



4101 Monroe Road

Charlotte, North Carolina 28205

tri pointe
HOMES
Under Construction
Townhomes

Site

Available for Sale

+/- 0.784 AC



39,000 VPD

N. Wendover Rd

Crater St

Monroe Rd

29,500 VPD

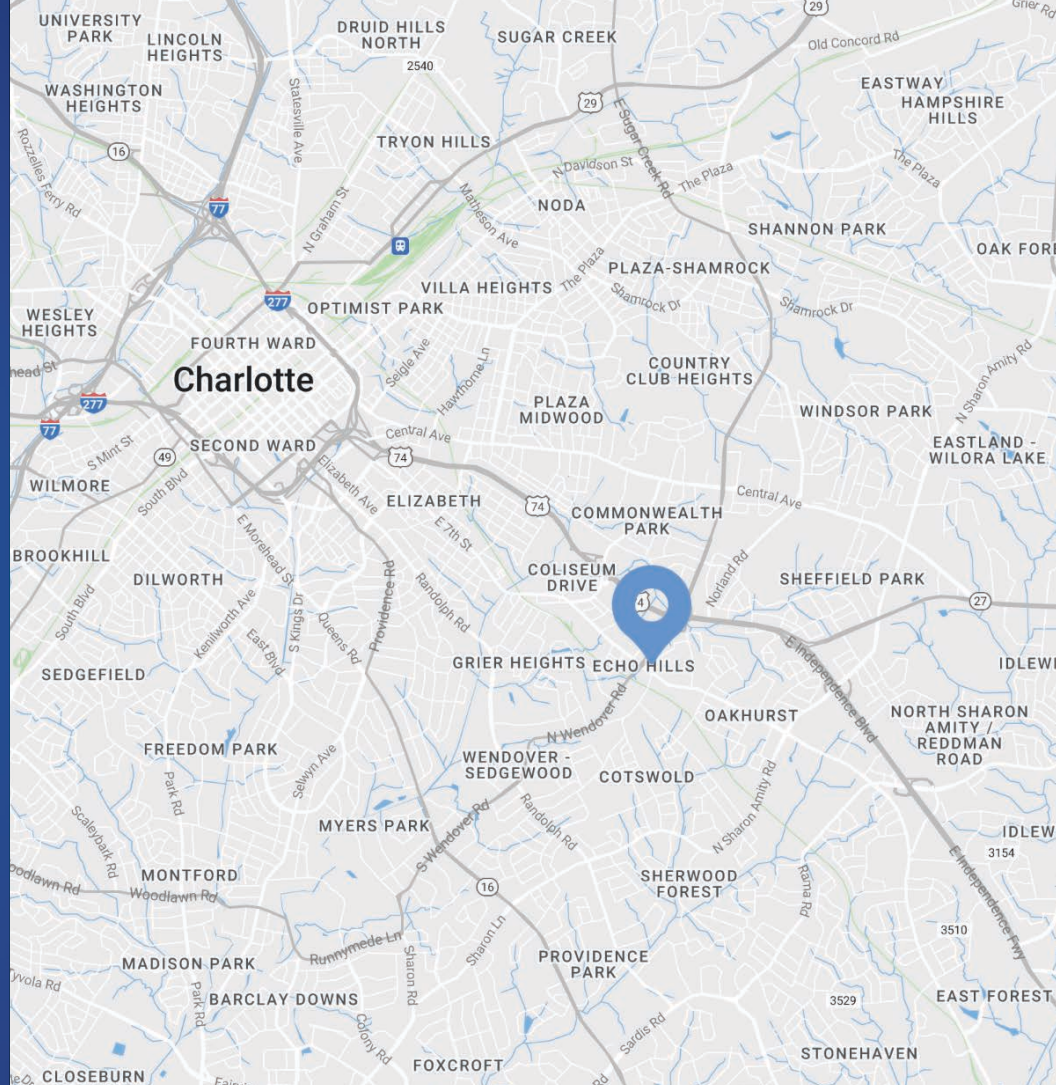
Property Overview

4101 Monroe Road Available for Sale

Discover 4101 Monroe Rd, a prime corner lot strategically located at the intersection of Monroe Rd and N. Wendover Rd. This coveted property offers limitless potential for visionary investors and developers to create something remarkable in one of Charlotte's most dynamic neighborhoods. With its strategic position in a high-traffic area, the property ensures maximum visibility and exposure for any future project. The assemblage opportunities further enhance the appeal, with adjacent parcels available for sale allowing for the creation of a larger development that will leave a lasting mark in this thriving city. Don't miss out on the possibilities that await in this exciting Charlotte location.

Property Details

Address	4101 Monroe Rd Charlotte, NC 28205
Availability	+/- 0.784 AC Available for Sale Potential to purchase adjacent parcels (combined +/- 1.724 AC)
Zoning	15906201, 15906243
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



+/- 0.784 AC
Available for Sale

+/- 4.90 AC
Potential Assemblage
Opportunity
(Pending)

+/- 0.44 AC
Potential Assemblage
Opportunity

+/- 0.243 AC
Potential Assemblage
Opportunity
(Pending)

+/- 0.5 AC
Potential Assemblage
Opportunity

Exterior Photos



Oakhurst & MoRa

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.



Oakhurst Commons



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

Elizabeth

Uptown



Sals Pizza Factory



39,000 VPD

N. Wendover Rd

20,500 VPD

Site

Crater St

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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.