

3412 MONROE RD

CHARLOTTE, NORTH CAROLINA 28205



Atlantic Business Storage
CLIMATE CONTROLLED

CONTACT FOR DETAILS

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Available for Lease

+/- 5,119 SF SECOND FLOOR PRIVATE OFFICE AVAILABLE

PROPERTY OVERVIEW

3412 MONROE RD

Conveniently located on Monroe Rd, this two story office building has 3 large, private offices, open floor plans with multi-office work space, and several large conference room spaces. At +/- 5,119 SF, the second floor office suite is available for lease. Close to Independence Blvd. and convenient to Uptown Charlotte, this is a great opportunity in the Monroe Rd. corridor.

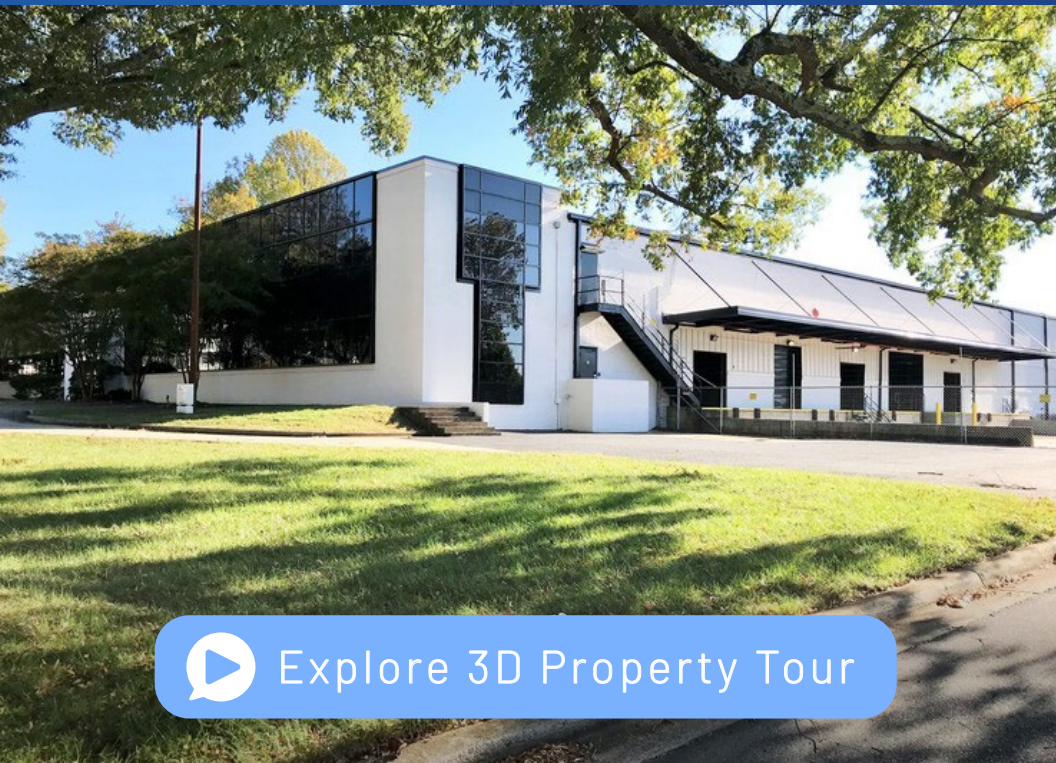
PROPERTY DETAILS

Address 3412 Monroe Rd. | Charlotte, NC 28205

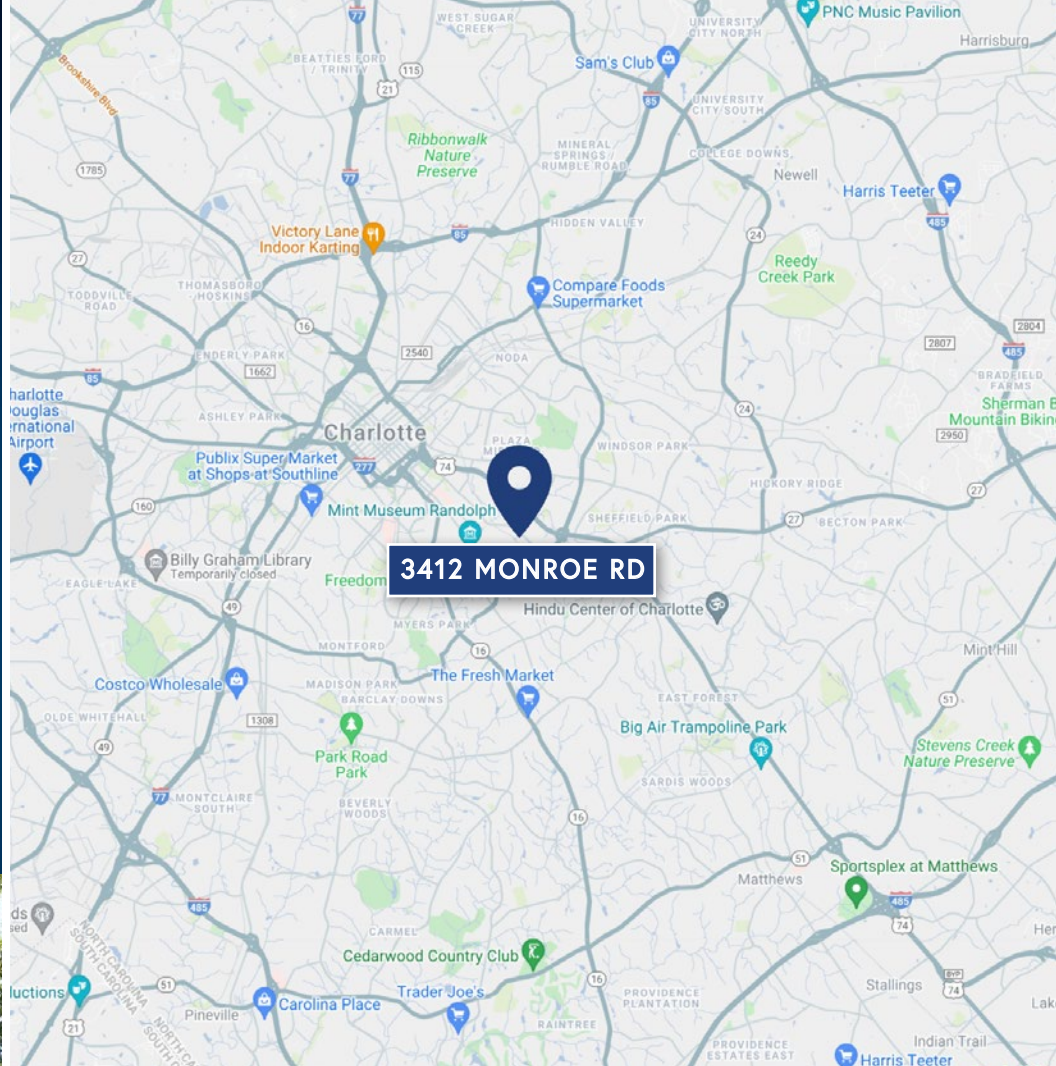
Availability +/- 5,119 SF Available for Lease
Second Floor Private Office

Traffic Counts Monroe Rd. |

Lease Rate \$20/SF NNN



Explore 3D Property Tour



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	11,894	115,280	307,484
Avg. Household Income	\$82,192	\$114,512	\$101,469
Median Household Income	\$49,911	\$66,316	\$61,021
Households	5,411	49,576	132,646
Daytime Employees	10,154	109,912	238,973

INTERIOR PHOTOS



MONROE RD CHARLOTTE, NC

Perfectly situated between Uptown and Matthews, MoRA has its own unique character. Part urban professional, part hipster, a little bit banker, a little blue collar, and everything in between. Shopping, dining and family entertainment are abundant, and property values, amenities and charm are increasing rapidly. MoRA has solidly-built homes with mature trees and large yards, and for retirees.

Parks are plentiful, with McAlpine Creek Park and Greenway being one of Monroe Rd's hidden gems. Park is one of the largest and best wildlife-rich recreation areas in the region with miles of trails for walking, running, hiking and biking. Monroe Rd. is home to a variety of shops, restaurants, and businesses, large and smalong established and newly formed. With rapid development, both retail and multi-family, Monroe Rd. is growing quickly as one of Charlotte's most sought after neighborhoods.



MARKET OVERVIEW





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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.