

Josh Beaver

The Nichols Company

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600 Queens Rd, Charlotte, NC 28207

Available
Retail
For Lease



Proposed Rendering

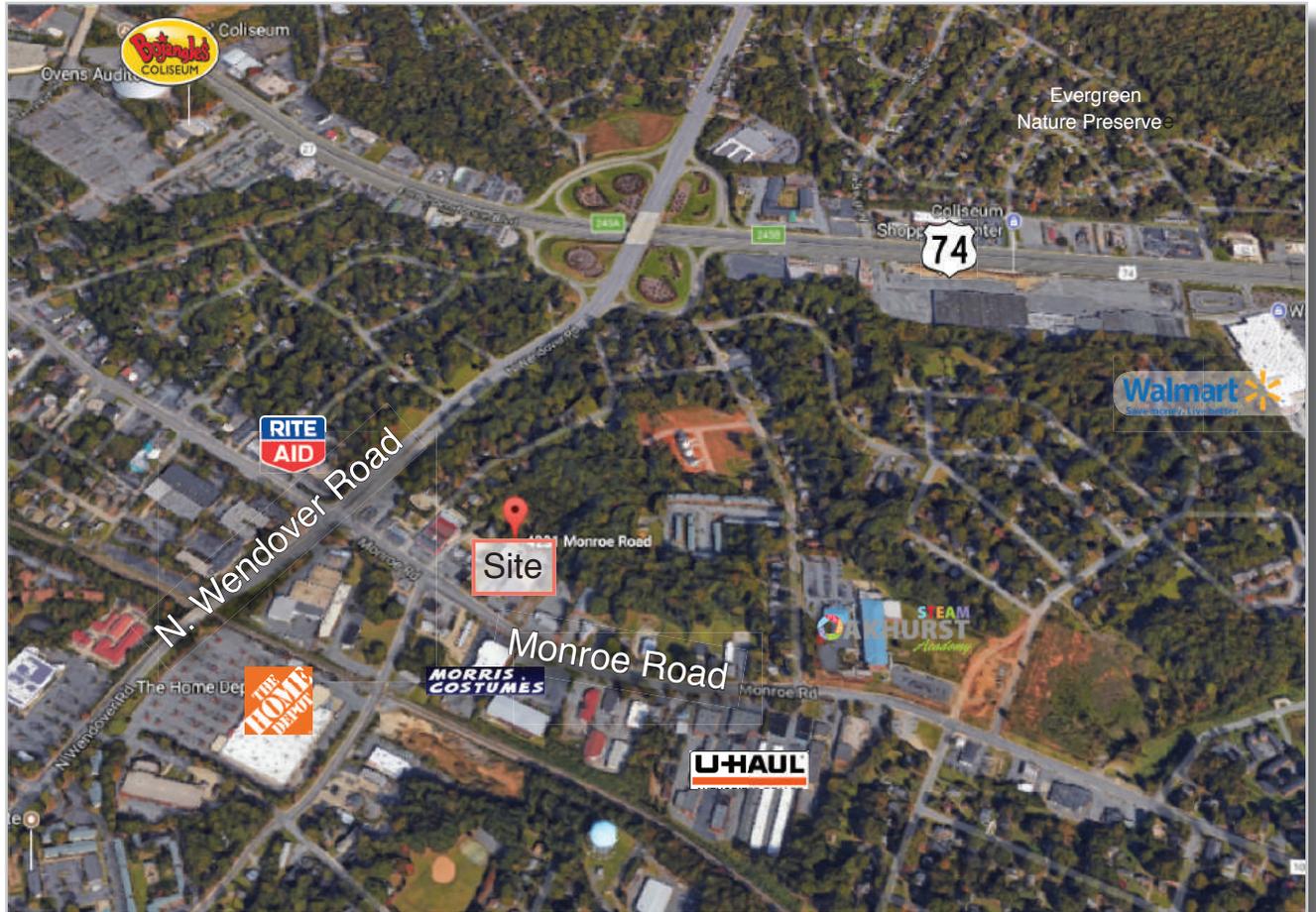
Fligel Plaza

4231 Monroe Road
Charlotte, NC 28205

Fligel Plaza

LOCATION

