MONROE ROAD LAND

MATTHEWS, NORTH CAROLINA 28105

SITE

CONTACT FOR DETAILS
TRACY EFIRD
(704) 373-9797
Tracy@TheNicholsCompany.com

Available for Sale or Lease

LAND/OUTPARCEL NEAR I-485 AND I-74

PROPERTY OVERVIEW

MONROE ROAD LAND AVAILABLE

1.243 AC land/outparcel between Matthews Township Pkwy and Sardis Rd in Matthews, NC. The site is adjacent to the Family Dollar Corporate & Distribution and close to interstates I-485 and I-74.
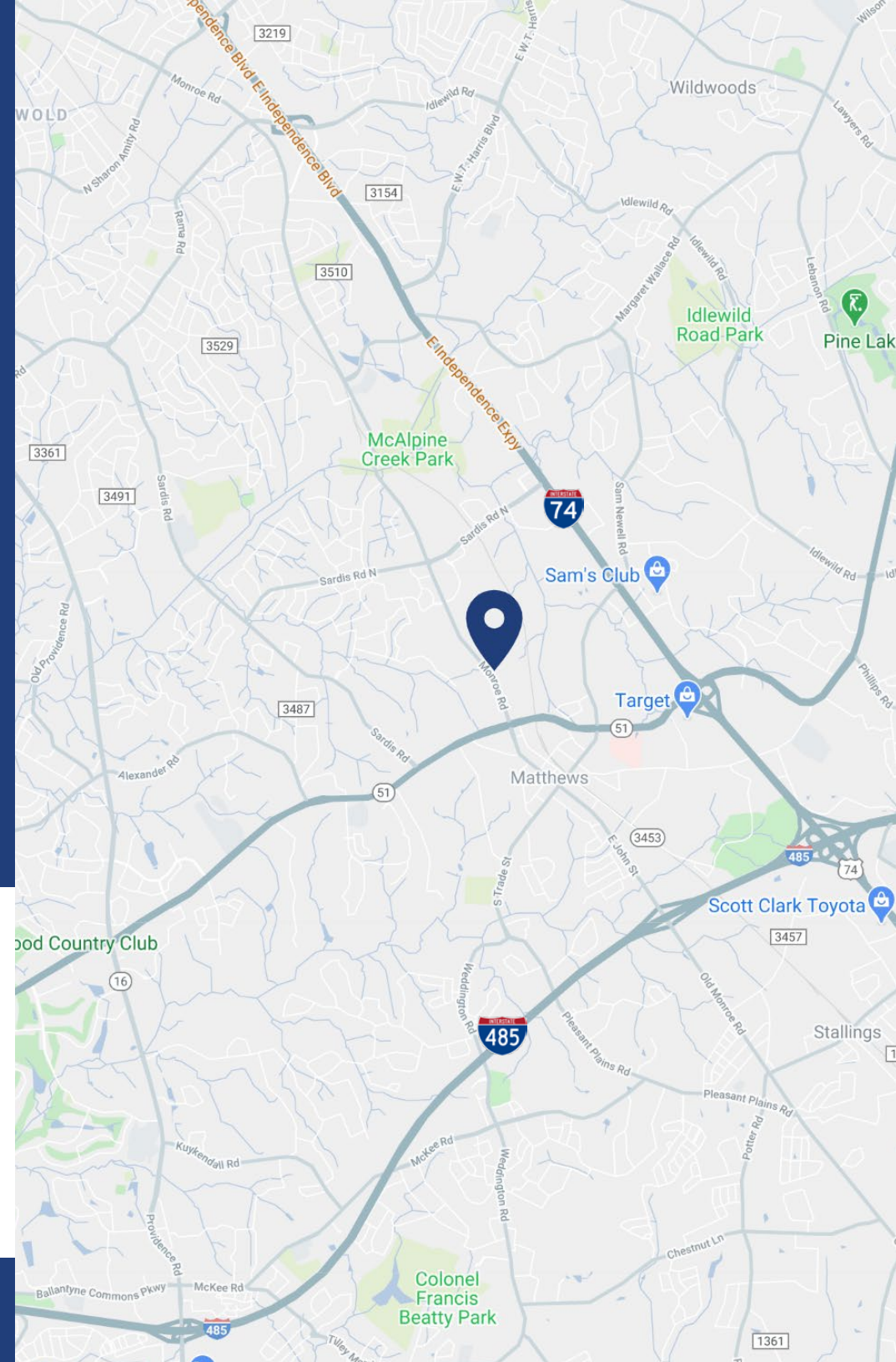
PROPERTY DETAILS

