



Washburn Ave

**SITE**

**21,000 VPD**

Monroe Rd

Monroe Rd

Colemate Dr



**Bojangles'**



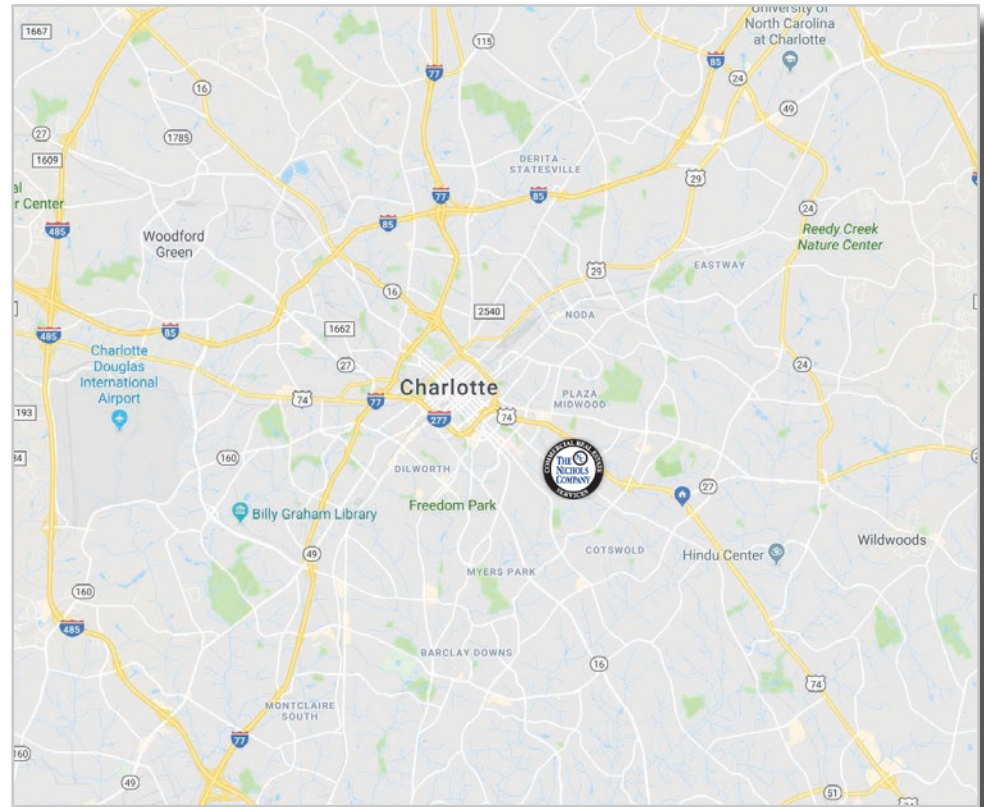
Available Land For Sale  
**3124 Monroe Rd**  
Charlotte, NC 28205

## ABOUT

High Profile parcel located on “PM side” of busy Monroe Road. Site is situated between popular Chantilly and Grier Heights neighborhoods. Lot is zoned I-2 allowing for multi-uses (retail, industrial, office) including those requiring outdoor storage.

## PROPERTY DETAILS

- 0.53 Acres Available for Sale
- Vacant Land
- Zoning: I-2
- Sale Price: \$599,000



Demographics	1 Mile	3 Miles	5 Miles
Total Population	14,144	113,662	296,607
Total Households	6,292	49,191	124,849
Daytime Employees	8,918	133,242	233,021
Average HH Income	\$77,172	\$101,890	\$85,259
Traffic Counts: Monroe Rd. 21,000 VPD			



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*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.*