



# 2930 Old Charlotte Hwy

Monroe, NC 28110



Site  
+/- 0.75 AC

Available for Sale  
+/- 0.75 AC

Timber Lane Dr

Old Charlotte Hwy

15,000 VPD



## Property Overview

# 2930 Old Charlotte Hwy Available for Sale

Excellent +/- 0.75 acre development site located on Old Charlotte Hwy just outside of downtown Monroe. Zoned Conditional Business, the site allows for a broad range of commercial uses.

## Property Details

**Address** 2930 Old Charlotte Hwy | Monroe, NC 28110

**Acreage** +/- 0.75 AC Available for Sale

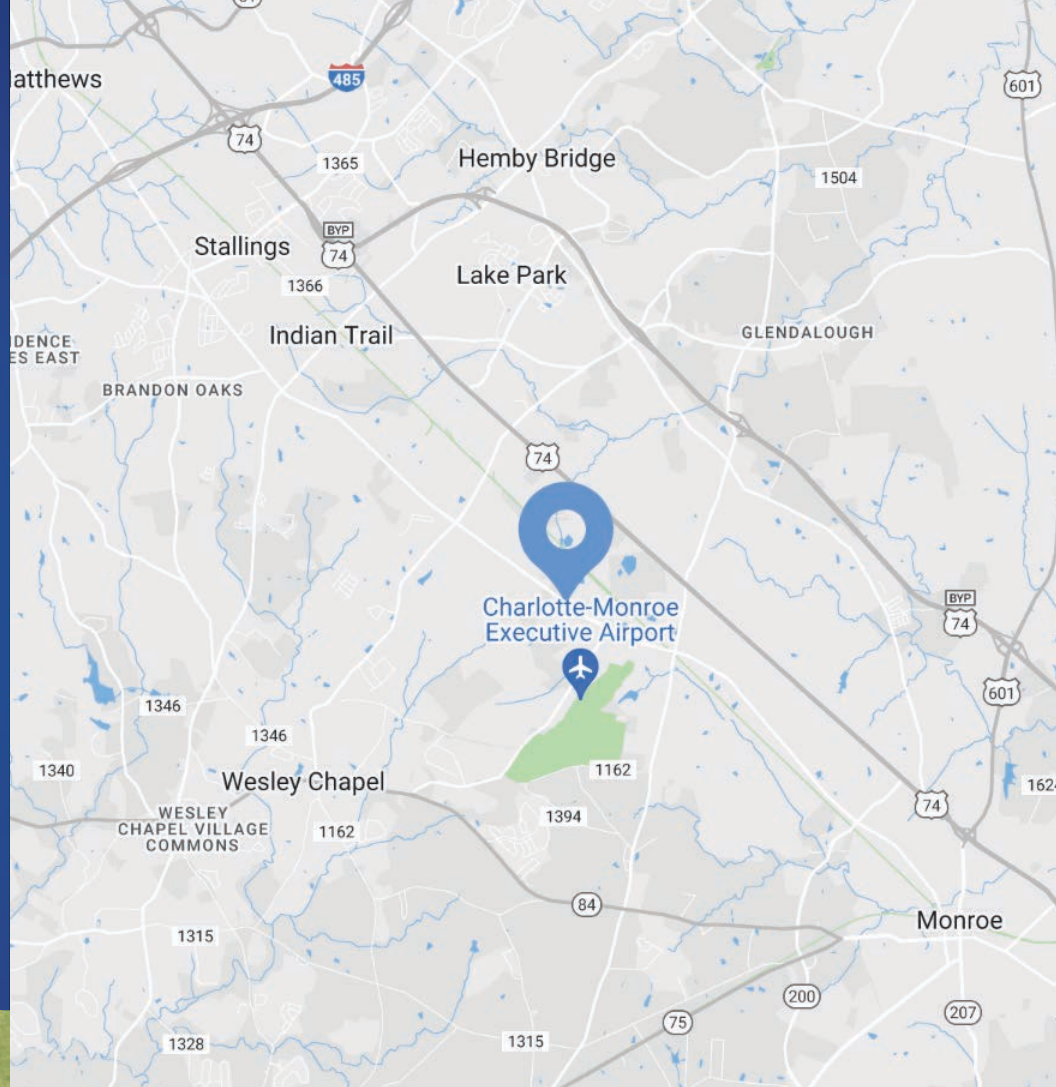
**Parcel** 09301171

**Frontage** Old Charlotte Hwy | 173 ft  
Timber Lane Dr | 175 ft

**Zoning** Conditional Business

**Traffic Counts** Old Charlotte Hwy | 15,000 VPD

**Sale Price** \$250,000



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	4,007	28,979	52,328
<b>Avg. Household Income</b>	\$84,121	\$83,773	\$91,736
<b>Median Household Income</b>	\$59,589	\$60,539	\$71,396
<b>Households</b>	1,579	10,554	18,553
<b>Daytime Employees</b>	5,009	16,280	27,299



# Monroe

## North Carolina

The city of Monroe is a vibrant and progressive city that serves as the hub of retail, government, culture, and industry in Union County. From the large Historic District complete with stately homes and a newly revitalized downtown to its industrial core attracting businesses from across the globe to the ever-growing retail marketplace, Monroe has something to offer to all.

The downtown area is currently in the throes of a revitalization plan that has been spearheaded by city leaders. The plan is geared to increase traffic to downtown businesses as well as to show off the charm of the tree-lined streets and make the downtown area a destination for families. Several activities like live music, antique car cruise-ins, outdoor movies, to name just a few, are held throughout the year. The downtown at times also finds itself the center of attention as film crews use the backdrop of the Historic Union County Courthouse and charm of Main Street in major motion pictures.

South Piedmont Community College strengthens the city's economic and educational future. SPCC has a campus on Old Charlotte Highway and offers numerous degree programs along with continuing education, college transfer, basic skills, and workforce training.





# Market Overview







Site

+/- 0.75 AC

Timber Lane Dr

Old Charlotte Hwy

15,000 VPD

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.