



Oakhurst Assemblage

4111 Monroe Road | Charlotte, North Carolina 28205



Prime Mixed-Use Development Opportunity

+/- 0.94 AC

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Executive Summary

Introduction

The Nichols Company, Inc. is pleased to offer the assemblage of four parcels located at the 4111 Monroe Road (Wendover & Monroe Roads), Charlotte, North Carolina. This offering comprises approximately 0.94 acres of land, featuring three existing structures. The property is located less than 0.5 miles away from two proposed Lynx Silver lines stations (Amity Gardens and Coliseum-Ovens) presenting an excellent urban infill development opportunity. It is well-suited for the construction of multifamily or mixed-use projects.

Offering Overview

- Redevelopment opportunity in Oakhurst
- Walkable to numerous retail stores, restaurants, entertainment venues, multifamily developments, and proposed Lynx Silver Line
- Scarcity of similar sites in the submarket
- Parcels can be purchased individually or as an assemblage
- Site is suitable for a variety of development uses, including multifamily and mixed-use

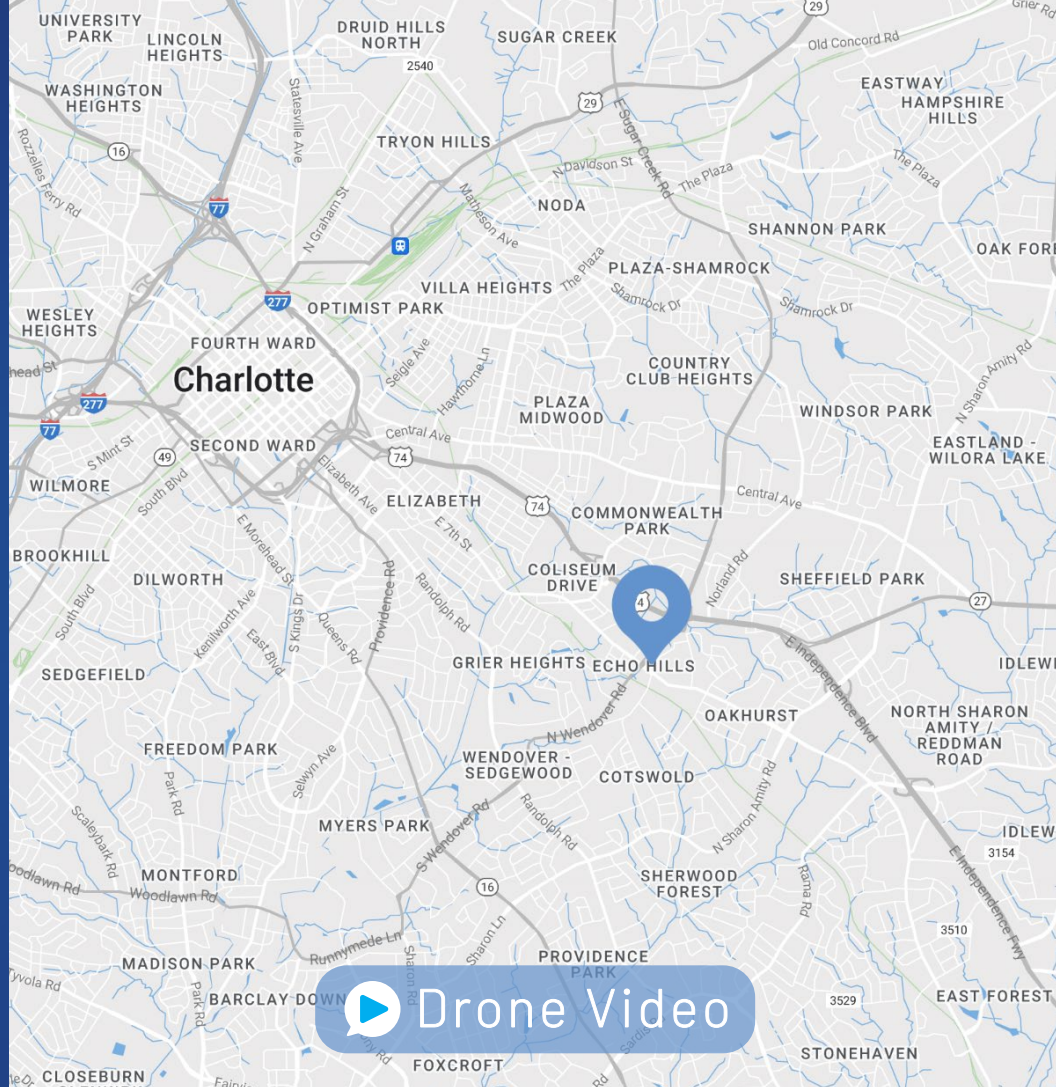
Property Overview

Oakhurst Assemblage Available for Sale

+/- 0.94 AC available for sale at the lighted intersection of Monroe Rd. and N. Wendover Rd. in one of Charlotte's most dynamic neighborhoods. This coveted property offers limitless potential for visionary investors and developers to create something remarkable in a growing area. With its strategic position in a high-traffic area, the property ensures maximum visibility and exposure for any future project. This location is walkable to Oakhurst Commons, a 10 AC mixed-use development that will change the landscape of Oakhurst. Don't miss out on this opportunity to create a larger development that will leave a lasting mark in this thriving city.

