



# 4999 Old Charlotte Hwy

Monroe, North Carolina, 28110

+/- 2.64 AC

Hayes Rd

3,800 VPD

Available for Sale or Lease

+/- 2.64 AC Land



## Property Overview

# 4999 Old Charlotte Hwy Available for Sale or Lease

Opportunity to purchase or lease +/- 2.64 AC of land in Monroe, NC. Two parcels are available at the site, currently zoned for Residential with a future mixed-use opportunity with rezoning. Great visibility and frontage of Old Charlotte Hwy.

## Property Details

**Address** 4999 Old Charlotte Highway | Monroe, NC, 28110

**Availability** +/- 2.64 AC Available for Sale or Lease

**Square Footage** +/- 114,998 SF Gross AC

**Parcels** 09-393-003, 09-393-004

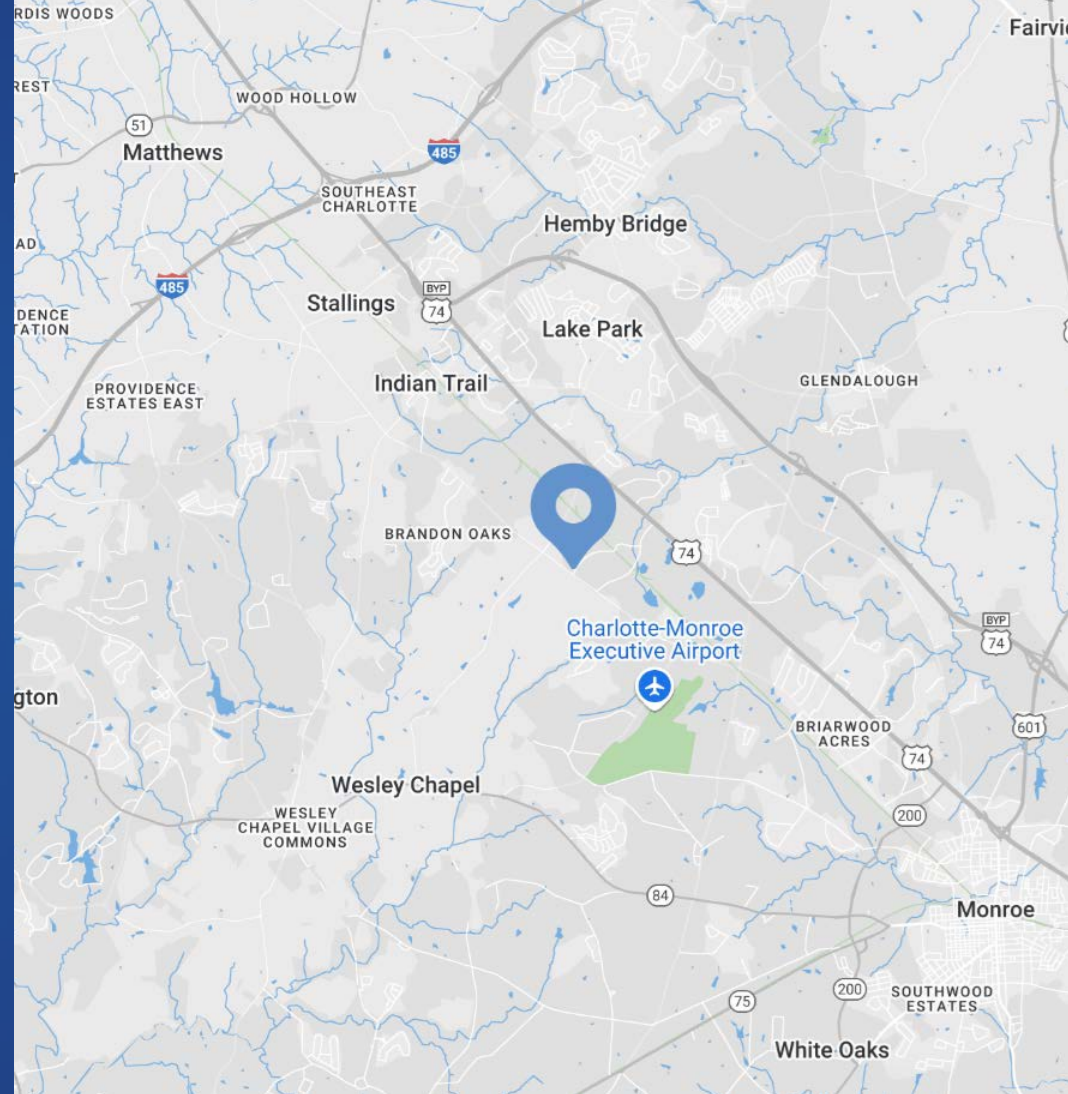
**Zoning** Residential

**Frontage** +/- 207 SF on Old Charlotte Hwy

**Traffic Counts** Hayes Rd | 3,800 VPD  
Old Charlotte Hwy | 16,000 VPD

**Lease Rate** Call for Leasing Details

**Sale Price** \$2,100,000



## Demographics

| RADIUS                         | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| <b>2024 Population</b>         | 4,240     | 41,078    | 95,721    |
| <b>Avg. Household Income</b>   | \$113,547 | \$120,061 | \$124,209 |
| <b>Median Household Income</b> | \$81,207  | \$94,275  | \$96,632  |
| <b>Households</b>              | 1,423     | 14,171    | 33,182    |
| <b>Daytime Employees</b>       | 2,821     | 14,714    | 30,070    |



# Market Overview



Stone Mountain Theatre  
McDonald's  
CVS pharmacy  
Taco Bell  
Wendy's  
Hickory Trail  
Dunkin' Donuts  
Viva Chicken  
SweetFrog  
Goodyear  
New York Deli

Jersey Mike's  
Pizza Hut  
Wells Fargo  
MOD  
Tickle MyRibs  
Domino's  
EXPRESS  
Great Clips  
State Employees' Credit Union  
ExtraSpace Storage

Sun Valley High School  
1,377 Students

Shiloh Valley  
Elementary School  
550 Students

Joe Johnson  
Equipment

Safe Haven  
Self Storage

South Piedmont  
Community College  
12,084 Students

SP SOUTH  
PIEDMONT  
COMMUNITY COLLEGE

Charlotte  
Executive Airport

Honda  
Indian Trail

KVA  
Union County, Va

U-HAUL  
SUBWAY

DOLLAR  
GENERAL

goodwill  
O'Reilly  
AUTO PARTS



# Monroe

## North Carolina

Monroe, a vibrant and progressive city, is the heart of retail, government, culture, and industry in Union County. Its extensive Historic District, with stately homes and a revitalized downtown, attracts businesses globally to its industrial hub and ever-growing retail marketplace. City-led revitalization efforts are transforming downtown into a family-friendly destination, featuring live music, antique car shows, and outdoor movies, alongside the charming, tree-lined streets. The historic Union County Courthouse and Main Street also serve as scenic backdrops for major film productions. South Piedmont Community College, located on Old Charlotte Highway, bolsters Monroe's economic and educational growth with diverse degree programs, continuing education, and workforce training.





Contact for Details

**George Karres**

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3,800 VPD

Old Charlotte Hwy

16,000 VPD

Hayes Rd

**+/- 2.64 AC**



**Website**

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

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.