Parcel ID	19321143
Acreage	1.243 Acres for Sale or Lease
Frontage	200' frontage on Monroe Rd.
Access	Easy access to Sardis Rd, Matthews Township Pkwy & Independence Blvd
Traffic Counts	Monroe Rd | 37,500 VPD
Sale Price	$625,000
Additional Details	1.8 miles to I-74 2.19 miles to I-485

DEMOGRAPHICS

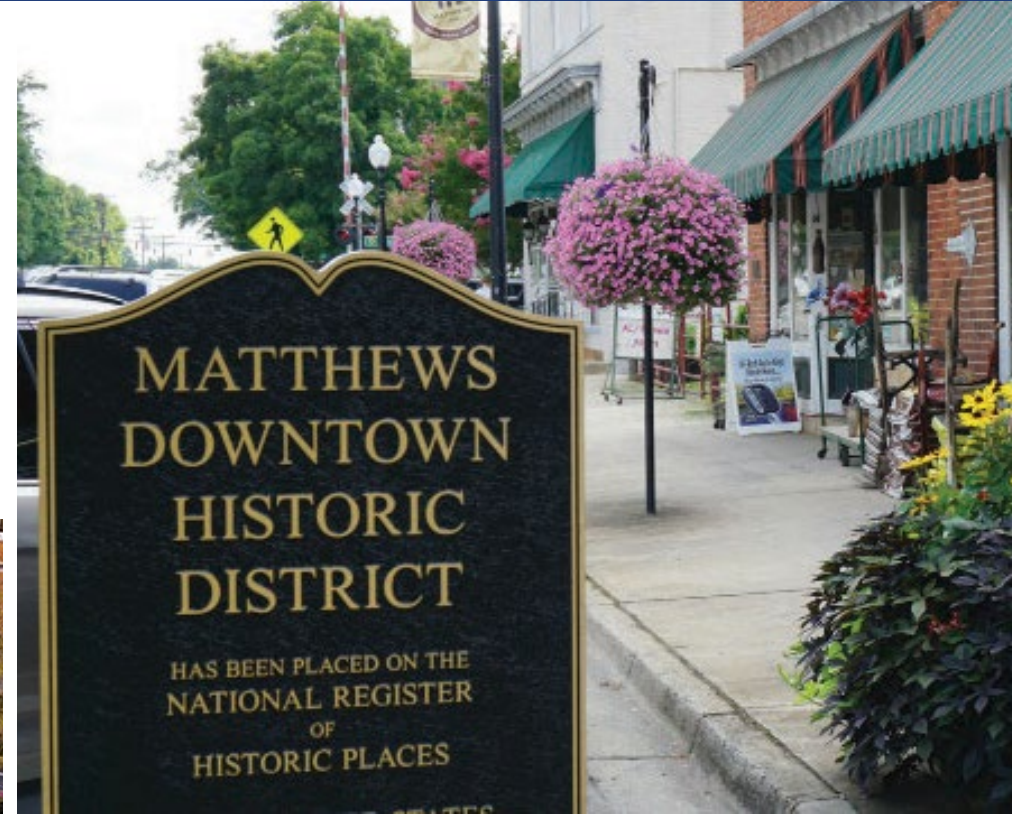| RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	6,987	65,610	180,404
Avg. Household Income	$86,441	$103,205	$112,171
Median Household Income	$57,701	$69,108	$77,042
Households	3,399	26,547	70,297
Daytime Employees	8,702	33,534	62,323

CLICK HERE TO VIEW DRONE VIDEO

MATTHEWS
NORTH CAROLINA

Nestled between Charlotte and Union County, Matthews offers big city amenities with a small-town feel. Annual festivals, family-friendly entertainment and plenty of recreational amenities have made it one of the most desired locations in the region. Downtown Matthews is a vibrant destination buzzing with nightlife, exciting restaurants, and shopping. Consistently ranked as one of the safest places to live, and one of the best places to raise a family, Matthews has much to offer, yet maintains the small town feel that draw so many people.

