

# Coronation Blvd Land

2224 CORONATION BLVD, CHARLOTTE, NC 28227

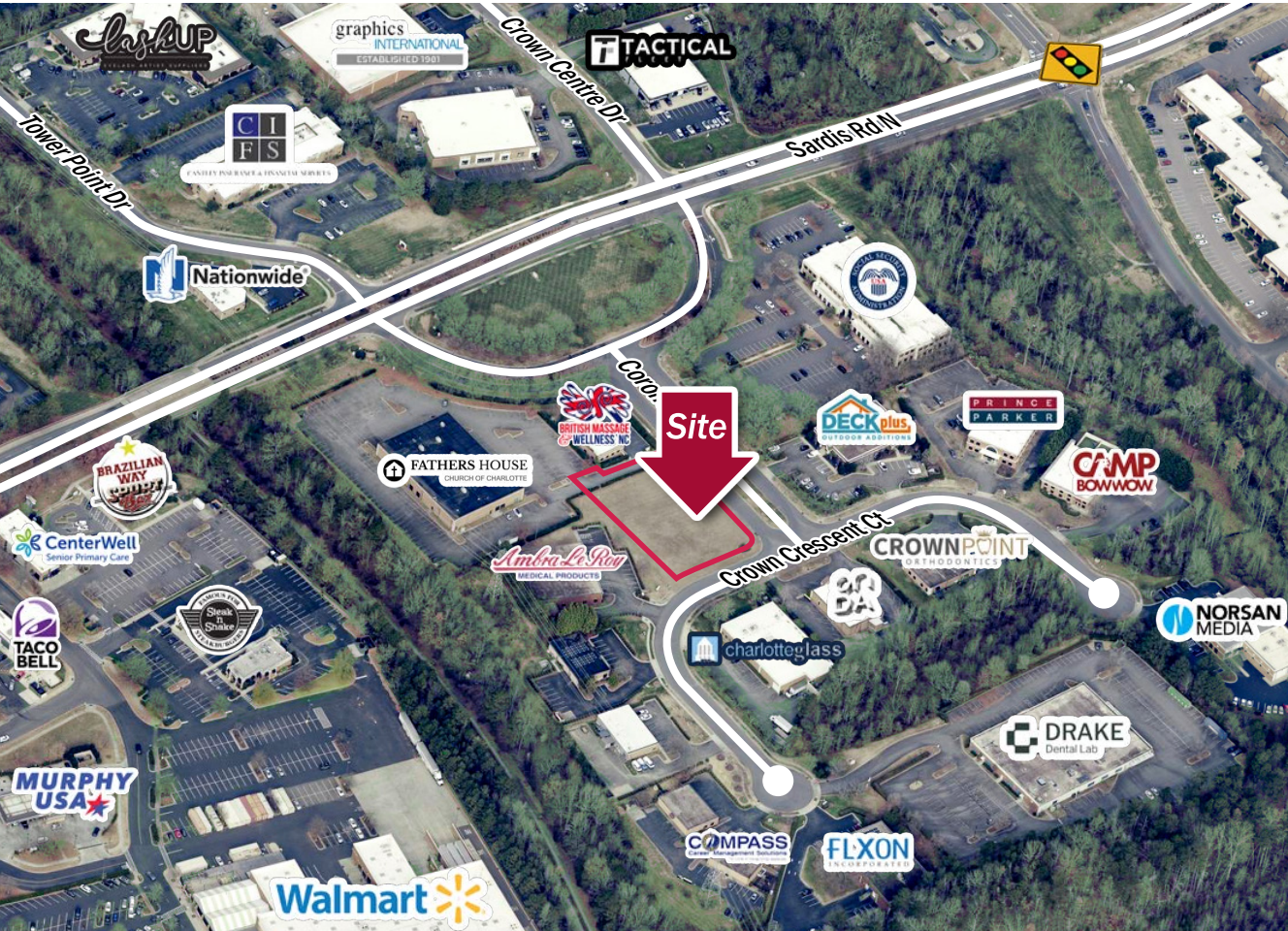


Land

FOR  
Sale

SIZE  
±0.78 AC

PRICE  
Call for Pricing



## Overview

Located in Crown Point Corporate Park, a 200 acre mixed-use development

Retail, medical, office & flex opportunity

Close proximity to Sardis Road and downtown Matthews developments

Close proximity to Highway 74 that carries 54,500 cars daily and 2 miles from I-485

