



3734 Monroe Rd

Charlotte, NC 28205



Available for Sale or Lease

+/- 5,601 SF Mixed-Use Space

Property Overview

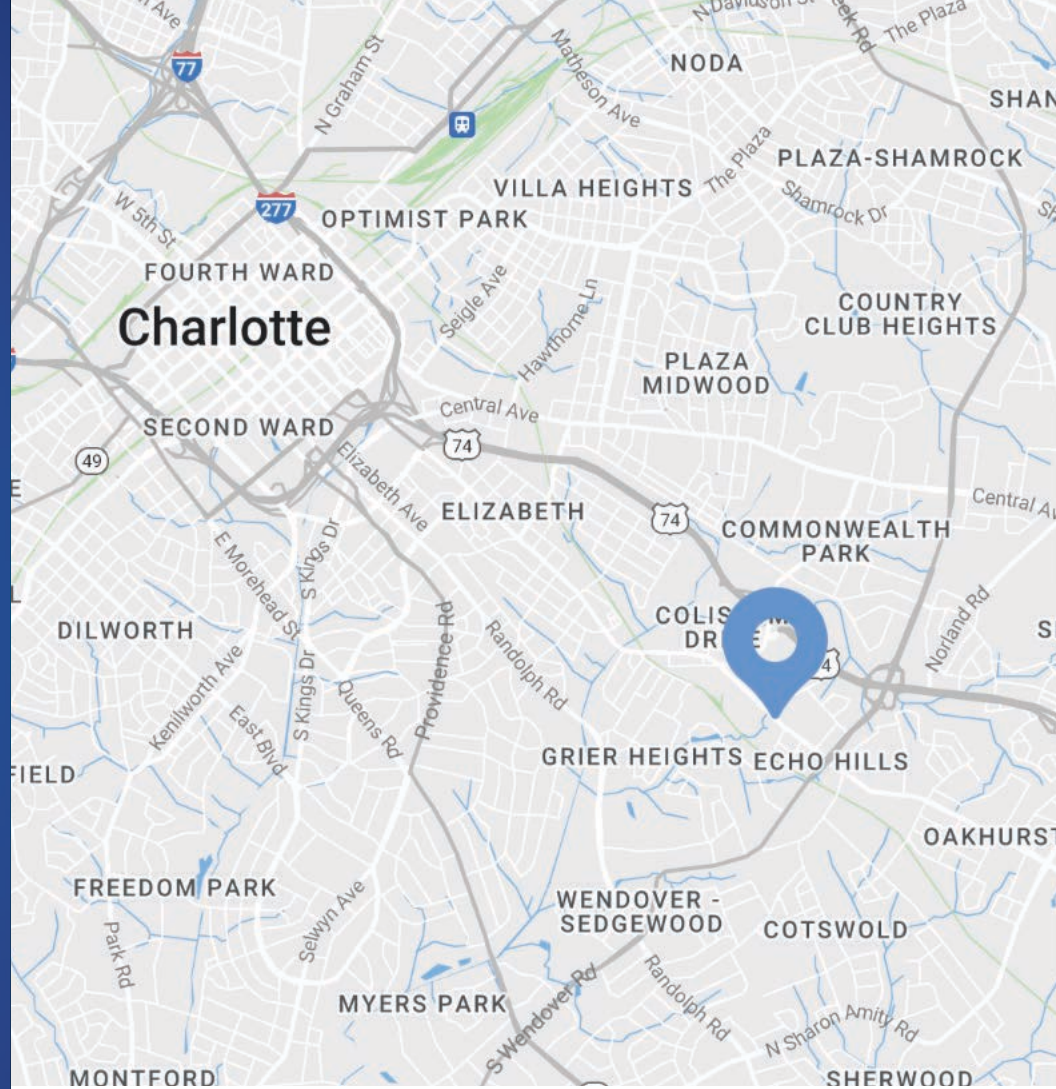
3734 Monroe Rd

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 | +/- 5,601 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

Public Storage
AutoCenter

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

CHEF'S STORE **CATO** **McDonald's**
SMARTWAY **PORTOFINOS** **Pizza Hut**
SALLY **Rent-A-Center** **QT**
BEAUTY SUPPLY
Atlantic Farmers Market
FAMILY DOLLAR First Citizens Bank

Wendover Plaza

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

FOOD LION **HIBBETT SPORTS** **ROSS DRESS FOR LESS**
Subway **H&R BLOCK**

Wendover Rd

Habitat for Humanity
KFC

FedEx

THE HOME DEPOT

ExtraSpace Storage

Randolph Middle School
1,138 Students

CM THE COMMON MARKET
IRONTRIBE FITNESS

Future Amity Gardens Station

EchoPark
PAVE 5

The Ervin Building Redevelopment



Mixed-Use Retail/Office

Jersey Mike's **SWIRL**
ANYTIME FITNESS **AMIMYA**
NIGHT OWL COFFEE **THE TRAINING CENTER**

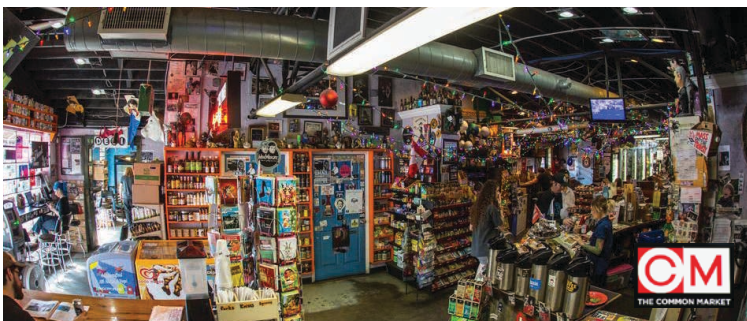
Walmart
Save money. Live better.
SUBWAY

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

Kase Diehl

(704) 373-9797

kase@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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.