

SALE



2700 MONROE RD CHARLOTTE NC 28205

**0.783+/- acres
2,795+/- sq ft***

CLEARCREEK
BROTHERS MANAGEMENT, LLC

101 East Matthews Street
Suite 500
Matthews, NC 28105

Michael Woods or Ed Fahey

Tel 980-262-4200
www.clearcreekbrothers.com

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2700 MONROE RD

CHARLOTTE NC 28205

FOR SALE - Call for Details

2,795+/- sq ft* building situated on 0.783+/- acres at 2700 Monroe Road, located at a highly visible bend in the road, next to the Briar Creek on the corner of Monroe Road and Fannie Circle. This property is surrounded by retail, residential, medical and mixed use developments.

The property is minutes from Uptown Charlotte in the Elizabeth area of Charlotte in close proximity to Novant Health Medical Center, Presbyterian Hospital, Mercy Hospital, Carolina Medical Center and Eastover Medical Park.

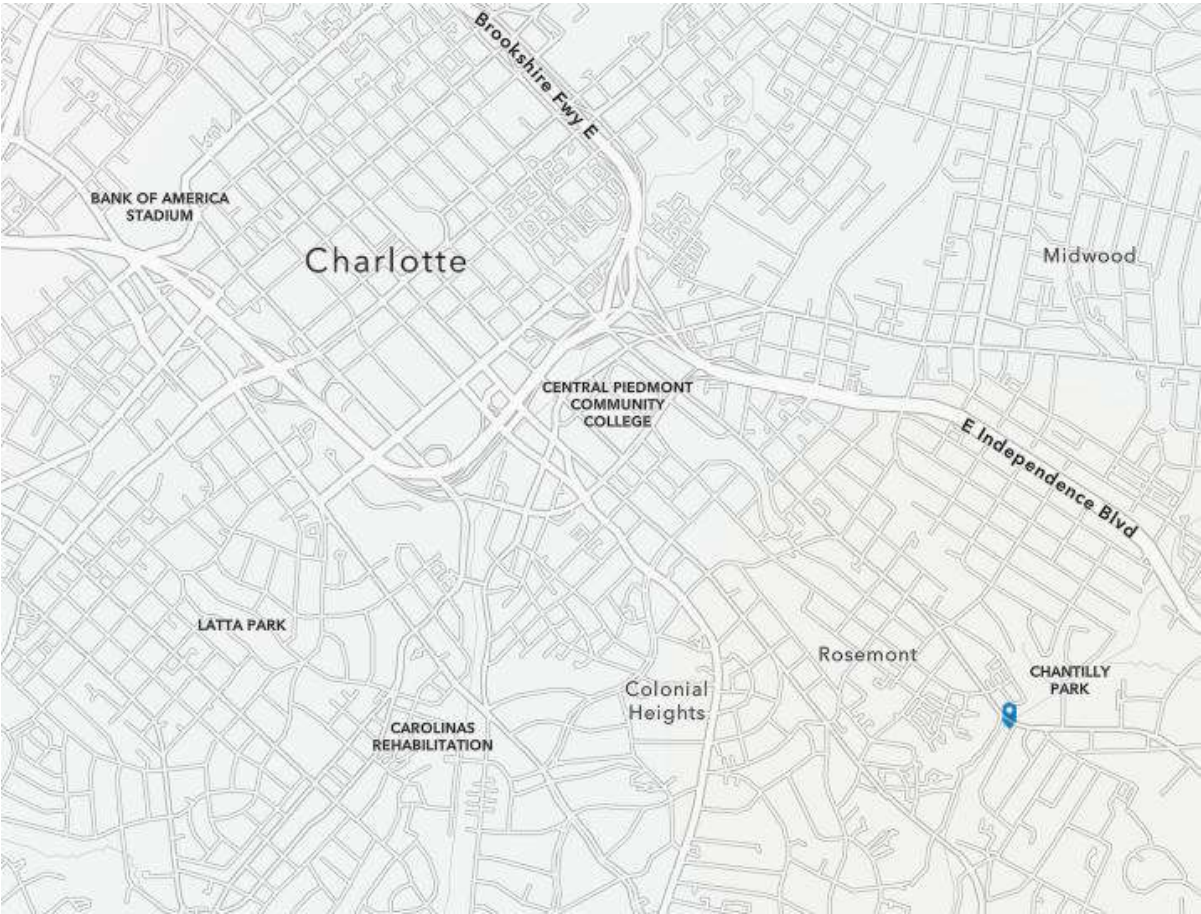
At time of listing, the property has a month to month tenant.