Situated In a very active area of East Charlotte

Parcel is rough graded with utilities stubbed to the site

±0.78 Acres, Land for Sale



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## Site Aerial



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## Market Aerial



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## Property Overview

## Demographics

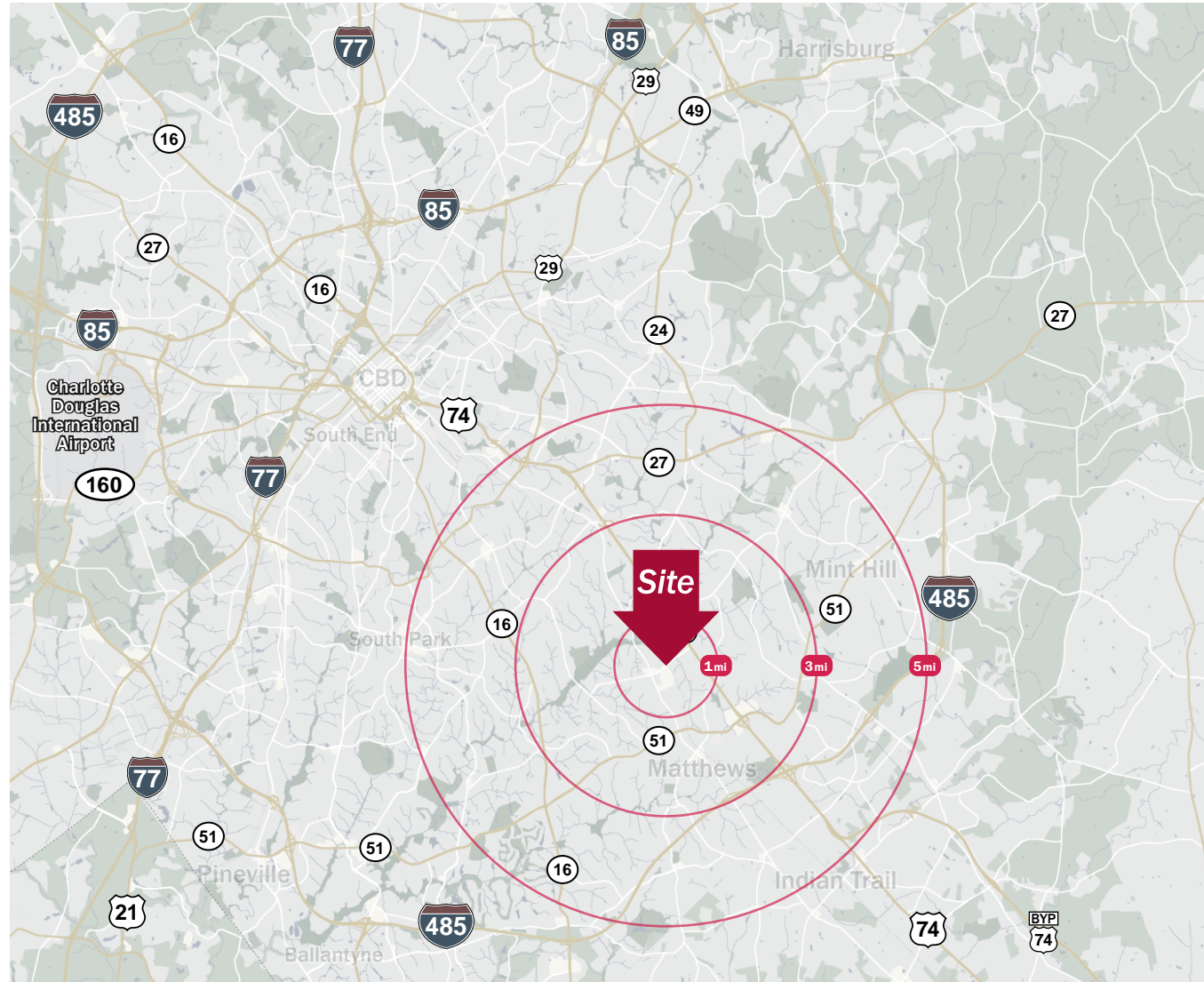
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	5,493	75,574	204,055
Growth Rate	1.79%	0.72%	0.37%
Avg. HH Income	\$94,717	\$114,076	\$130,567