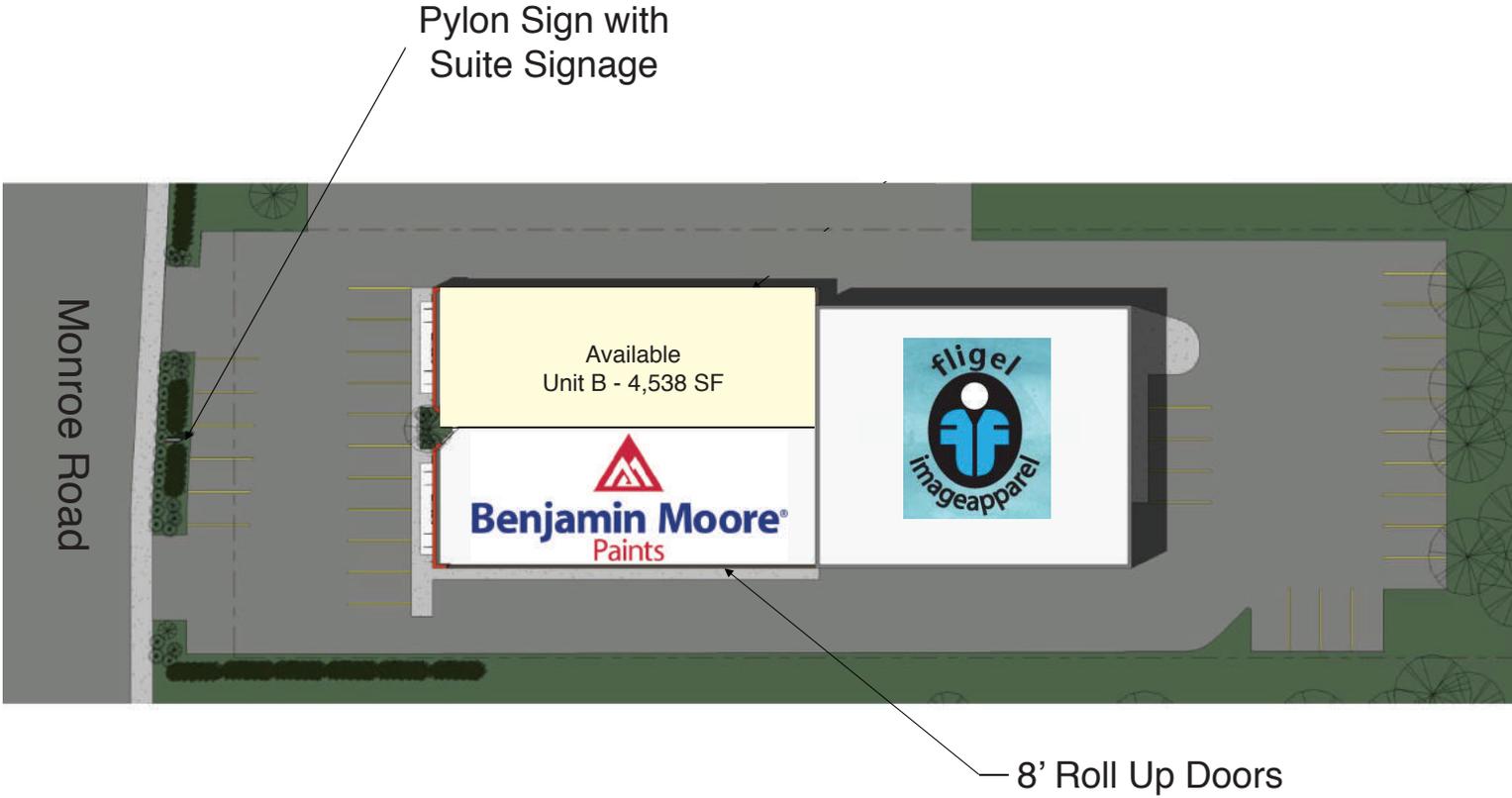
Fligel Plaza is a 16,953 SF building conveniently located on busy Monroe Road near the intersection of Monroe Road and Wendover Road. An ideal retail location, it is within close proximity to Uptown Charlotte and several major highways and interstates, including US-74, I-77 and I-277.