Parcel number – 15701601
Traffic counts – 14,000+ AADT 2022
Split Zoned – CG & N1-C

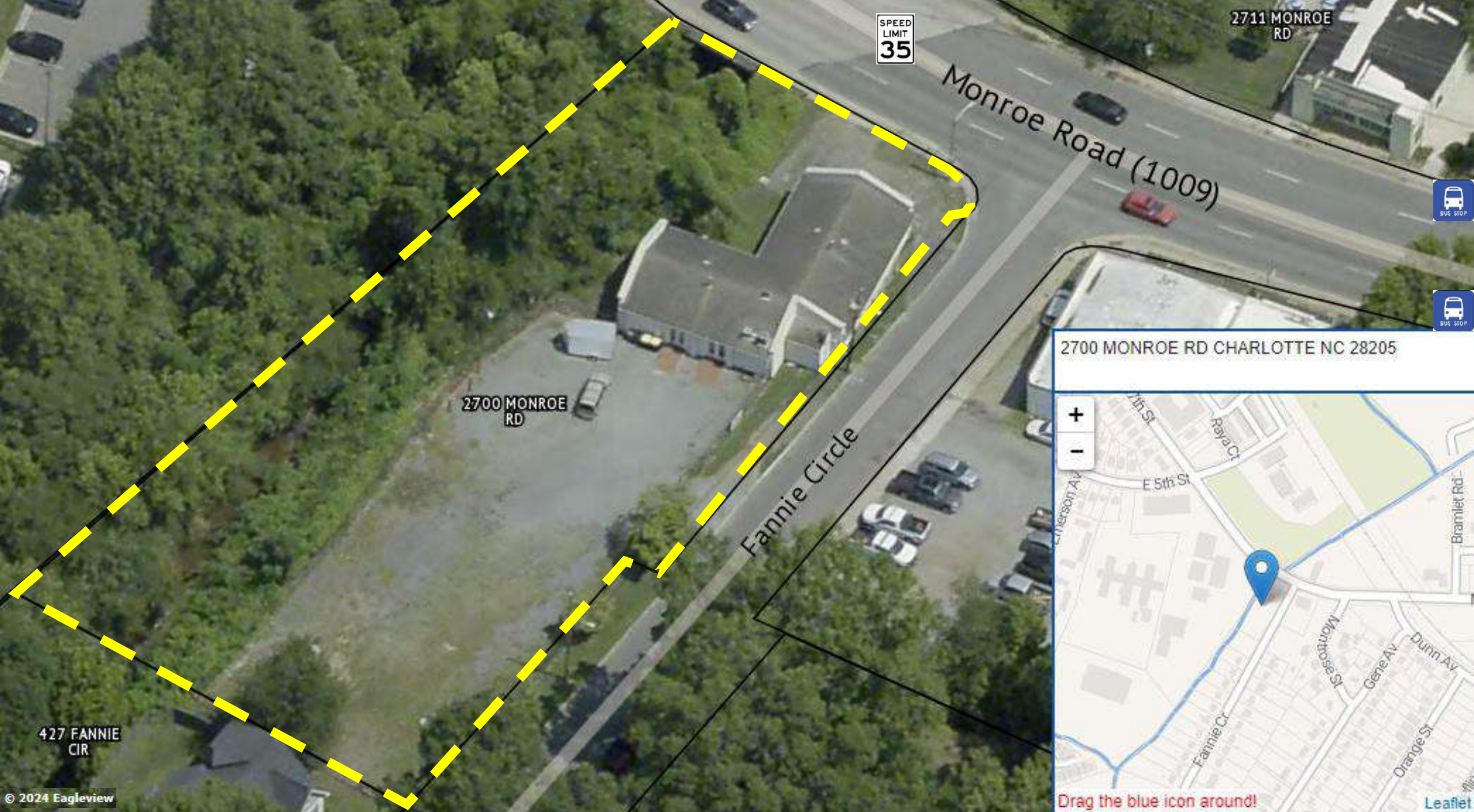
* - total square footage from Tax records

