



3801 Miriam Drive

Charlotte, NC 28205

Available for Sale

+/- 5,094 SF Industrial Building on +/- 0.40 AC | ML-2 Zoning (Previously I-2)

Property Overview

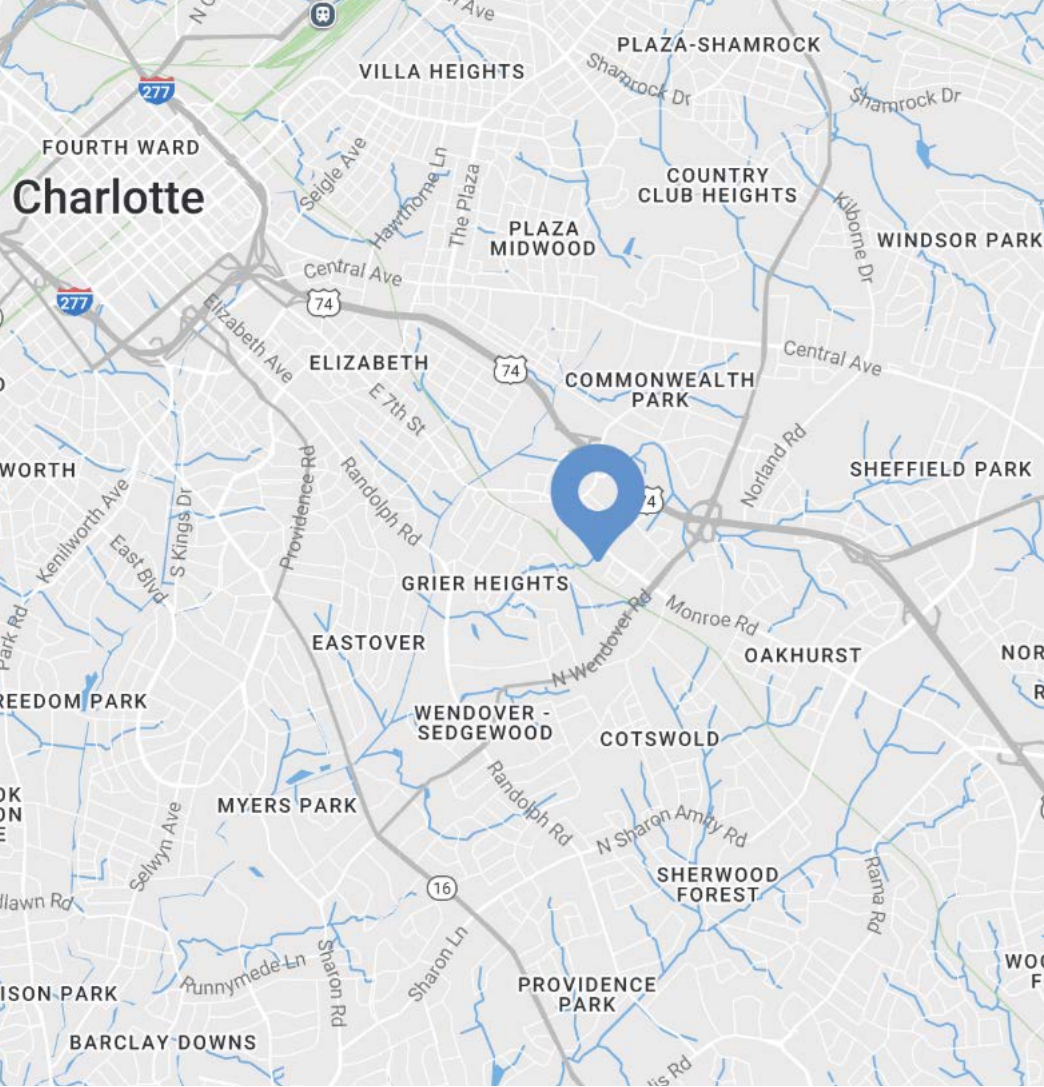
3801 Miriam Drive

Available for Sale

Well-maintained industrial property (ML-2, formerly I-2) located in the Echo Hills/ Oakhurst area. The site includes two main structures, a +/- 3,294 SF and +/- 1,800 SF, along with two auxiliary buildings. The property has access from both Miriam Dr. and Monroe Rd. and is only minutes from Uptown Charlotte.