Property Details

Address	4111 Monroe Road, 600 Blk Crater Street Charlotte, NC 28205
Availability	+/- 0.94 AC Total Assemblage
Parcel IDs	15906203, 15906205, 15906206, 15906207
Traffic Counts	N. Wendover Rd. 39,000 VPD Monroe Rd. 20,500 VPD
Sale Price	Call for Pricing



Demographics


RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	10,136	112,504	314,950
Avg. Household Income	\$75,731	\$121,822	\$114,361
Median Household Income	\$47,390	\$70,748	\$68,300
Households	4,415	48,963	142,937
Daytime Employees	8,725	80,459	232,980

Site Overview



N. Wendover Rd

39,000 VPD


CITY OF
CHARLOTTE
Owned Parcel
+/- 4.769 AC

+/- 0.44 AC
Available

+/- 0.5 AC
Available

Crater St

Monroe Rd

20,500 VPD

Northwest View of Site

Bojangles
ENTERTAINMENT COMPLEX



Proposed Lynx Silver Line
Future Coliseum Ovens Station

**CITY OF
CHARLOTTE**

+/- 4.769 AC
City of Charlotte Owned Parcel

+/- 0.94 AC
Available



N. Wendover Rd

39,000 VPD

Monroe Rd

20,500 VPD

Crater St





Market Overview



Oakhurst

Charlotte, NC

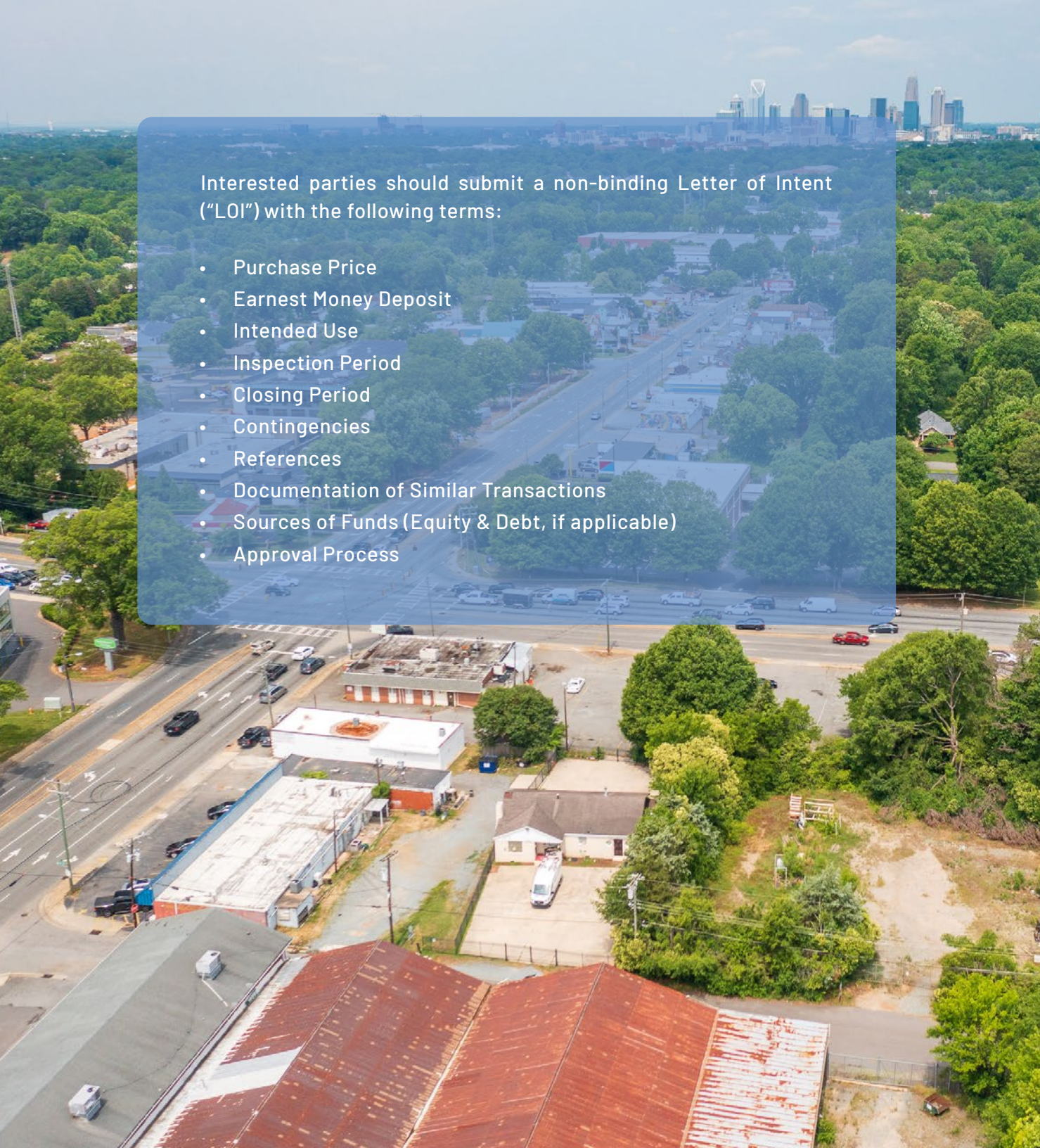
Located just minutes from Center-City, is one of Charlotte's most quaint and quintessential communities - Oakhurst. Established more than a century ago as a blue-collar neighborhood, Oakhurst of late has experienced a renaissance as young professionals have flocked to its tree-lined streets with new 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





Interested parties should submit a non-binding Letter of Intent (“LOI”) with the following terms:

- Purchase Price
- Earnest Money Deposit
- Intended Use
- Inspection Period
- Closing Period
- Contingencies
- References
- Documentation of Similar Transactions
- Sources of Funds (Equity & Debt, if applicable)
- Approval Process

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.