



# 4111 Monroe Rd/613 Crater St

Charlotte, North Carolina 28205

Site

+/- 0.44 AC

Available for Sale

+/- 4,671 SF on +/- 0.44 AC

39,000 VPD  
N. Mendover Rd

29,500 VPD

Monroe Rd

Crater St

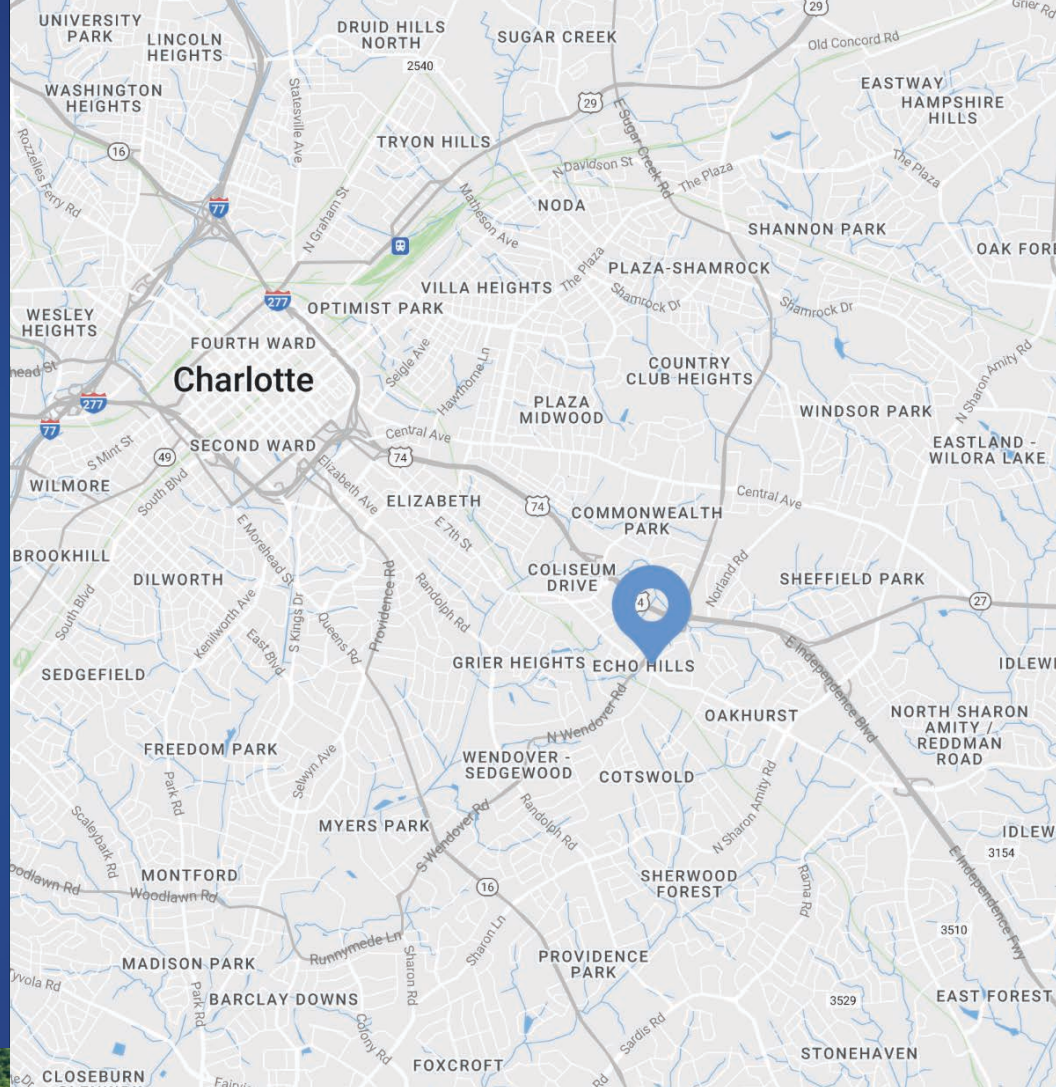
## Property Overview

# 4111 Monroe Rd / 613 Crater St Available for Sale

High profile location near the busy intersection of Monroe Rd. and Wendover Rd. located in the popular Oakhurst Neighborhood. The two adjacent parcels consist of 3 structures and +/- 0.44 acres zoned B-2. Potential to purchase additional adjacent parcels for a combined +/- 1.724 acres.

## Property Details

<b>Address</b>	4111 Monroe Rd. / 613 Crater St.   Charlotte, NC 28205
<b>Availability</b>	+/- 4,671 SF on 0.44 AC Available Potential to purchase adjacent parcels (combined +/- 1.724 AC)
<b>Parcel ID</b>	15906205, 15906203
<b>Zoning</b>	B-2
<b>Traffic Counts</b>	N. Wendover Rd.   39,000 VPD Monroe Rd.   20,500 VPD
<b>Sale Price</b>	Call for Details



## Demographics

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

Site Overview



N. Wendover Rd

39,000 VPD

+/- 0.784 AC  
Potential Assemblage  
Opportunity

+/- 4.90 AC  
Potential Assemblage  
Opportunity  
(Pending)

+/- 0.44 AC  
Available for Sale

+/- 0.243 AC  
Potential Assemblage  
Opportunity  
(Pending)

+/- 0.5 AC  
Potential Assemblage  
Opportunity

Monroe Rd

20,500 VPD

Crater St

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

Site

20,500 VPD

N. Wendover Rd

Crater St

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.