



# 4110 Monroe Road

Charlotte, North Carolina 28205

Coming Soon to Wendover Plaza



**Oakhurst Commons**  
10 AC Mixed-Use Development  
5 Buildings | 136,200 SF  
Innovative Office Space, Retail,  
Amenities, & Outdoor Green Space



Site

Wendover Rd

39,000 VPD



Monroe Rd

25,500 VPD

## Available for Sale

+/- 0.73 AC Outparcel Fronting Monroe Rd.

## Property Overview

# 4110 Monroe Road Outparcel Available for Sale

The Nichols Company is pleased to offer this +/-0.73 acre outparcel for sale near the intersection of Monroe Rd and N. Wendover Rd, nestled within one of Charlotte's thriving neighborhoods. This property offers excellent potential for investors and developers seeking to make a notable contribution to the area's growth. With its strategic location in a high-traffic zone, the lot ensures maximum visibility and exposure.

## Property Details

**Address** 4110 Monroe Rd | Charlotte, NC 28205

**Availability** +/- 0.73 AC Outparcel Available for Sale

**Property Type** Land

**Parcel ID** 15904608

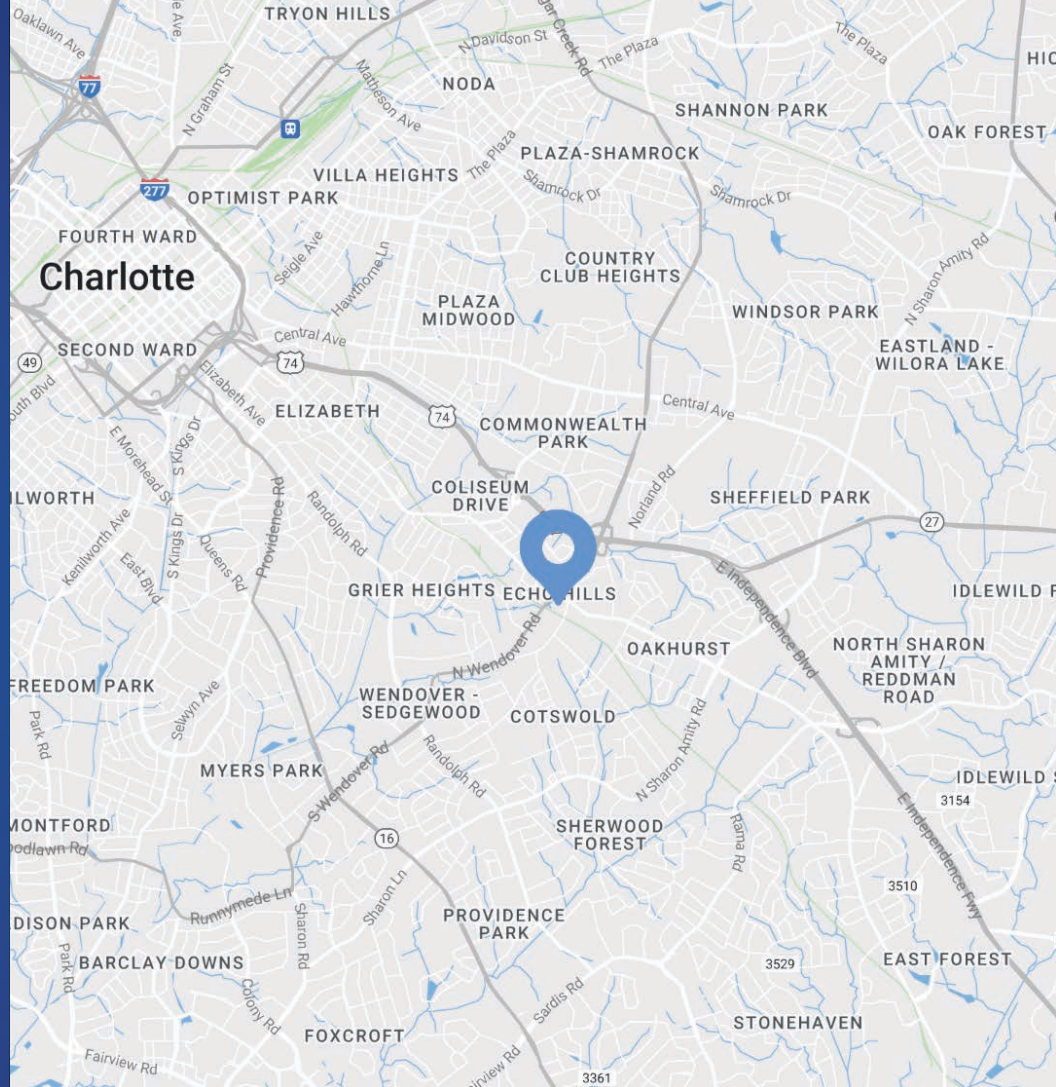
**Zoning** ML-2

**Frontage** +/- 196 FT on Monroe Rd

**Traffic Counts** N. Wendover Rd. | 39,000 VPD  
Monroe Rd. | 25,500 VPD

**Additional Information** Located in high growth corridor of Monroe Rd  
Cross access from McAlway Rd

**Sale Price** \$1,500,000



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	10,813	108,323	313,295
<b>Avg. Household Income</b>	\$84,896	\$132,114	\$120,622
<b>Median Household Income</b>	\$50,389	\$78,037	\$73,919
<b>Households</b>	4,704	46,962	142,771
<b>Daytime Employees</b>	9,819	80,385	239,365



# Site Overview



+/- 0.73 AC  
Outparcel

ExtraSpace  
Storage

american family care  
URGENT CARE

McAnway Rd

Monroe Rd 25,500 VPD

Wendover Rd 39,000 VPD



# Oakhurst Charlotte, NC

Located just minutes from Center-City, is one of Charlotte's most quaint and quintessential communities - Oakhurst. Established more than a century ago as a blue-collar neighborhood, Oakhurst of late has experienced a renaissance as young professionals have flocked to its tree-lined streets with new construction and renovations. This blending of the old and new has enhanced the charm of the community, as well as adds to its desirability and popularity.

