



10501 Monroe Rd

Matthews, North Carolina, 28105



Available for Sale or Lease

+/- 6,000 SF Retail Space

Property Overview

10501 Monroe Rd

Available for Sale or Lease

This impressive +/- 6,000 SF industrial building, situated on +/- 0.827 AC, offers a rare blend of modern updates and timeless durability. Gutted and fully renovated in 2018, the property features brand-new HVAC and electrical systems, providing reliable infrastructure for your business needs. The building boasts beautiful oversized brick walls, polished concrete floors, and ADA-compliant bathrooms, creating a functional and inviting space.

Inside, you'll find four individual offices, perfect for various uses. The building is equipped with both a dock-high door and a grade-level door, offering flexible loading and unloading options. Additionally, the back of the property includes a large electric fence, which conveys with the sale, enhancing security for outdoor storage or parking.

Zoned I-1 and approved for automotive use, this property is ideally suited for industrial or automotive businesses looking for a turn-key facility in a prime location.

Property Details

Address 10501 Monroe Rd | Matthews, NC, 28105

Availability +/- 6,000 SF Available for Sale or Lease

Acreage +/- 0.827 AC

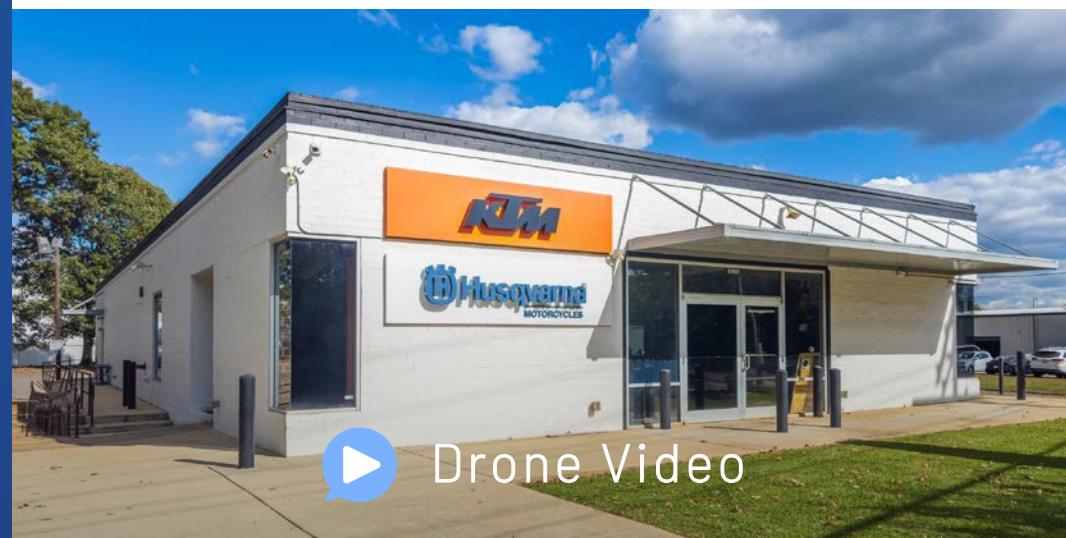
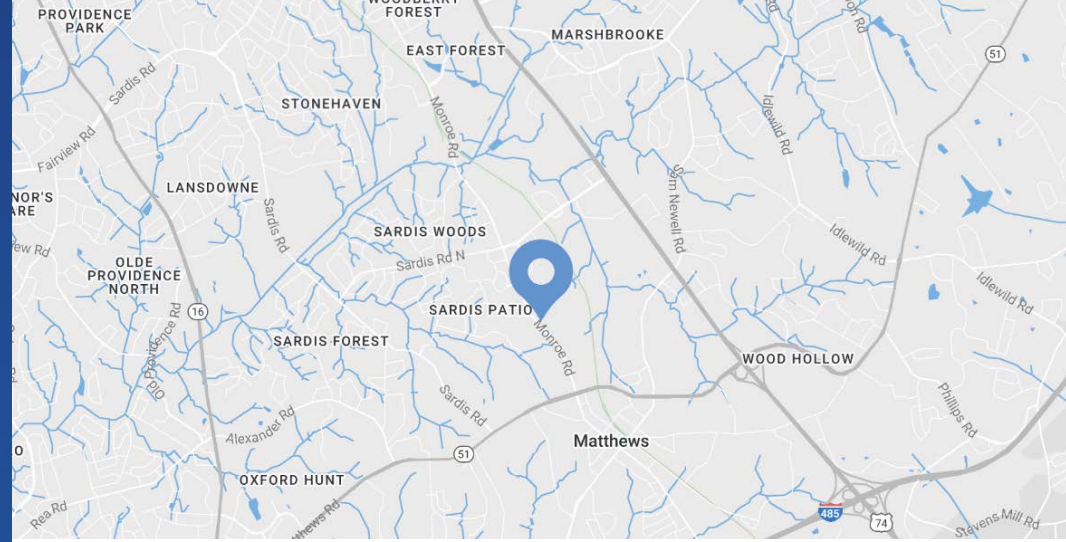
Use Retail

