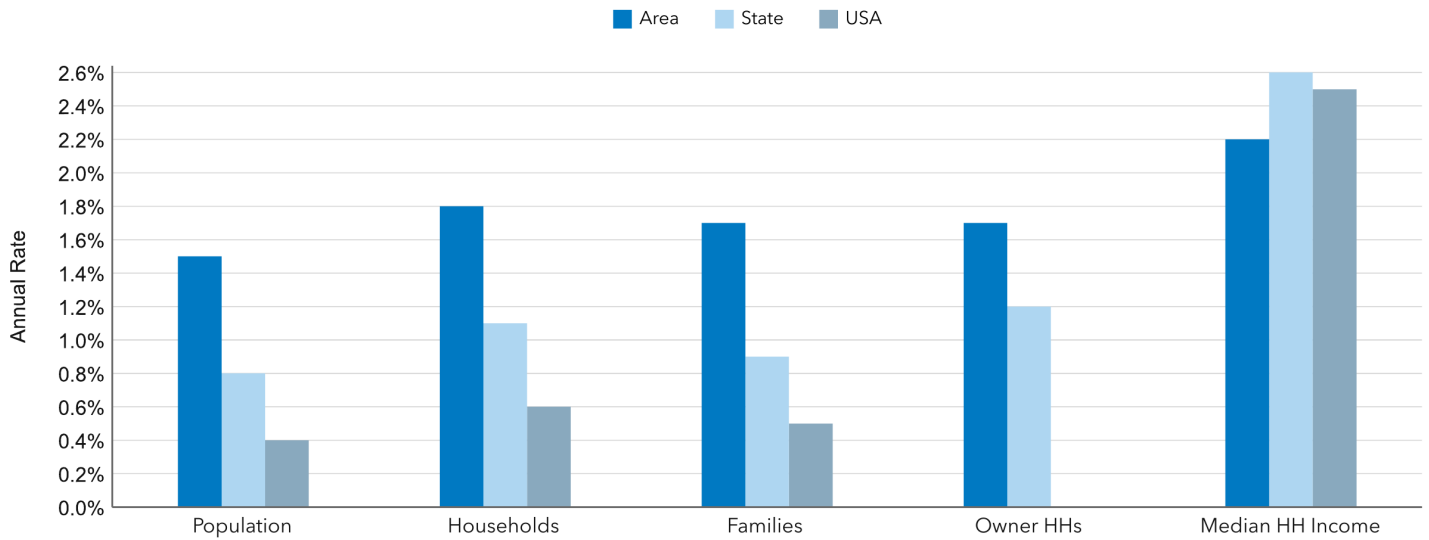
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,302	68.7%	56,731	65.4%	59,143	63.2%
Black Alone	8,769	11.5%	10,694	12.3%	11,901	12.7%
American Indian	410	0.5%	505	0.6%	567	0.6%
Asian Alone	2,126	2.8%	3,322	3.8%	4,038	4.3%
Pacific Islander	46	0.1%	59	0.1%	65	0.1%
Some Other Race	5,740	7.5%	7,202	8.3%	8,384	9.0%
Two or More Races	6,741	8.8%	8,259	9.5%	9,484	10.1%
Hispanic (Any Race)	10,847	14.3%	13,564	15.6%	15,725	16.8%