Property Details

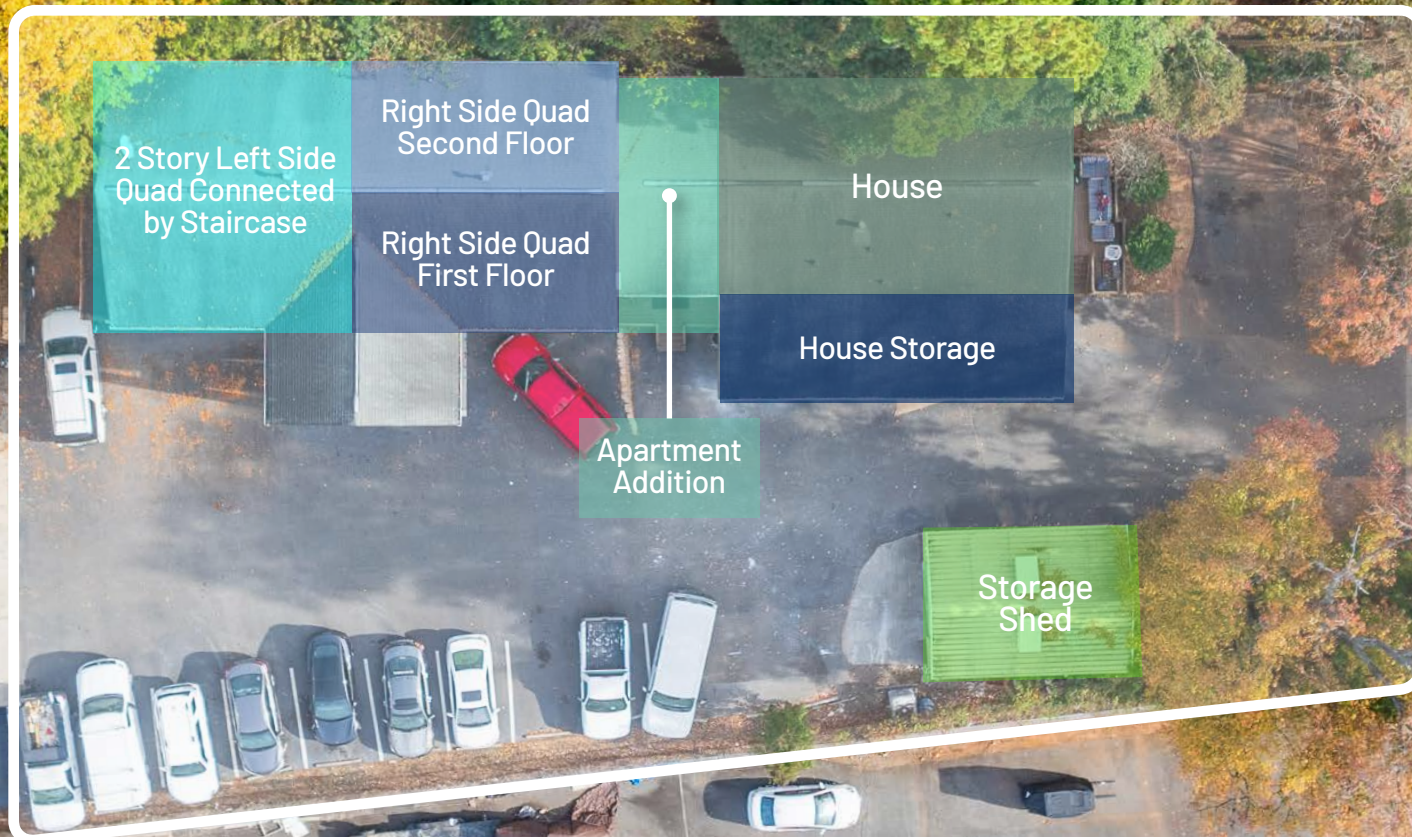
Address	3801 Miriam Dr Charlotte, NC, 28205
Availability	+/- 5,094 SF Available for Sale
Acreage	+/- 0.40 AC
Use	Industrial
Parcel ID	15904305
Zoning	ML-2 (previously I-2)
Traffic Counts	Monroe Rd 19,500 VPD Wendover Rd 28,500 VPD
Sale Price	\$1,350,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	9,852	114,598	315,607
Avg. Household Income	\$102,213	\$143,384	\$128,317
Median Household Income	\$56,536	\$88,867	\$80,352
Households	4,385	52,254	145,258
Daytime Employees	9,618	88,979	246,393

