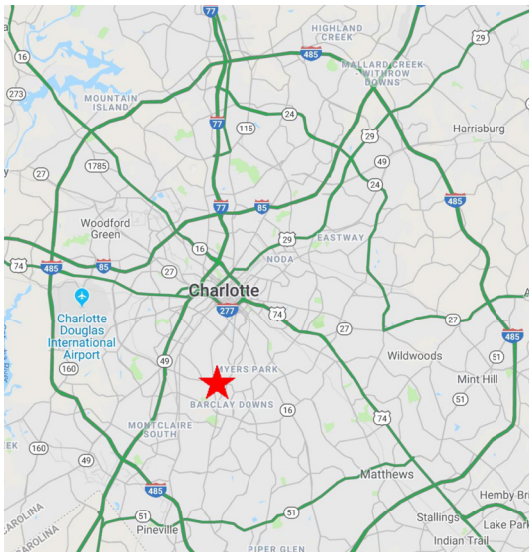


# SHOPS AT MONTFORD

4435 Park Road  
Charlotte, NC 28209

CONTACT | George Cornelson  
direct: 704.376.6912  
gcornelson@gmail.com



## DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
Population	13,111	99,995	258,456
Projected Pop. (2023)	14,427	110,878	286,217
Avg. Household Income	\$114,089	\$133,789	\$109,136
Daytime Employees	7,175	113,501	261,940

## TRAFFIC COUNTS

Woodlawn Rd. at Brandywine Rd.	27,886
Park Rd. at Drexel Pl.	28,890

## PROPERTY DETAILS

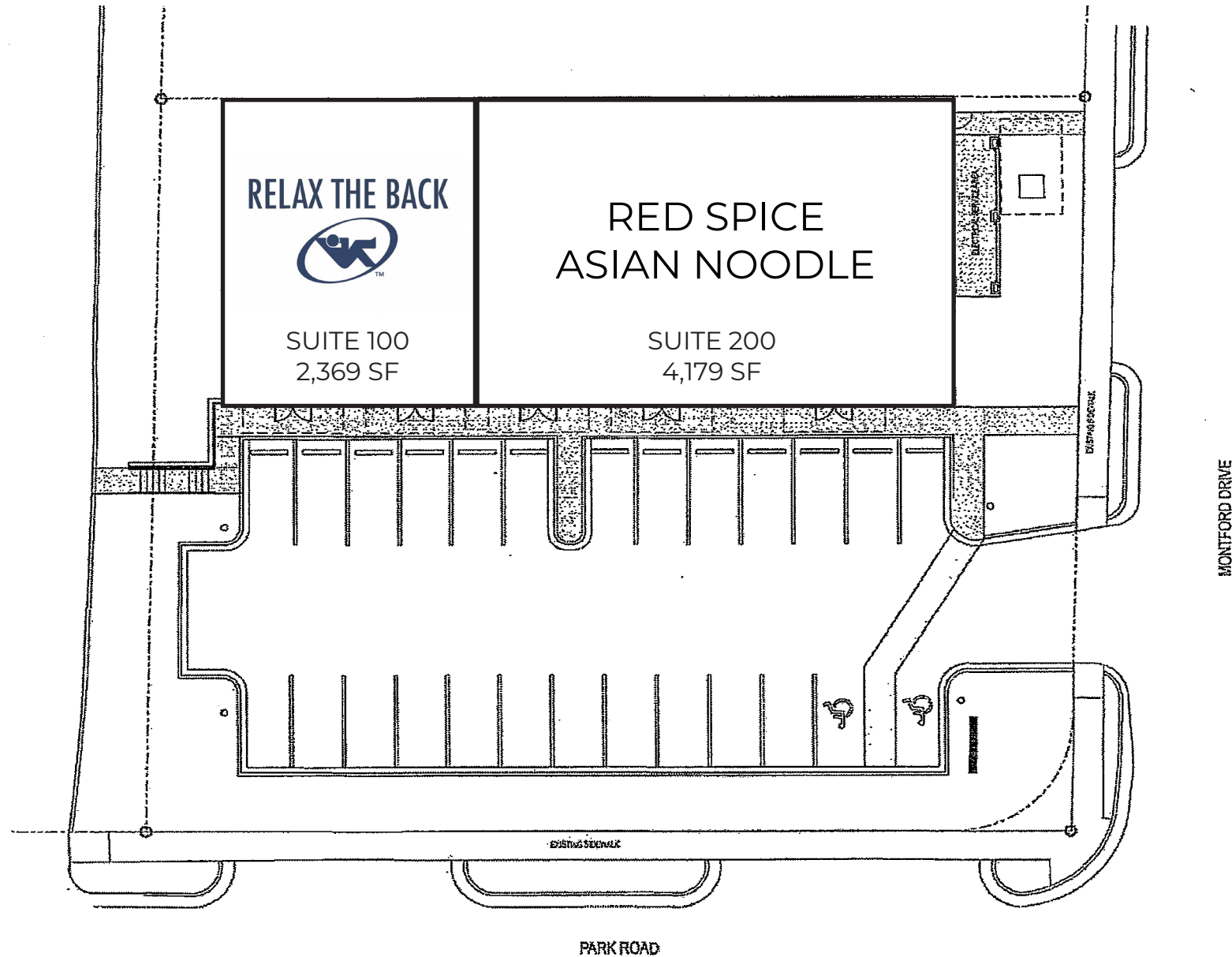
### • **FULLY LEASED**

- Shops at Montford is located off of Park Road in between Montford Drive and E WoodLawn Road.
- Surrounded by popular retail and restaurant users within ParkTowne Village and Park Road Shopping Center.

# SHOPS AT MONTFORD

## SITE MAP

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# SHOPS AT MONTFORD

AERIAL

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