

AVAILABLE  
Land/Outparcel  
for Sale



# 10701 Monroe Rd

Matthews, NC 28105

**ABOUT**

+/- 2.87 acre outparcel between Matthews Township Pkwy. and Sardis Rd. in Matthews, NC. The site is adjacent to the Family Dollar Corp/Distribution and 2.19 miles from I-485.

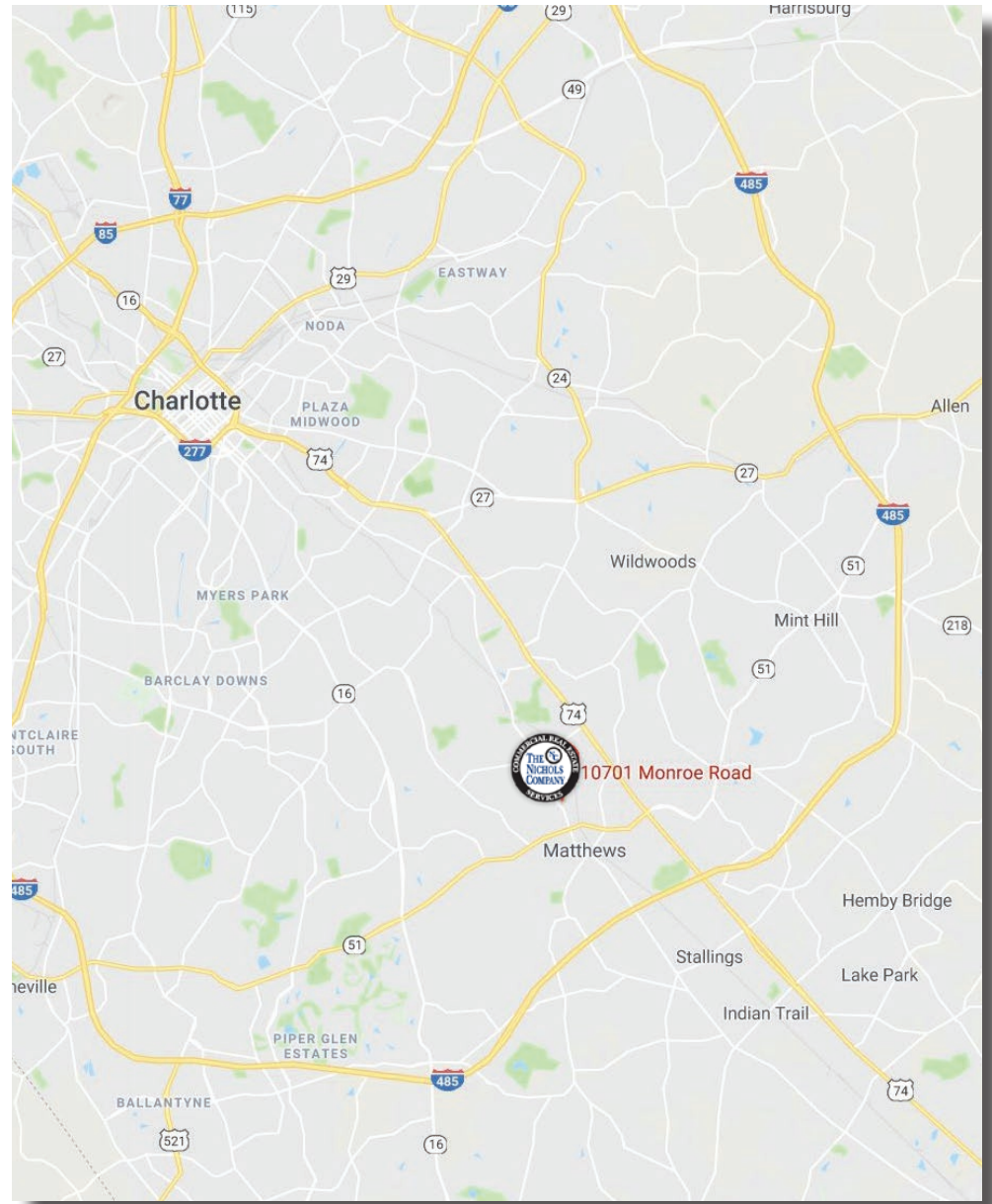
**PROPERTY DETAILS**

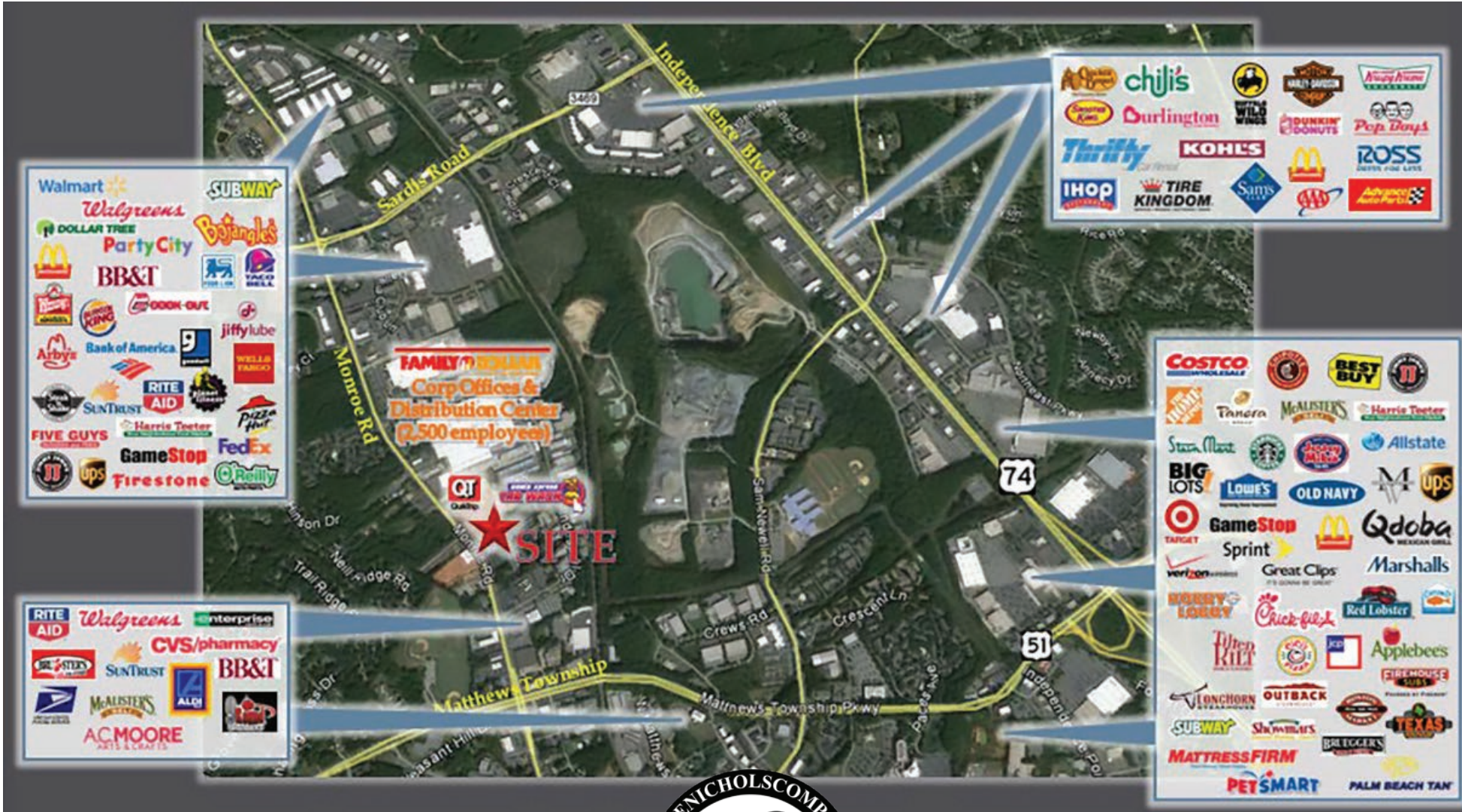
- +/- 2.87 Acres
- Parcel ID: 19321141
- Zoned B-1
- Sale Price: \$550,000

**PROPERTY FEATURES**

- Property is 125,017 SF located behind the new QuikTrip
- Adjacent to Family Dollar Corp/Distribution

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,141	69,737	187,688
Average HH Income	\$71,914	\$91,226	\$99,259
Daytime Employees	8,297	32,922	60,956
Traffic Counts: Monroe Rd. 39,000 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.