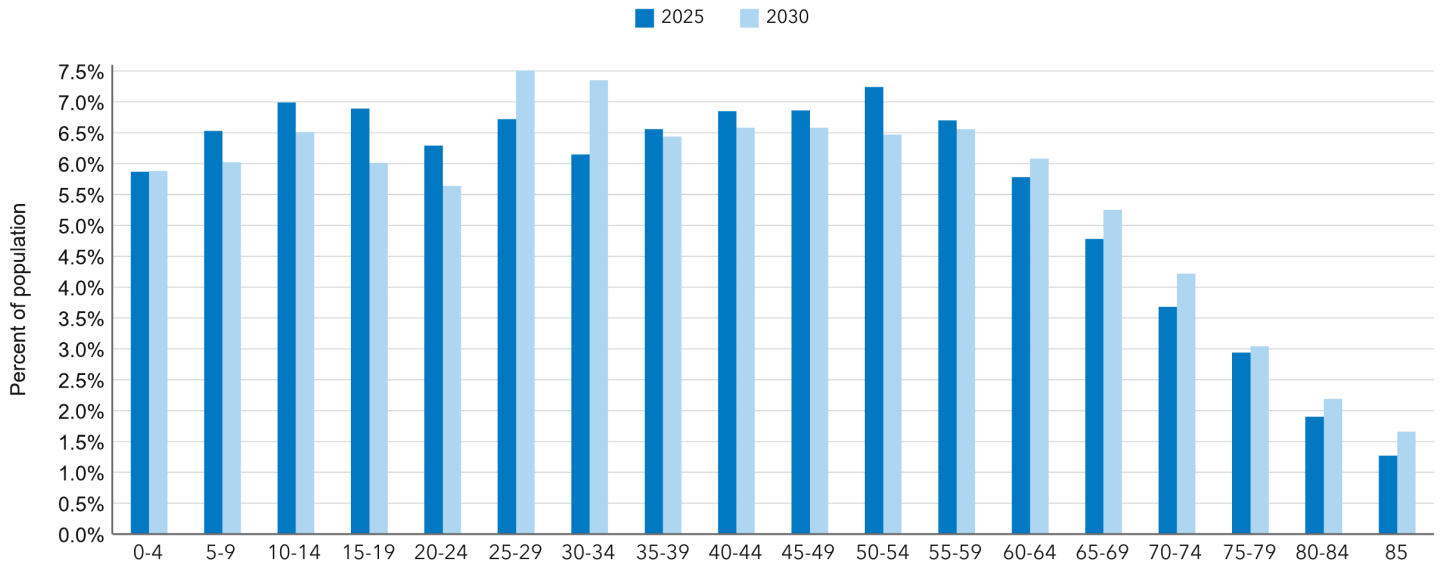
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