Demographics

Radius	1 mile	3 miles	5 miles
2024 Total Population	13,618	128,682	305,971
2029 Total Population	14,033	141,831	345,127
2024-2029 Annual Rate	0.60%	1.96%	2.44%
Average Household Income	\$147,476	\$150,294	\$127,198
2024 Median Household Income	\$88,412	\$98,663	\$79,224
2024 Households	6,670	63,761	141,490
2024 Daytime Employees	17,126	167,837	298,476







SPEED
LIMIT
35

2711 MONROE
RD

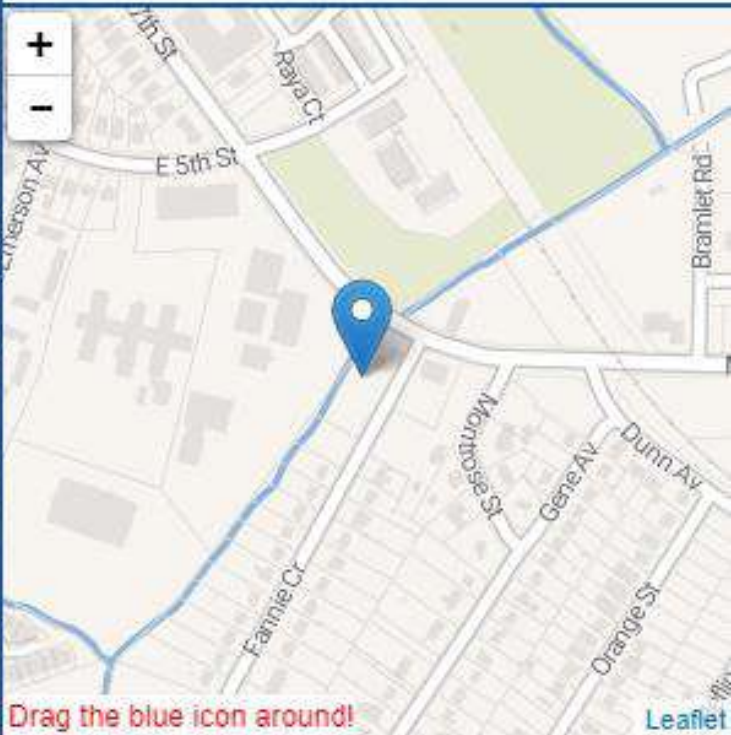
Monroe Road (1009)