Zoning I-1

Traffic Counts Monroe Rd | 37,500 VPD
Hwy 74 | 52,000 VPD

Lease Rate \$32

Sale Price \$2,450,000



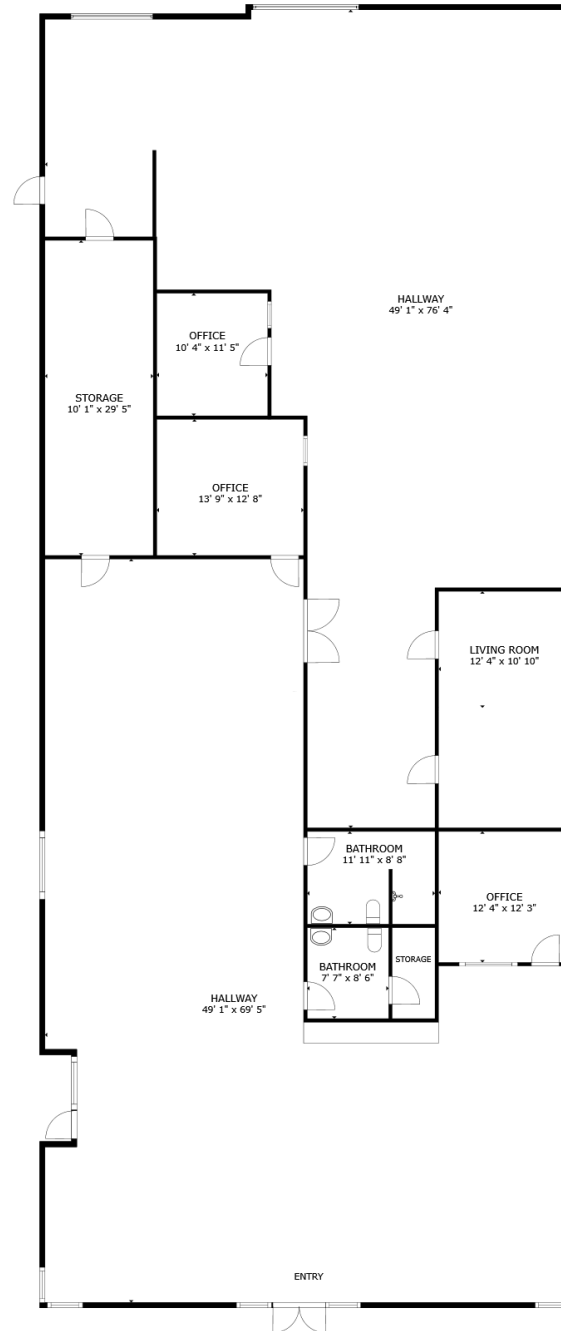
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	5,490	71,202	196,680
Avg. Household Income	\$121,203	\$124,776	\$140,451
Median Household Income	\$98,546	\$91,298	\$98,639
Households	2,511	28,907	76,934
Daytime Employees	9,106	33,512	67,685