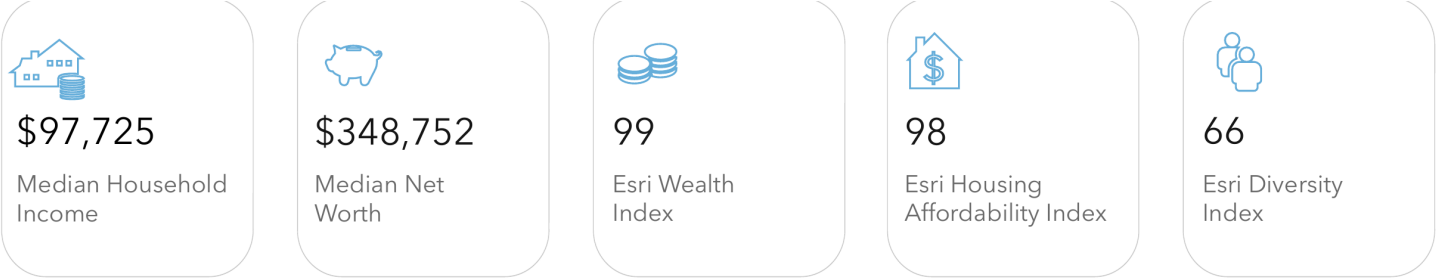
Trends: 2025 - 2030 Annual Rate



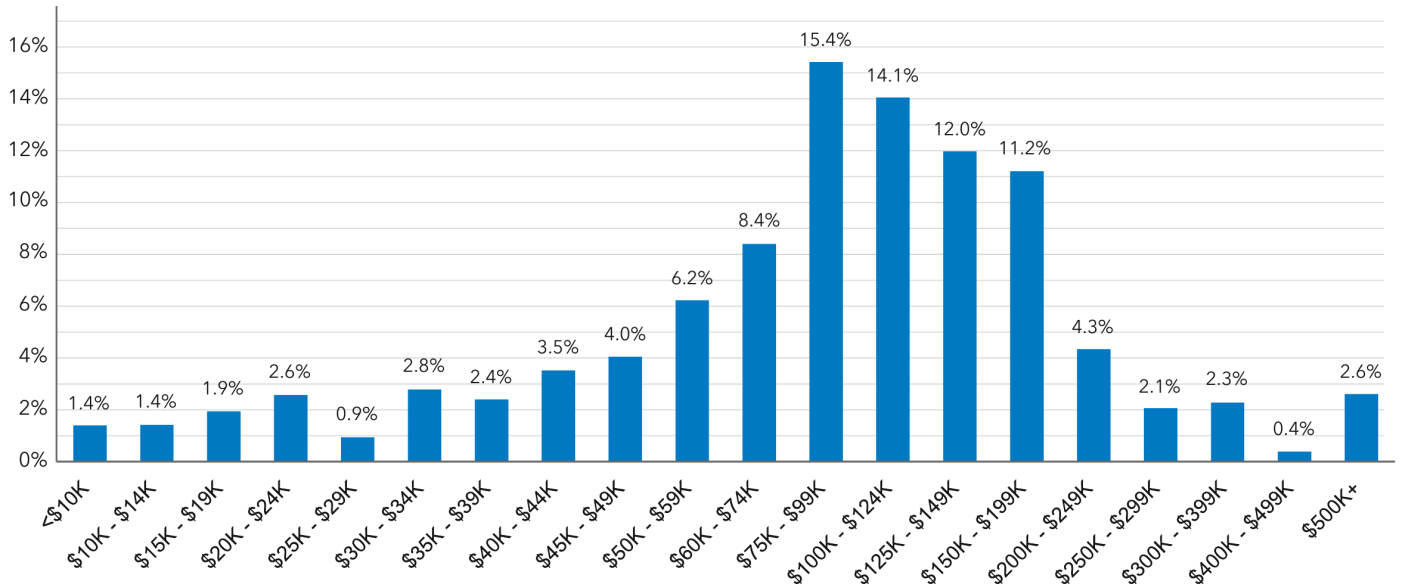
Population by Age



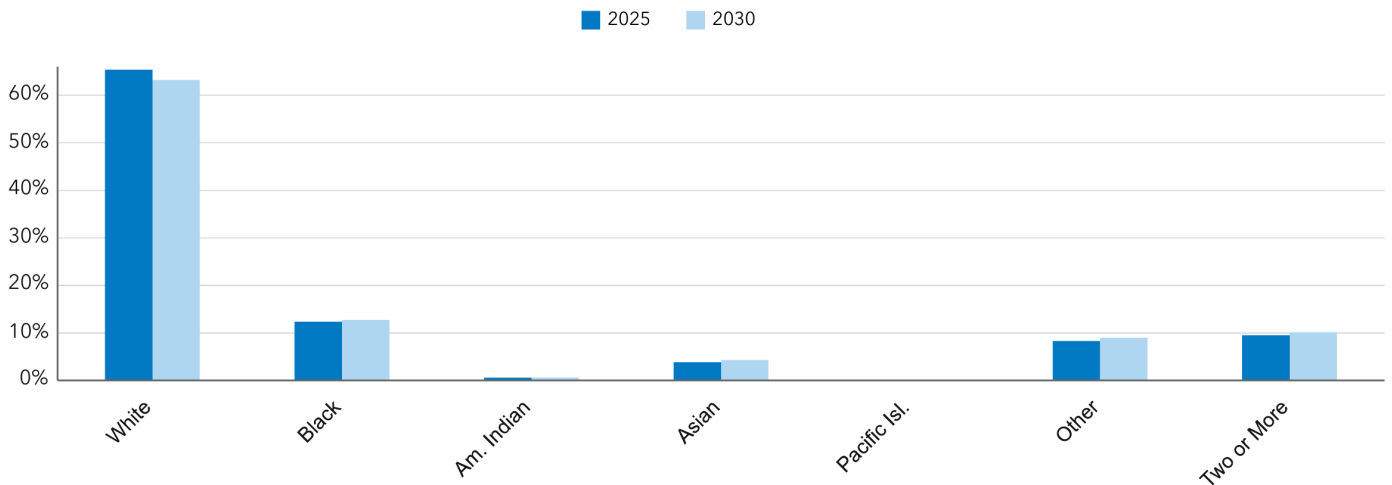
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2025