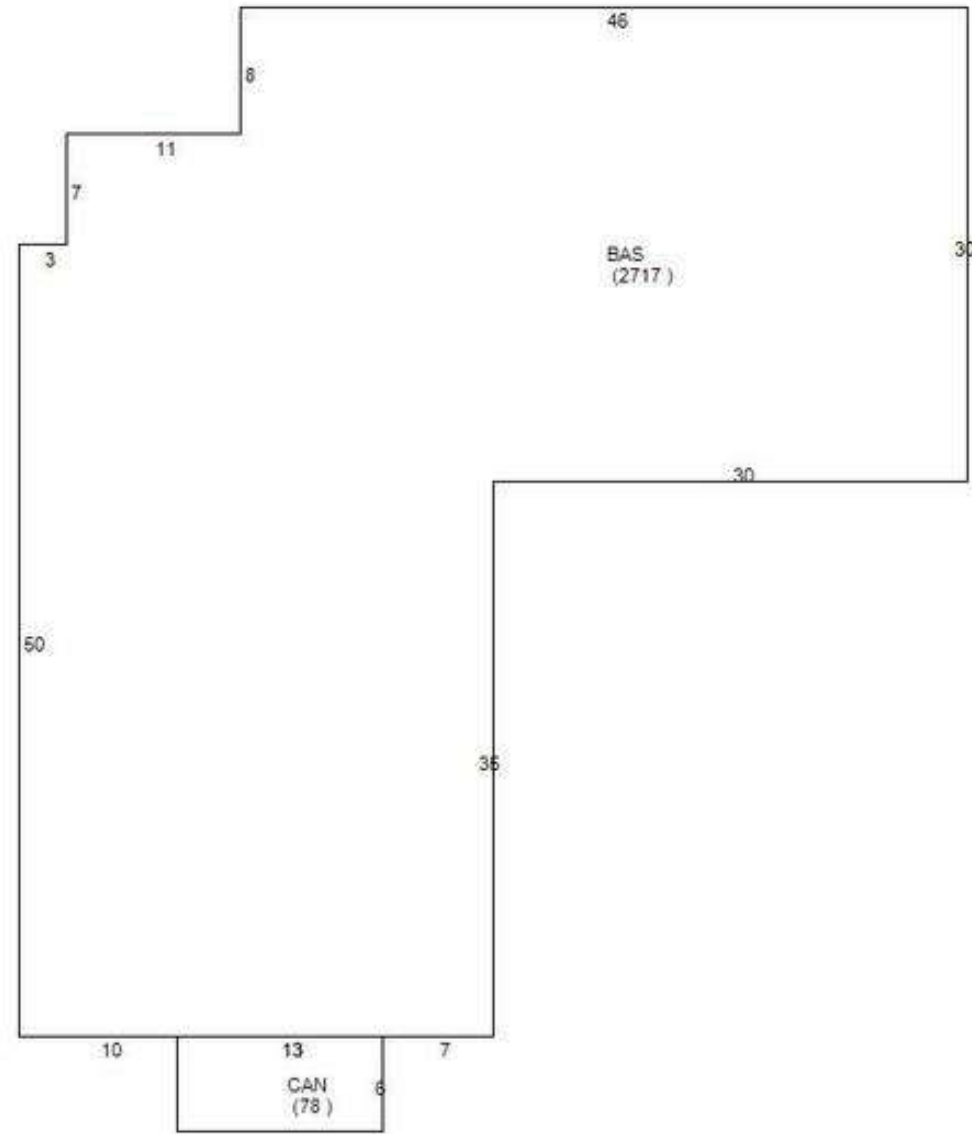
2700 MONROE
RD

Fannie Circle