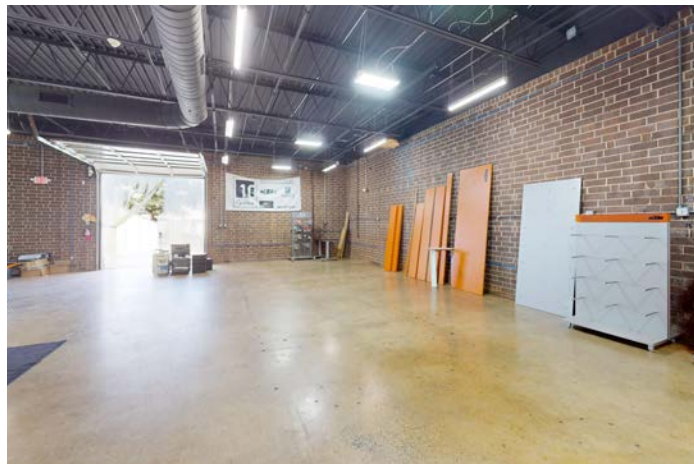
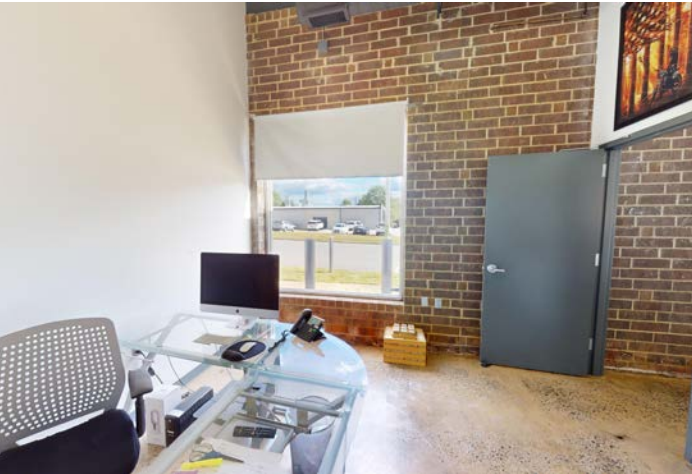
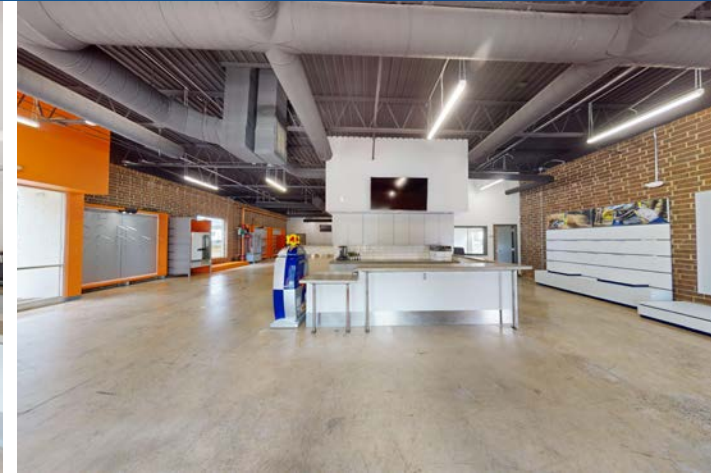
Available

+/- 6,000 SF

 Virtual Tour



Property Photos



Market Overview



Matthews

North Carolina

Matthews, situated between Charlotte and Union County, is an ideal business location with a mix of city amenities and small-town charm. Matthews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. Recognized for safety and family appeal, it consistently ranks among the best places to live. Recently an influx of retailers have moved into the neighborhood including: Mac's Speed Shop, Temple Mojo Growler Shop, Artful Gourmet Burgers, Umani Sushi, Seaboard Brewing, Jekyll and Hyde Brewpub. With its affordability compared to other Charlotte submarkets, is becoming a smart choice for businesses, set to evolve further with additions like Ames Station in Downtown



Uptown



Monroe Rd

37,500 sq ft

Contact for Details

Lauren Bremer

(980) 226-6911

lauren@thenicholscompany.com

John Nichols

(704) 373-9797

jnichols@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.