Population by Race



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	76,134	2025 Median Household Income	\$97,725
2025 Total Population	86,772	2030 Median Household Income	\$108,728
2030 Total Population	93,583	2025-2030 Annual Rate	2.16%
2025-2030 Annual Rate	1.52%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	27,665	100.0%	32,199	100.0%	35,060	100.0%
Occupied	26,659	96.4%	30,905	96.0%	33,741	96.2%
Owner	21,207	79.5%	24,859	80.4%	27,022	80.1%
Renter	5,452	20.4%	6,046	19.6%	6,719	19.9%
Vacant	1,032	3.7%	1,294	4.0%	1,319	3.8%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	24,859	100.0%	27,022	100.0%
<\$50,000	437	1.8%	189	0.7%
\$50,000-\$99,999	83	0.3%	11	0.0%
\$100,000-\$149,999	293	1.2%	57	0.2%
\$150,000-\$199,999	1,084	4.4%	256	0.9%
\$200,000-\$249,999	989	4.0%	396	1.5%
\$250,000-\$299,999	2,154	8.7%	994	3.7%
\$300,000-\$399,999	8,485	34.1%	6,913	25.6%
\$400,000-\$499,999	5,176	20.8%	6,647	24.6%
\$500,000-\$749,999	4,877	19.6%	8,627	31.9%
\$750,000-\$999,999	783	3.1%	1,720	6.4%
\$1,000,000-\$1,499,999	174	0.7%	372	1.4%
\$1,500,000-\$1,999,999	139	0.6%	386	1.4%
\$2,000,000+	183	0.7%	455	1.7%

Median Value	\$387,077	\$470,648
Average Value	\$440,788	\$551,043

Data Note: Persons of Hispanic Origin may be of any race.



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HOUSING PROFILE (RING: 5 MILE RADIUS)

Total	27,000	100.0%
Urban Housing Units	25,923	93.7%
Rural Housing Units	1,742	6.3%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	21,207	100.0%
Owned with a Mortgage/Loan	17,282	81.5%
Owned Free and Clear	3,925	18.5%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	1,032	100.0%
For Rent	393	38.1%
Rented- Not Occupied	27	2.6%
For Sale Only	203	19.7%
Sold - Not Occupied	66	6.4%
Seasonal/Recreational/Occasional Use	88	8.5%
For Migrant Workers	1	0.1%
Other Vacant	254	24.6%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	26,659	21,207	79.5%
15-24	502	161	0.8%
25-34	3,444	2,228	10.5%
35-44	5,498	4,175	19.7%
45-54	6,401	5,247	24.7%
55-59	2,754	2,335	11.0%
60-64	2,266	1,929	9.1%
65-74	3,483	3,071	14.5%
75-84	1,810	1,625	7.7%
85+	500	436	2.1%

Data Note: Persons of Hispanic Origin may be of any race.



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HOUSING PROFILE (RING: 5 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	26,659	21,207	79.5%
White Alone	19,748	16,327	77.0%
Black/African American Alone	2,984	2,051	9.7%
American Indian/Alaska Native Alone	127	92	0.4%
Asian Alone	613	535	2.5%
Pacific Islander Alone	11	4	0.0%
Other Race Alone	1,475	932	4.4%
Two or More Races	1,701	1,266	6.0%
Hispanic Origin	2,802	1,879	8.9%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	26,659	21,207	79.5%
1-Person	4,794	3,591	16.9%
2-Person	8,169	6,880	32.4%
3-Person	4,986	3,953	18.6%
4-Person	4,964	3,980	18.8%
5-Person	2,330	1,801	8.5%
6-Person	951	670	3.2%
7+ Person	463	330	1.6%