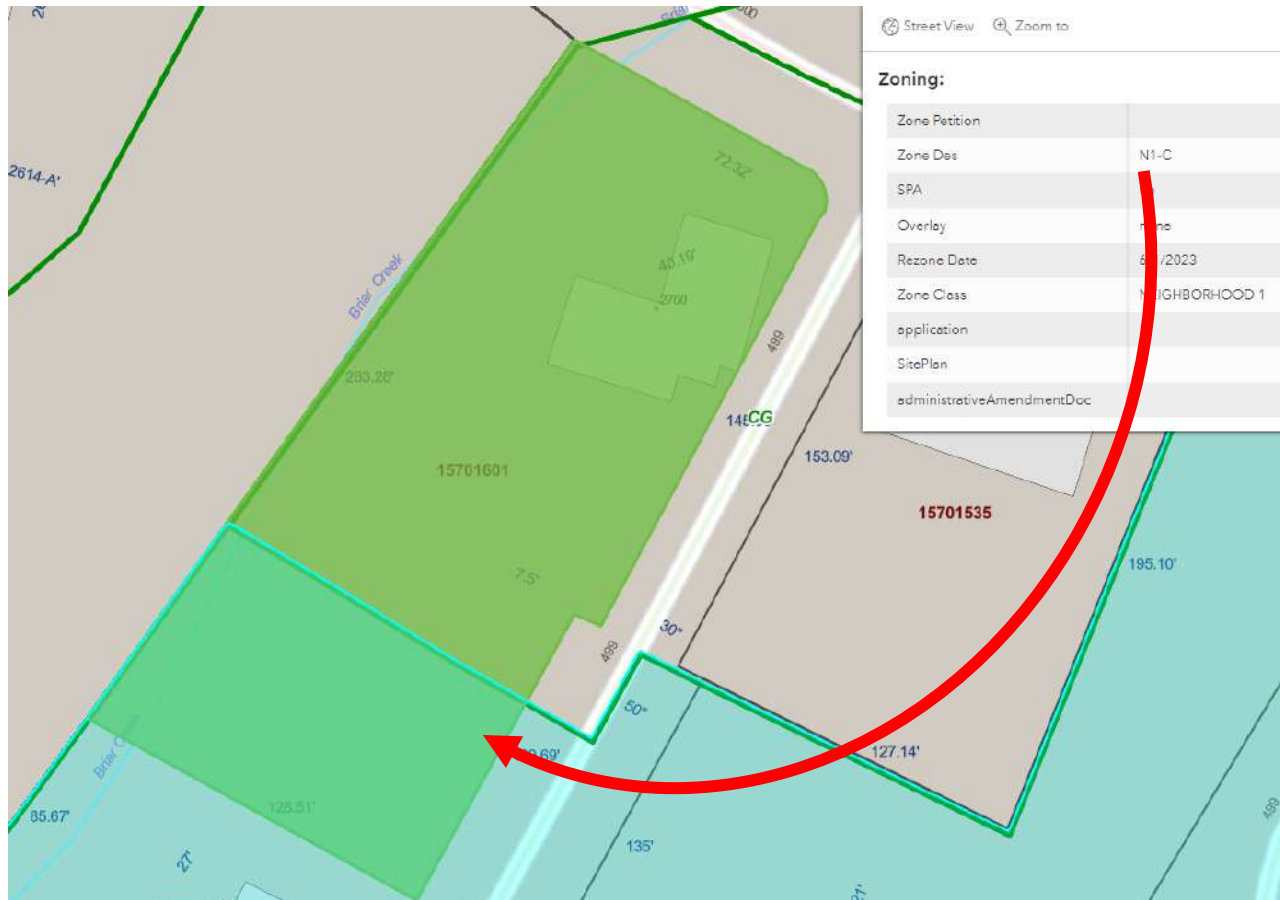
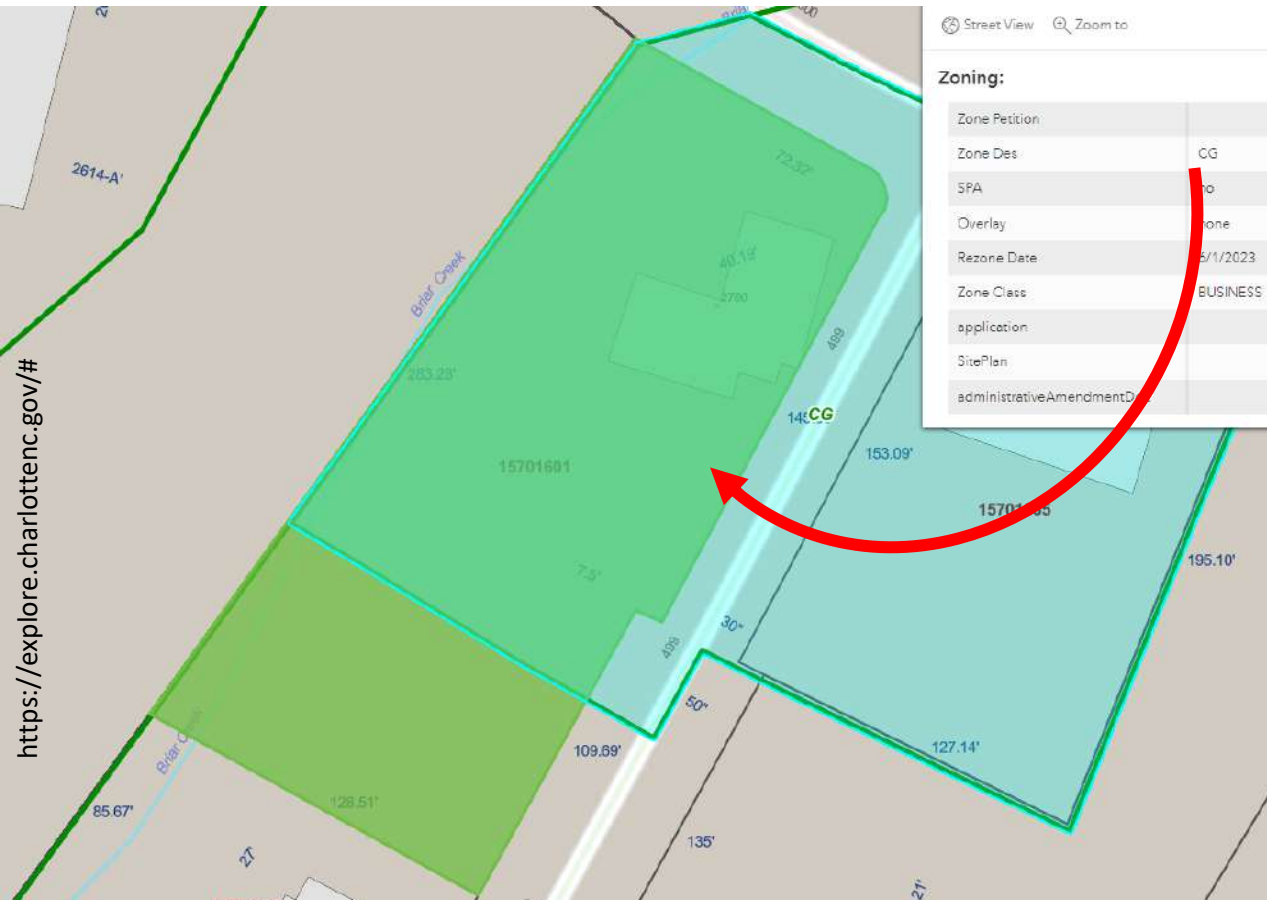
427 FANNIE
CIR