## Traffic Count

Source: NCDOT

	AADT
Sardis Rd N	19,000 (2023)
Monroe Rd	30,000 (2023)
Hwy 74	54,500 (2023)



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## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,341	67,659	182,232
2020 Population	5,093	73,311	200,843
2024 Population	5,493	75,574	204,055
2029 Population	5,390	75,939	203,859
2010-2020 Annual Rate	1.61%	0.81%	0.98%
2020-2024 Annual Rate	1.79%	0.72%	0.37%
2024-2029 Annual Rate	-0.38%	0.10%	-0.02%
2020 Male Population	45.7%	47.3%	47.9%
2020 Female Population	54.3%	52.7%	52.1%
2020 Median Age	33.4	37.9	37.8
2024 Male Population	46.8%	48.1%	48.6%
2024 Female Population	53.2%	51.9%	51.4%
2024 Median Age	34.7	38.8	38.7

In the identified area, the current year population is 204,055. In 2020, the Census count in the area was 200,843. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 203,859 representing a change of -0.02% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 38.7, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	45.9%	54.5%	55.5%
2024 Black Alone	32.6%	21.7%	19.3%
2024 American Indian/Alaska Native Alone	1.0%	0.6%	0.6%
2024 Asian Alone	2.7%	5.4%	6.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	8.2%	8.8%	9.2%
2024 Two or More Races	9.6%	8.9%	8.7%
2024 Hispanic Origin (Any Race)	15.6%	15.6%	16.1%

Persons of Hispanic origin represent 16.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.3 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	66	99	116
2010 Households	2,187	27,614	71,858
2020 Households	2,577	30,087	78,483
2024 Households	2,711	31,156	79,883
2029 Households	2,687	31,467	80,252
2010-2020 Annual Rate	1.65%	0.86%	0.89%
2020-2024 Annual Rate	1.20%	0.82%	0.42%
2024-2029 Annual Rate	-0.18%	0.20%	0.09%
2024 Average Household Size	2.02	2.41	2.54

The household count in this area has changed from 78,483 in 2020 to 79,883 in the current year, a change of 0.42% annually. The five-year projection of households is 80,252, a change of 0.09% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2020. The number of families in the current year is 52,414 in the specified area.



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## Demographics

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	35.4%	31.1%	31.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$68,133	\$83,109	\$88,526
2029 Median Household Income	\$79,916	\$102,470	\$106,970
2024-2029 Annual Rate	3.24%	4.28%	3.86%
<b>Average Household Income</b>			
2024 Average Household Income	\$94,717	\$114,076	\$130,567
2029 Average Household Income	\$111,178	\$133,981	\$152,180
2024-2029 Annual Rate	3.26%	3.27%	3.11%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$43,613	\$46,867	\$51,333
2029 Per Capita Income	\$51,467	\$55,329	\$60,142
2024-2029 Annual Rate	3.37%	3.38%	3.22%
<b>GINI Index</b>			
2024 Gini Index	38.1	37.8	38.7
<b>Households by Income</b>			
Current median household income is \$88,526 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,970 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$130,567 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$152,180 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$51,333 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$60,142 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	70	80	79
2010 Total Housing Units	2,345	29,503	78,137
2010 Owner Occupied Housing Units	773	16,658	45,655
2010 Renter Occupied Housing Units	1,414	10,957	26,202
2010 Vacant Housing Units	158	1,889	6,279
2020 Total Housing Units	2,744	31,653	82,717
2020 Owner Occupied Housing Units	766	17,233	47,907
2020 Renter Occupied Housing Units	1,811	12,854	30,576
2020 Vacant Housing Units	158	1,577	4,260
2024 Total Housing Units	2,860	32,593	83,587
2024 Owner Occupied Housing Units	812	17,651	48,983
2024 Renter Occupied Housing Units	1,899	13,505	30,900
2024 Vacant Housing Units	149	1,437	3,704
2029 Total Housing Units	2,884	33,309	85,135
2029 Owner Occupied Housing Units	861	17,983	49,813
2029 Renter Occupied Housing Units	1,826	13,484	30,440
2029 Vacant Housing Units	197	1,842	4,883
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	56.3	54.1	52.7



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