2025 Housing Affordability

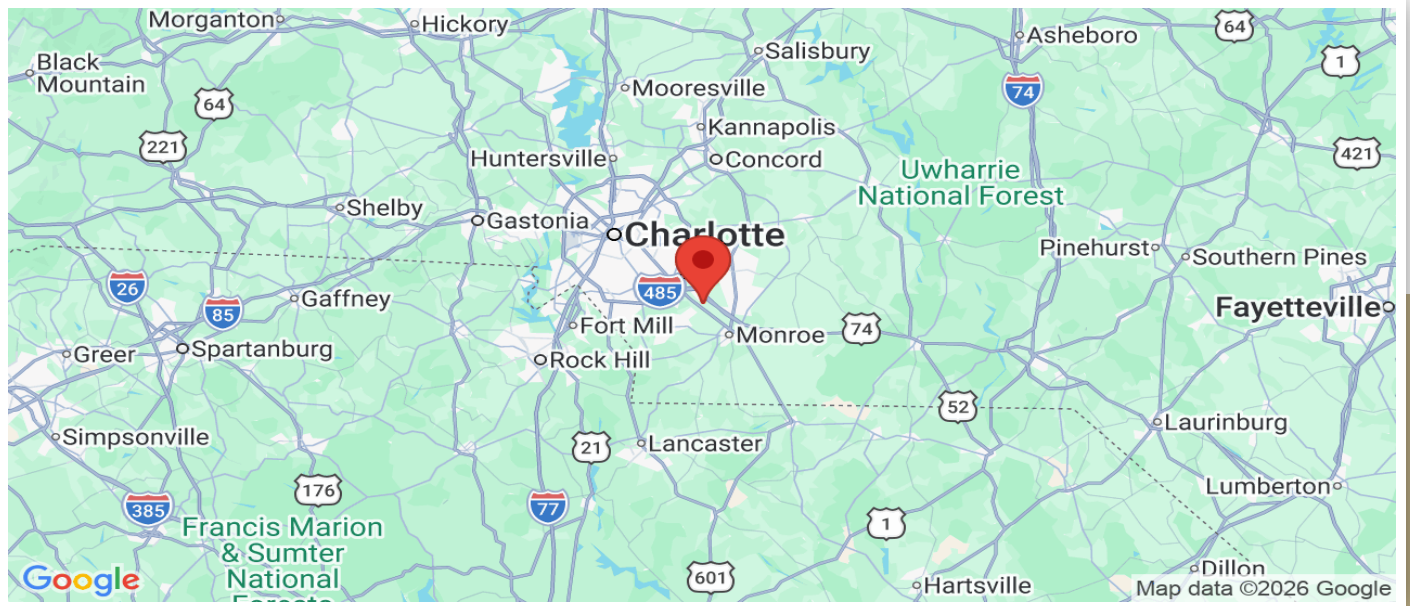
Housing Affordability Index	98
Percent of Income for Mortgage	24.8%

Data Note: Persons of Hispanic Origin may be of any race.



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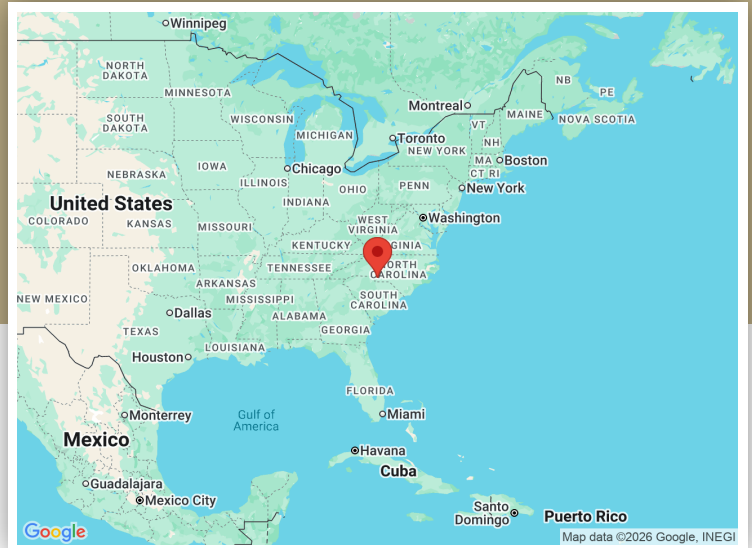
AREA LOCATION MAP