2700 MONROE RD CHARLOTTE NC 28205





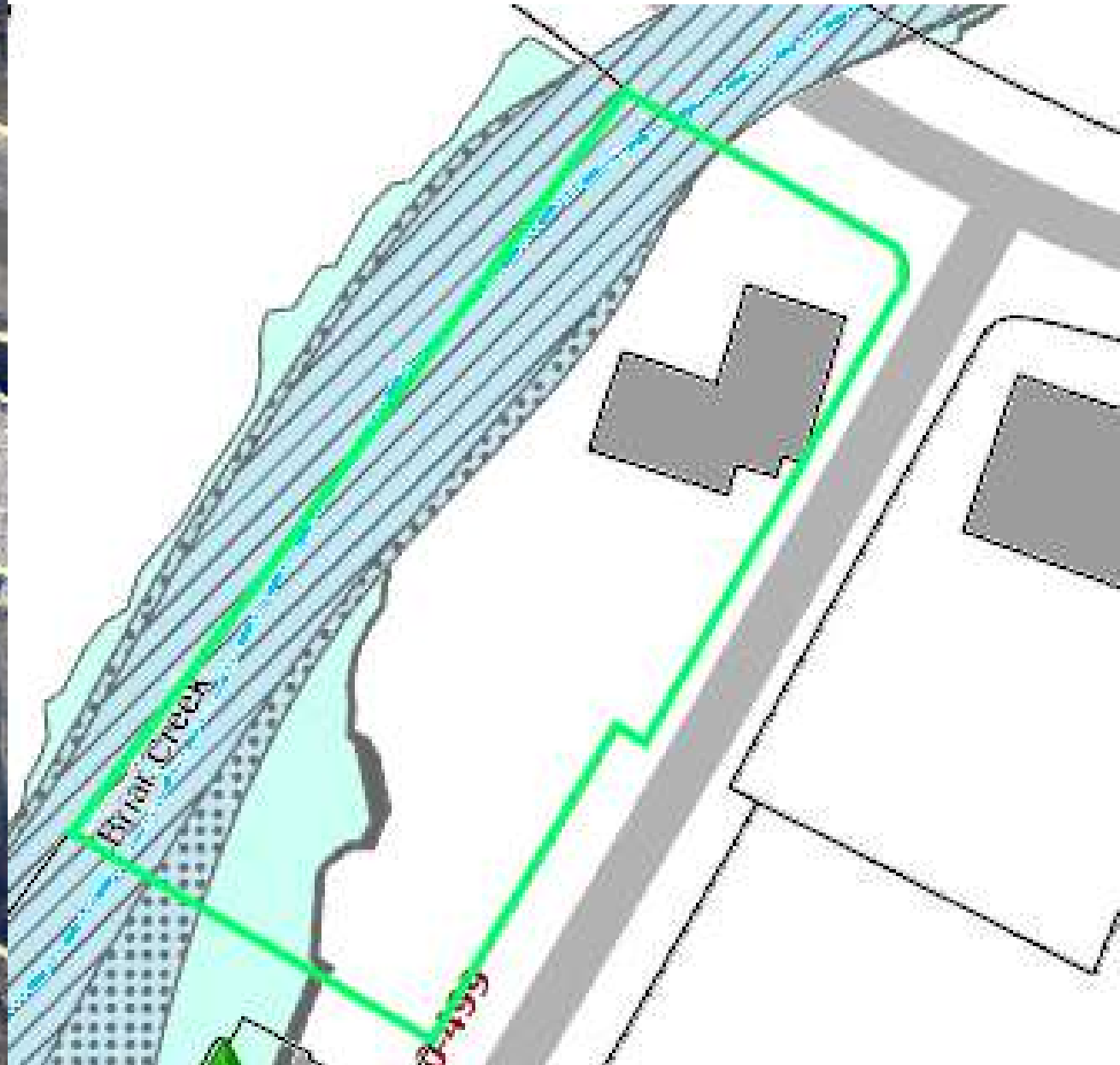
