



# 3748 Monroe Rd

Charlotte, NC 28205



## Available for Lease

+/- 3,679 SF Retail Building

## Property Overview

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## Available for Lease

± 3,679 SF available for lease at 3748 Monroe Rd, located in a prime spot along a vibrant and growing corridor just minutes from Uptown Charlotte. Surrounded by thriving retail, residential, and mixed-use developments, this property offers excellent visibility and accessibility. The move-in-ready space includes ample parking and is ideal for retail, office, food and beverage, or medical office use.

## Property Details

**Address** 3748 Monroe Rd | Charlotte, NC, 28205

**Availability** +/- 3,679 SF Available for Lease

**Acreage** +/- 0.202 AC

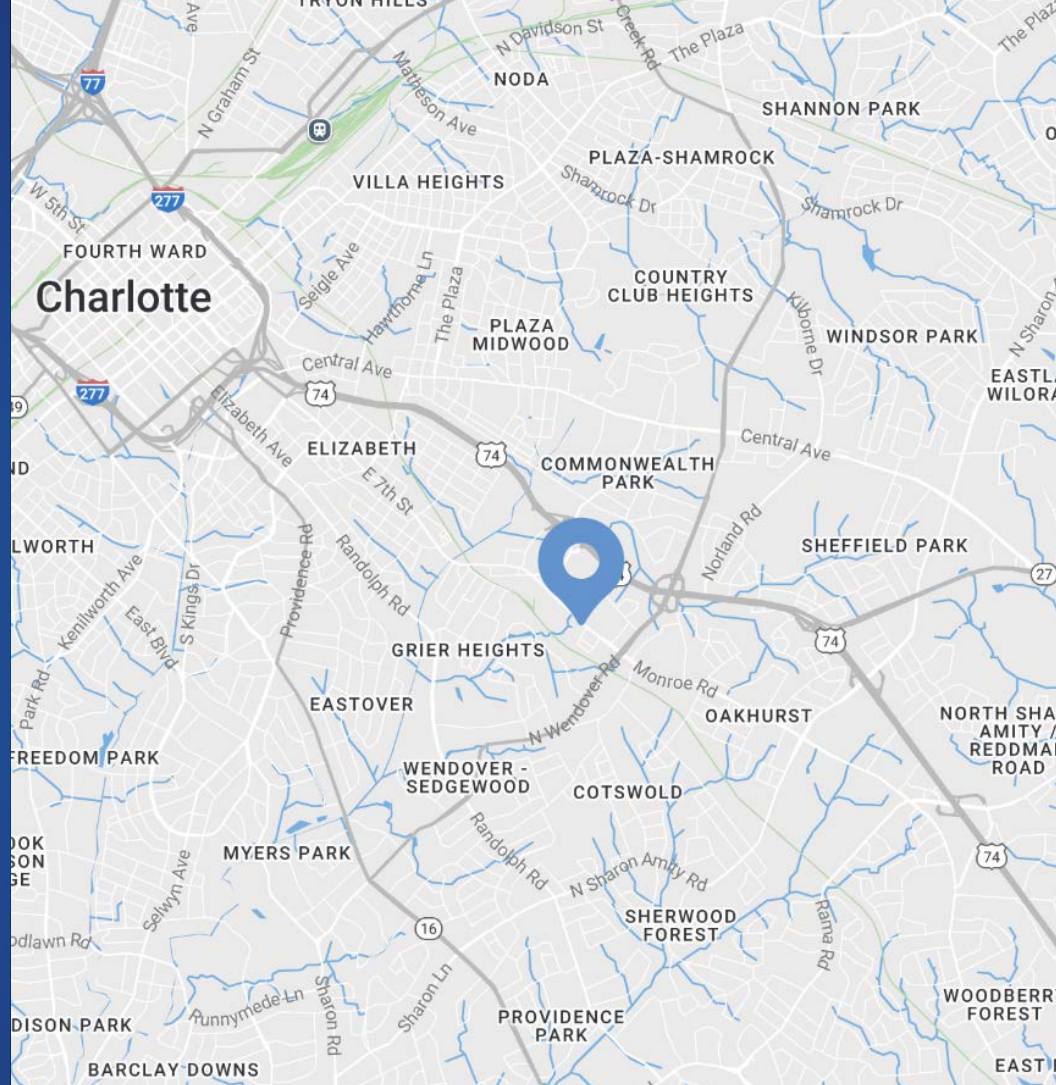
