

# FLEX SPACE FOR LEASE

3330 MONROE RD. STE B | CHARLOTTE, NC 28205



## PROPERTY OVERVIEW

# FLEX SPACE FOR LEASE

Located between Elizabeth and Oakhurst, this flex space for lease is in a great location. With +/- 17,350 SF office/warehouse space available, the building offers ample parking and excellent visibility from Monroe Rd. A short drive from Plaza Midwood, Elizabeth or Oakhurst, the space is 100% conditioned for a new tenant.

## PROPERTY DETAILS

**Address** 3330 Monroe Rd. STE B | Charlotte, NC 28205

**Available SF** +/- 17,350 SF 60/40 Office to Warehouse

**Zoning** I-2

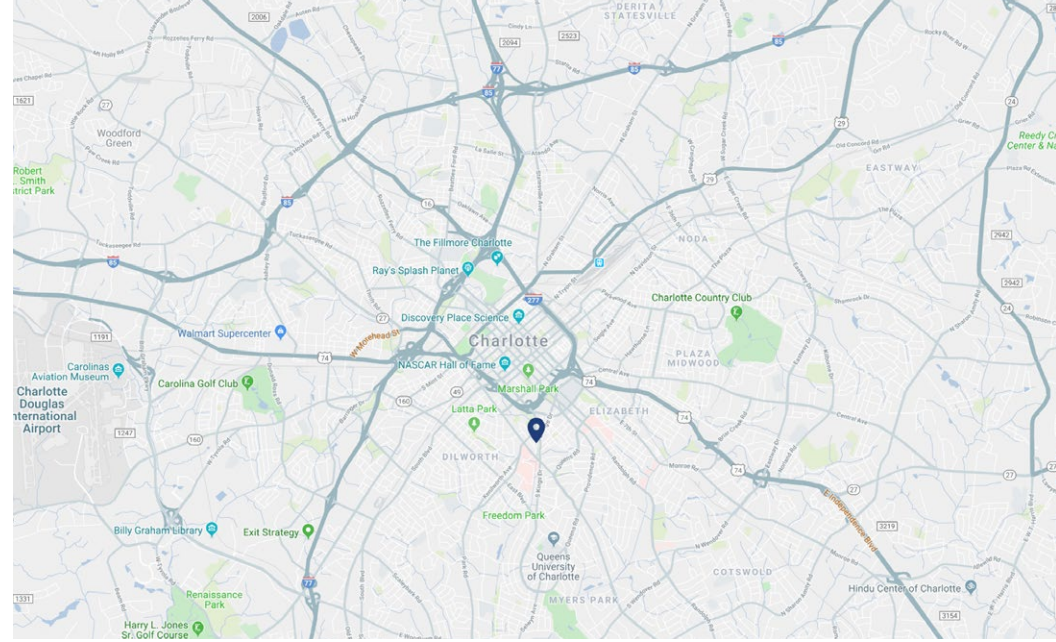
**Visibility** Excellent visibility from Monroe Rd.

**Parking** Ample parking

**Traffic Counts** Monroe Rd. | 20,000 VPD

**Price** Call for Pricing

**Additional Notes** 100% Conditioned

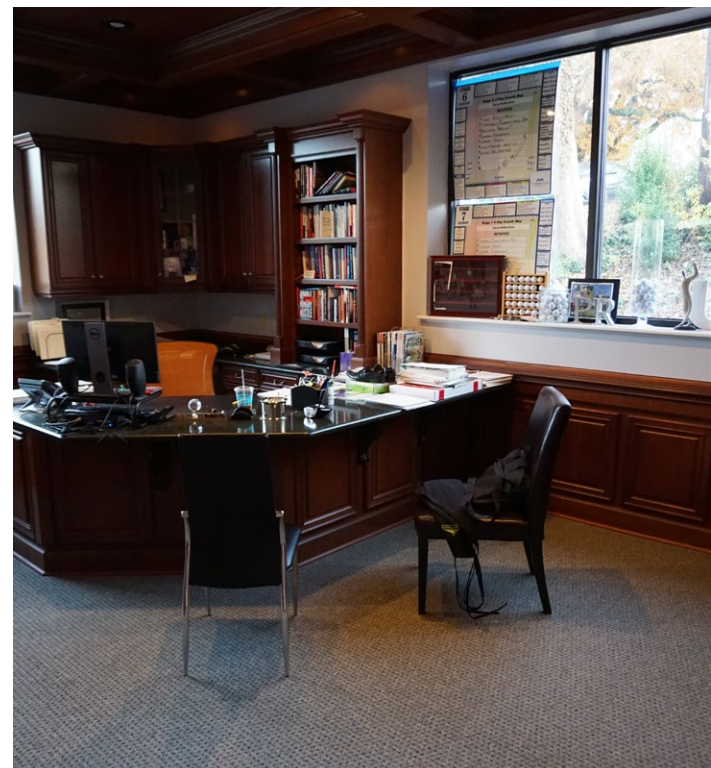


## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	12,903	114,689	302,160
<b>Avg. Household Income</b>	\$76,984	\$109,100	\$94,877
<b>Median Household Income</b>	\$48,706	\$61,724	\$56,643
<b>Households</b>	5,893	48,978	129,230
<b>Daytime Employees</b>	9,656	114,391	227,829



# PROPERTY PHOTOS



# MARKET OVERVIEW



## CONTACT

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**TRACY EFIRD**

tracy@thenicholscompany.com

704.373.9797



## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

(O) 704.373.9797

(F) 704.373.9798

### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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