SITE ATTRIBUTES

- \$17/sf NNN
- Available: Unit B +/- 4,538
- B-2 Zoning
- 20 Parking Spaces
- 1.08 Acres

SITE PLAN



DEMOGRAPHICS

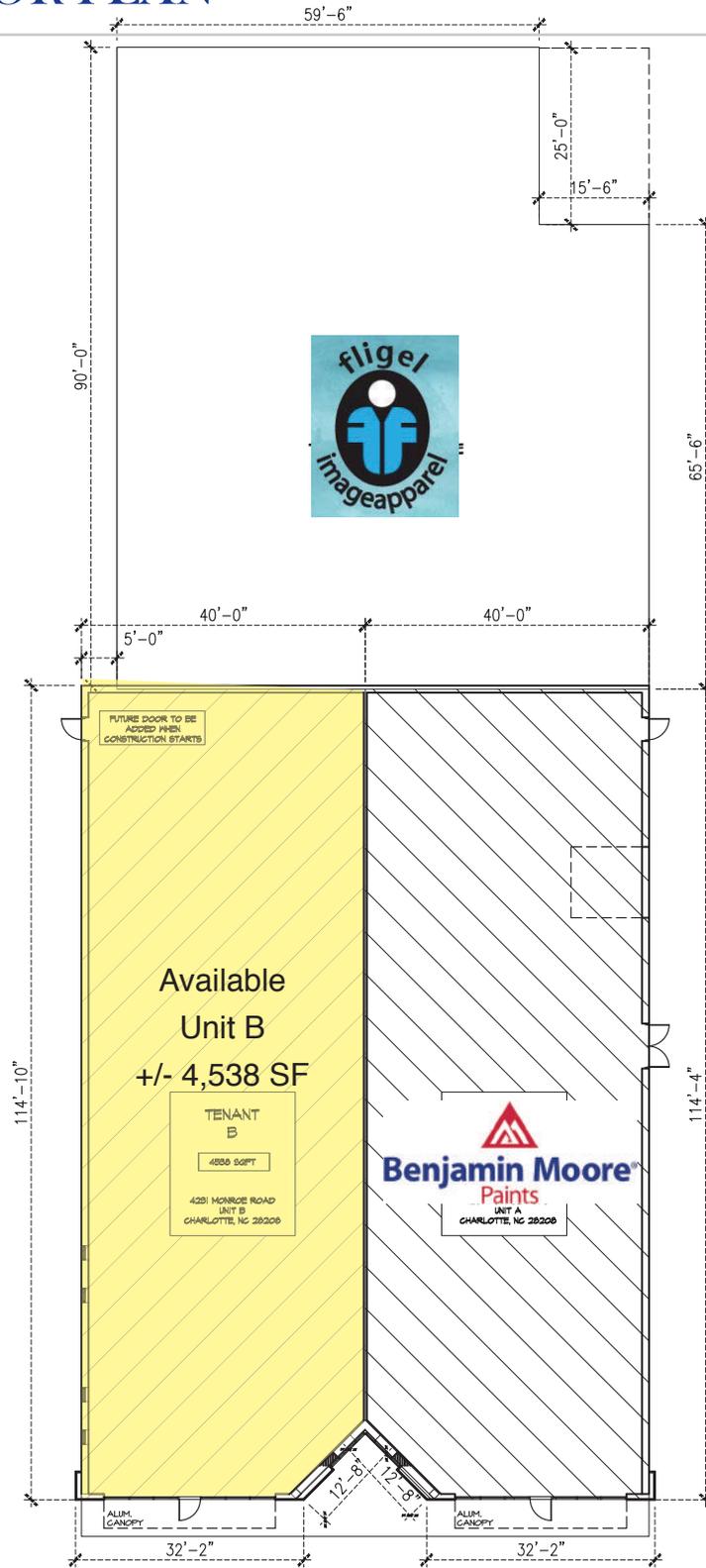
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	10,508	98,699	269,458
Daytime Population	16,838	104,443	382,278
Avg HH Income	\$48,473	\$72,424	\$69,560

Traffic Counts: Approximately 25,000 VPD on Monroe Road

EXISTING FACADE



EXISTING FLOOR PLAN



Monroe Road

PROPOSED RENOVATIONS





For more information please contact:
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704.373.9797

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