**Use** Retail

**Parcel** 15904905

**Zoning** ML-2

**Traffic Counts** Monroe Rd | 19,500 VPD  
Wendover Rd | 28,500 VPD

**Lease Rate** Call for Leasing Details



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	10,417	114,505	315,861
<b>Avg. Household Income</b>	\$98,444	\$140,521	\$128,078
<b>Median Household Income</b>	\$56,222	\$88,792	\$80,105
<b>Households</b>	4,502	51,888	145,245
<b>Daytime Employees</b>	9,792	82,950	224,249

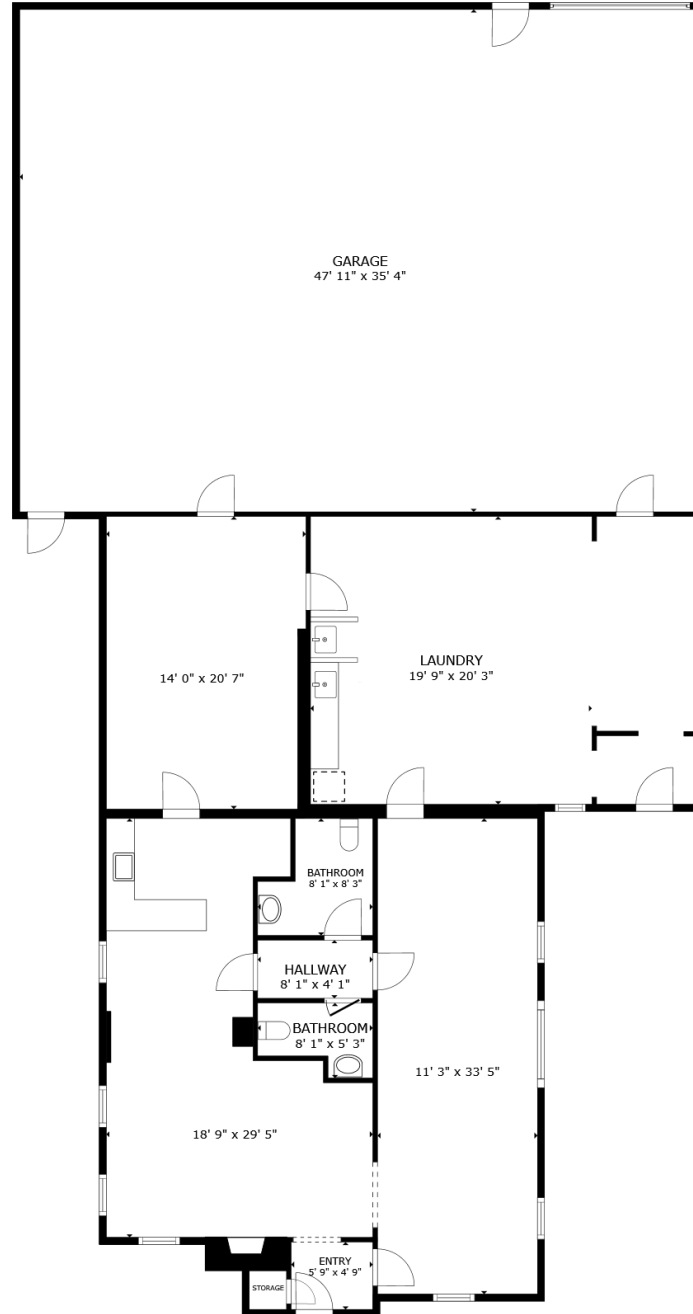
Property Photos



Available

+/- 3,679 SF

 Virtual Tour



# Market Overview



# 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





Uptown



Site



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.