



3734 Monroe Rd

Charlotte, NC 28205



Available for Sale or Lease

+/- 2,019 SF Mixed-Use Space

Property Overview

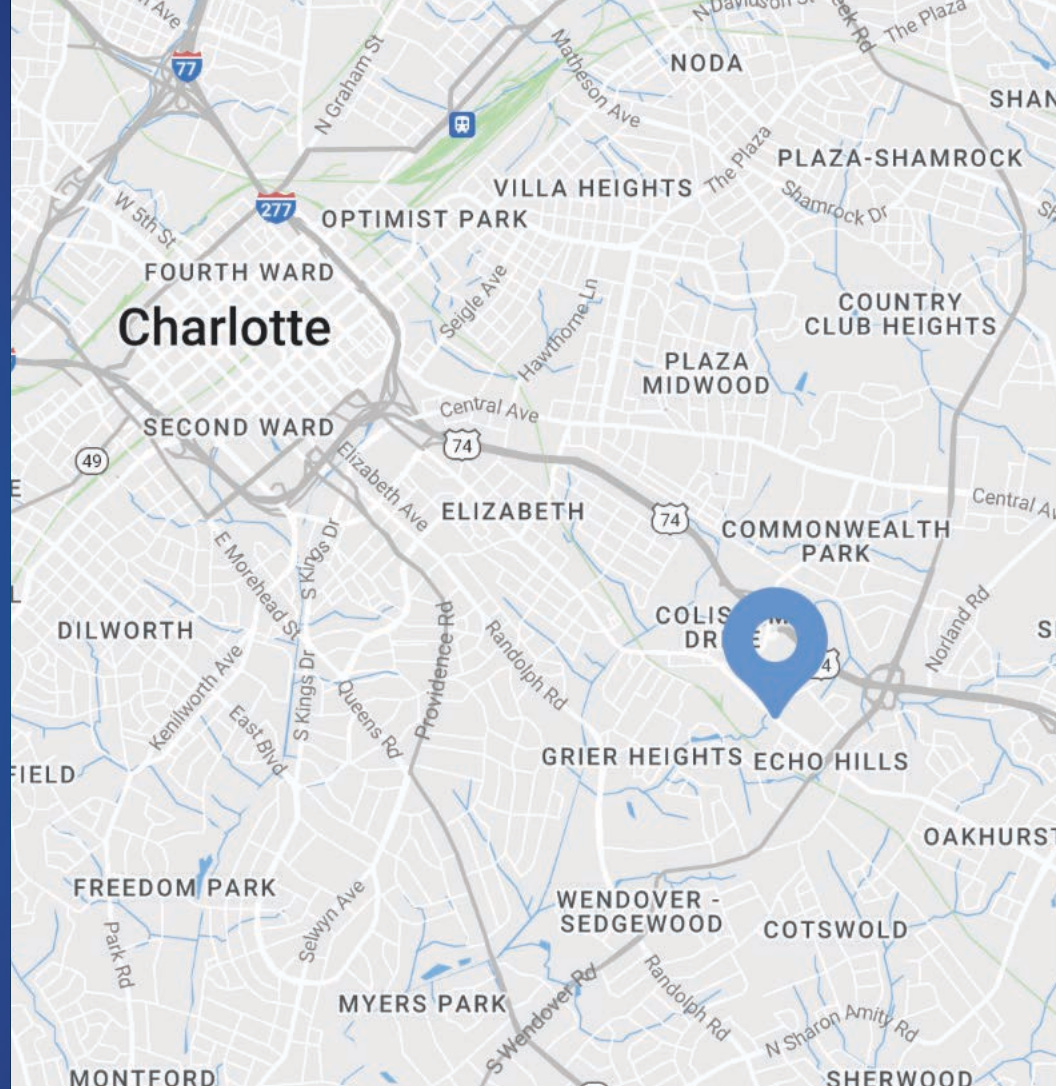
3734 Monroe Rd

Available for Lease

The Nichols Company is proud to offer 3734 Monroe Rd. Strategically located in Charlotte's thriving business district, this property offers excellent visibility and accessibility along with easy access to major highways and transportation routes. Positioned in a dynamic neighborhood, ML-2 zoning offers flexibility and potential for a wide range of businesses and industries

Property Details

Address	3734 Monroe Rd Charlotte, NC, 28205
Availability	+/- 2,019 SF Available for Sale or Lease
Acreage	+/- 0.365 AC
Use	Mixed-Use
Parcel	15904901
Zoning	ML-2 Charlotte Future 2040 Policy Community Activity Center
Traffic Counts	Monroe Rd 18,500 VPD
Sale Price	Call for Pricing
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	9,530	114,252	311,577
Avg. Household Income	\$82,567	\$131,530	\$119,797
Median Household Income	\$46,956	\$77,419	\$73,090
Households	4,120	51,687	142,193
Daytime Employees	9,559	93,618	244,011



LYNX Silver Line (Proposed)

Future Coliseum Ovens Station

Bojangles ENTERTAINMENT COMPLEX
Ovens AUDITORIUM

CHEF'S STORE CATO MCDONALD'S
SMARTWAY PORTOFINOS
SALLY BEAUTY SUPPLY RENT-A-CENTER PIZZA HUT
ATLANTIC FARMERS MARKET
FAMILY DOLLAR First Citizens Bank

Site

Sals Pizza Factory

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

Wendover Plaza
FOOD LION Chick-fil-A
Little Caesars
STARBUCKS goodwill FAMILY DOLLAR

CORK & VAULT
Daily News

FOOD LION HIBBETT SPORTS ROSS DRESS FOR LESS
H&R BLOCK
Showmars SUBWAY

Wendover Rd

Habitat for Humanity
KFC

FedEx

THE HOME DEPOT

ExtraSpace Storage

EchePark
PATE S

Future Amity Gardens Station

Randolph Middle School
1,138 Students

CM THE COMMON MARKET
IRONTRIBE FITNESS

Jersey Mike's SWIRL
ANYTIME FITNESS AMIYMA
NIGHT OWLS COFFEE

The Ervin Building Redevelopment
Mixed-Use Retail/Office

Walmart Save money. Live better.
SUBWAY

Bojangles
STARBUCKS

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





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.