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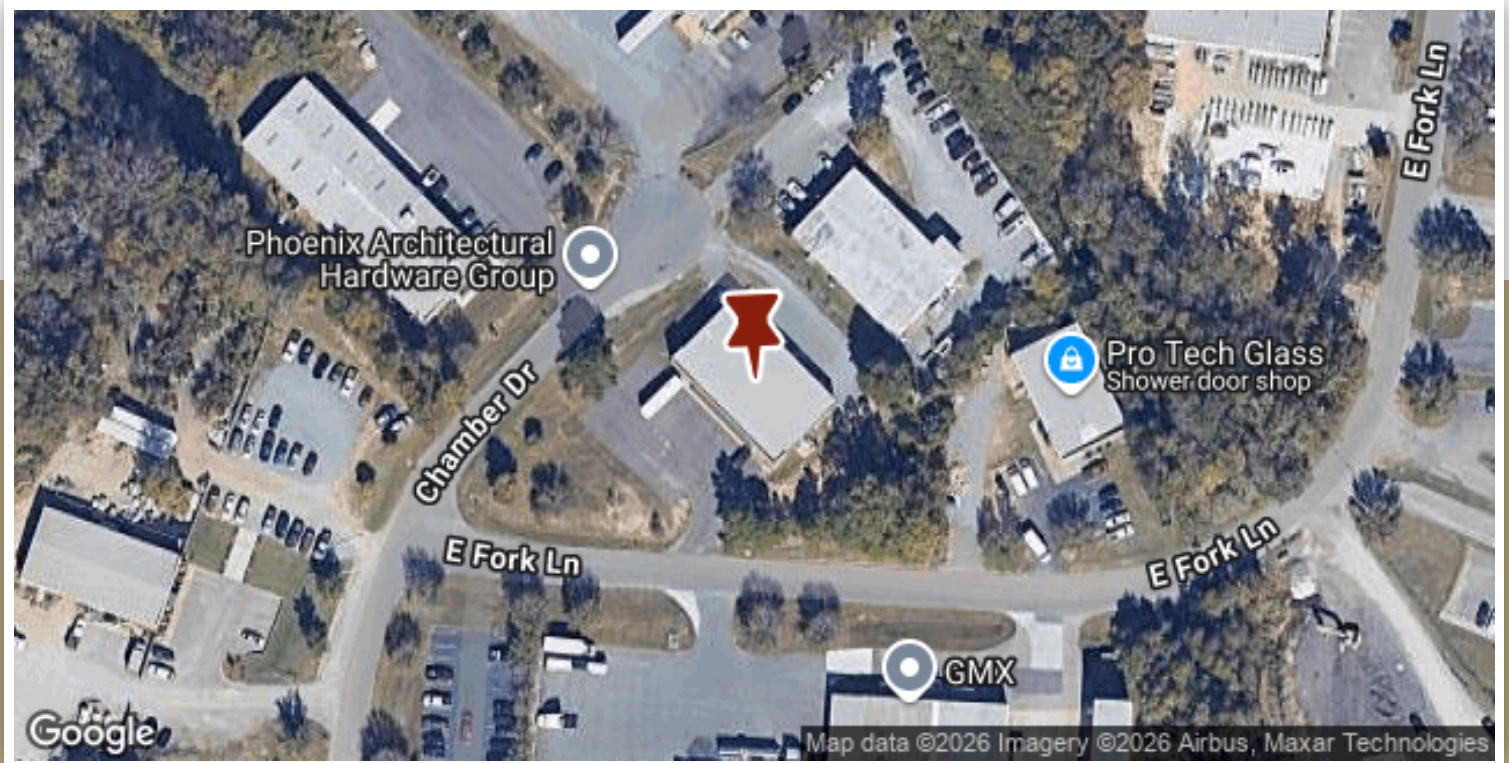
E FRK LN

4826 EAST FORK
LN
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AERIAL ANNOTATION MAP



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