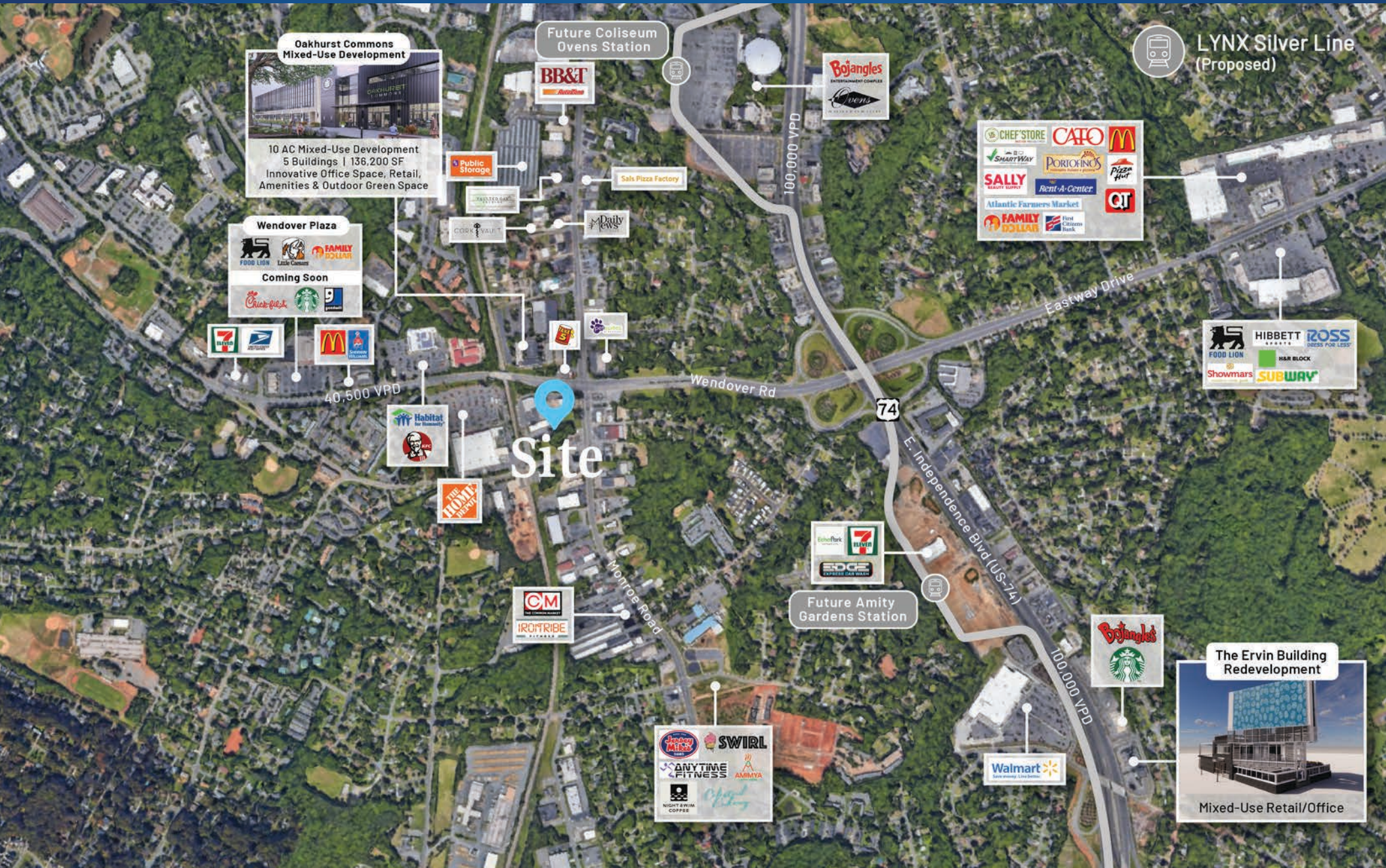
Oakhurst's unique blend of the old and new is evident with the plethora of shopping, dining, and entertainment venues it offers. From grabbing a slice at Sal's Pizza Factory or a home brew at Vaulted Oak Brewing to catching a hockey game at the historic Bojangles Coliseum (opened in 1955) to creating a work of art at Claywork's Gallery & Workshop, Oakhurst has it all - and within walking distance. Recent city improvements - wider sidewalks and landscape beautification along Monroe Road - not only add to the aesthetics of the streetscape but weaves the connectivity and walkability of the neighborhood as it begins its next century of community.



## Nearby Tenants & Attractions



# Market Overview



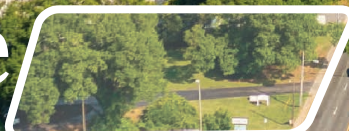


**Oakhurst Commons  
Mixed-Use Development**



10 AC Mixed-Use Development  
5 Buildings | 136,200 SF  
Innovative Office Space, Retail,  
Amenities & Outdoor Green Space

Site



39,000 VPD

Uptown



N. Wendover Rd

Monroe Rd



Contact for Details

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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.