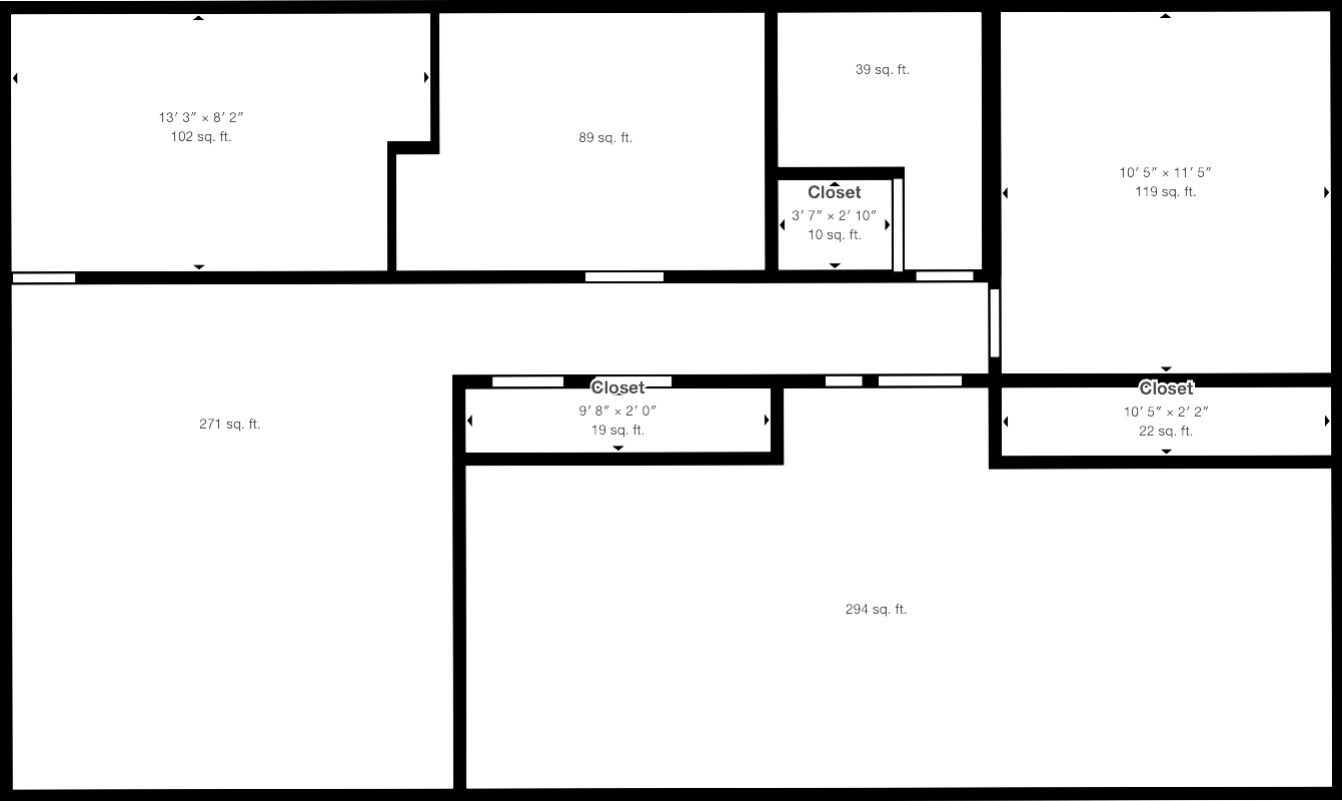
[Click to View Virtual
Tours of Each Section](#)