MATTHEWS DOWNTOWN HISTORIC DISTRICT

HAS BEEN PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES

TOWN HALL · LIBRARY

SITE

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Website
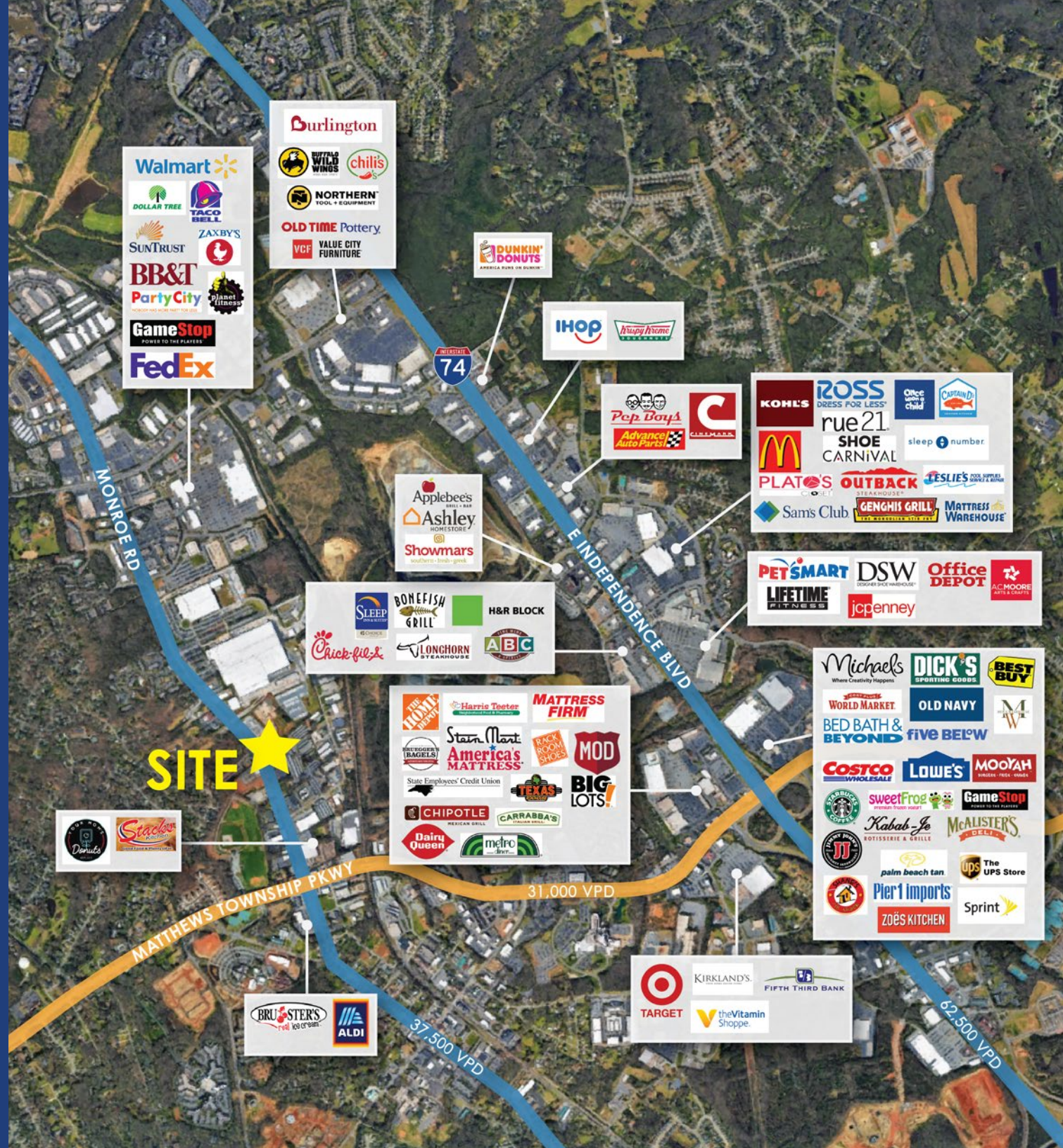www.TheNicholsCompany.com

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