Available

+/- 966 SF

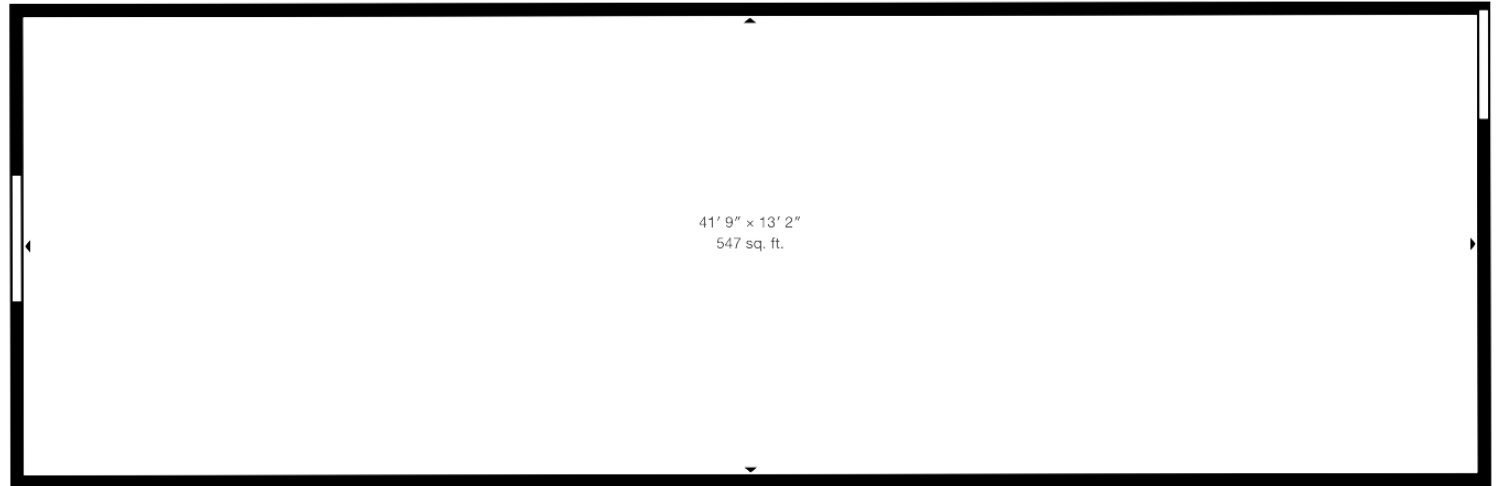
 Virtual Tour



Available

+/- 547 SF

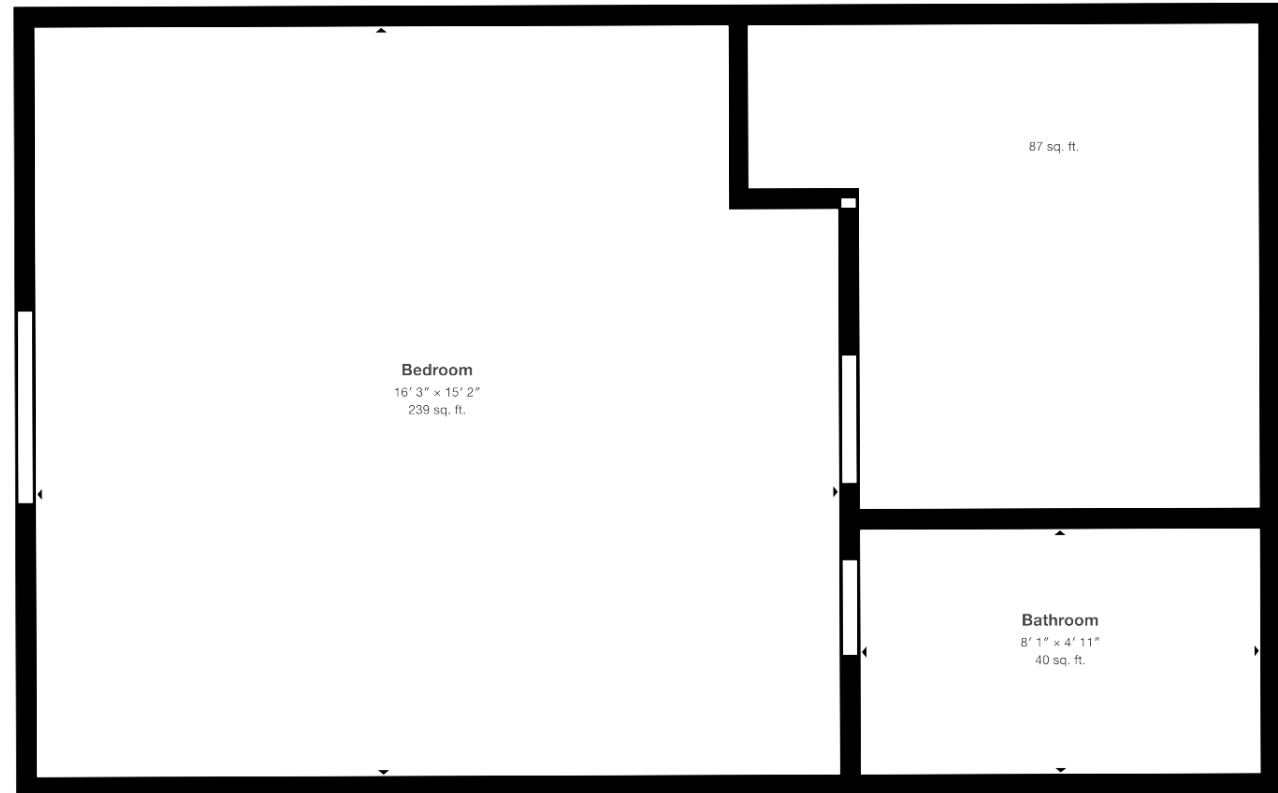
 Virtual Tour



Available

+/- 365 SF

 Virtual Tour



Available

+/- 451 SF

 Virtual Tour



+/- 737 SF

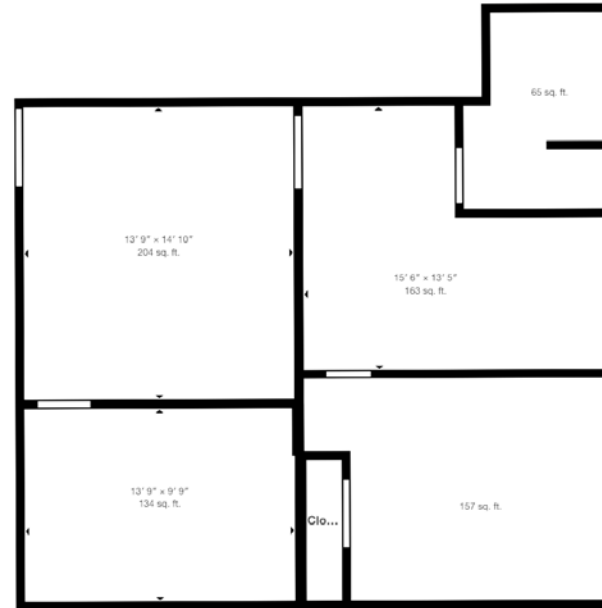


Second Floor

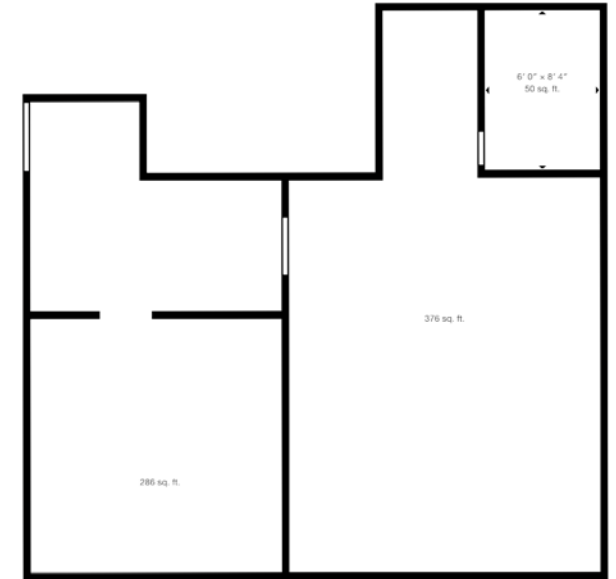
+/- 712 SF



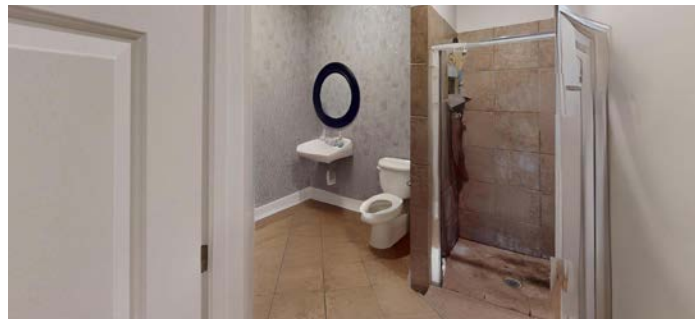
 Virtual Tour



First Floor



Second Floor



Available

First Floor

+/- 992 SF

Second Floor

+/- 923 SF

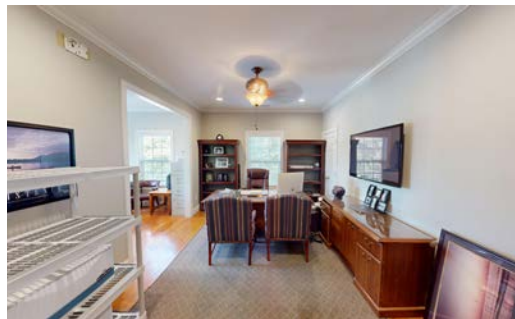
 Virtual Tour



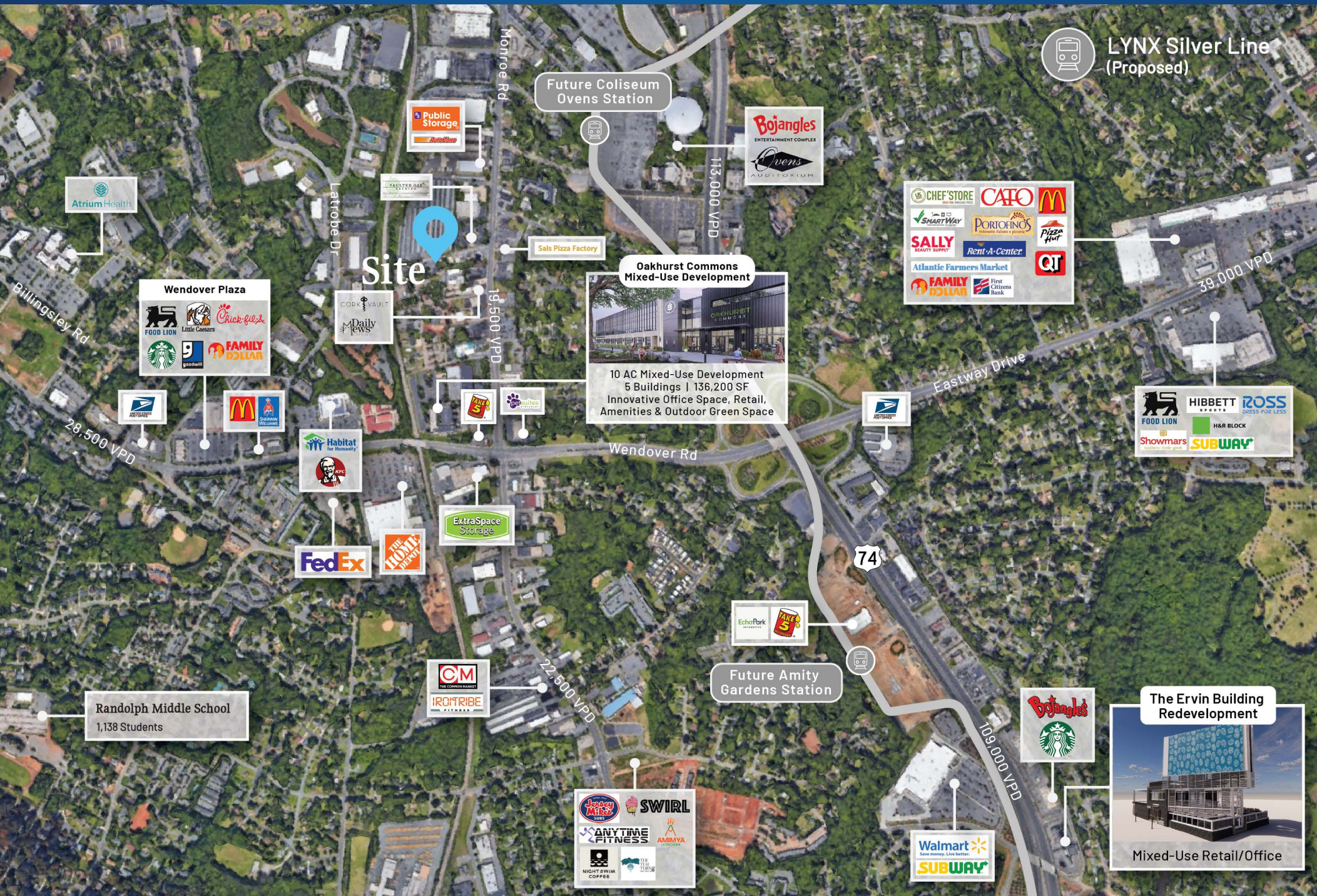
First Floor



Second Floor



Market Overview



Oakhurst

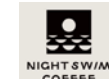
Charlotte, NC

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



Sals Pizza Factory



Contact for Details

Michael Sullivan

(704) 373-9797

msullivan@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.