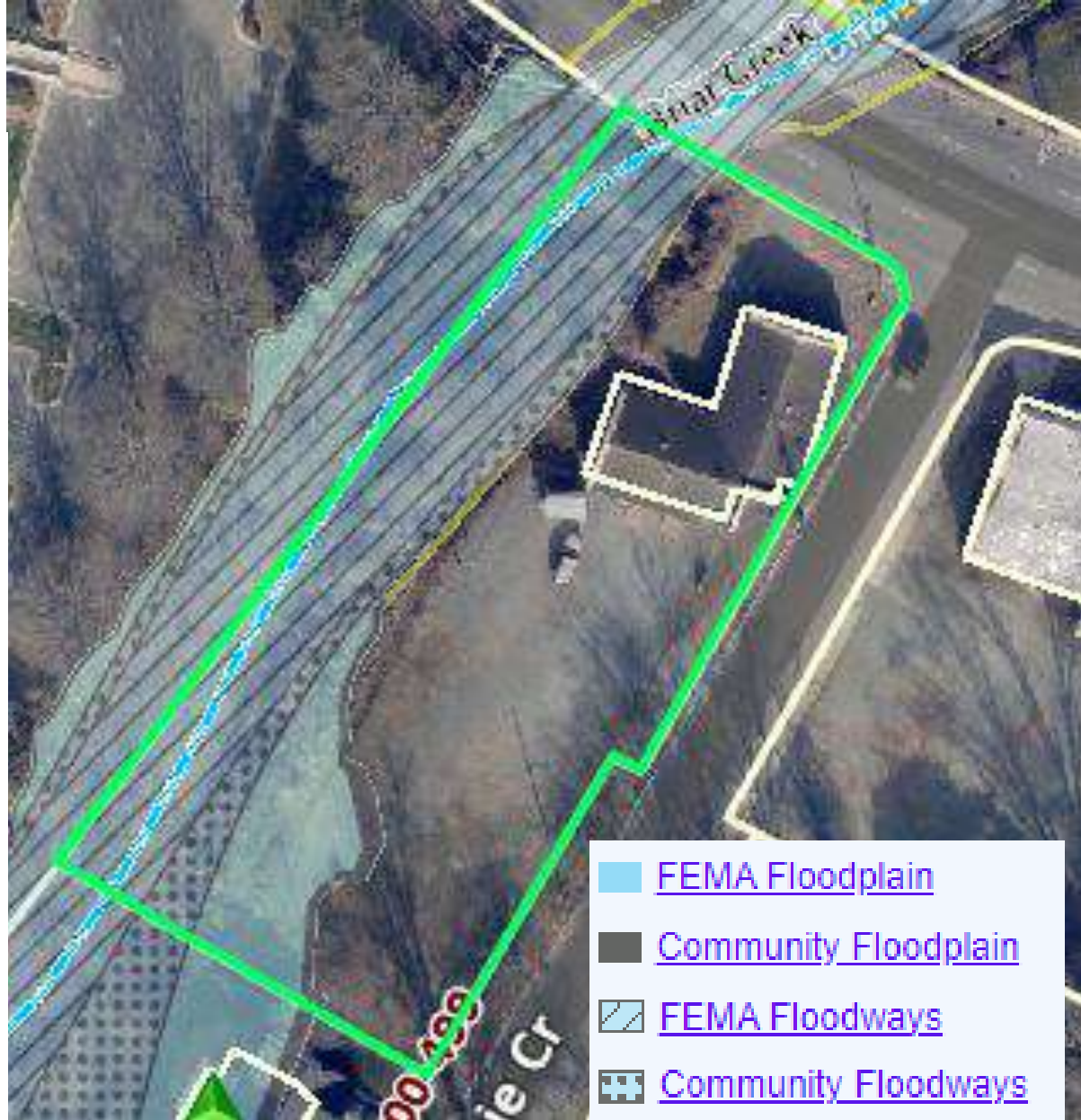
Building plan from Mecklenburg County Property Record Card Property Search

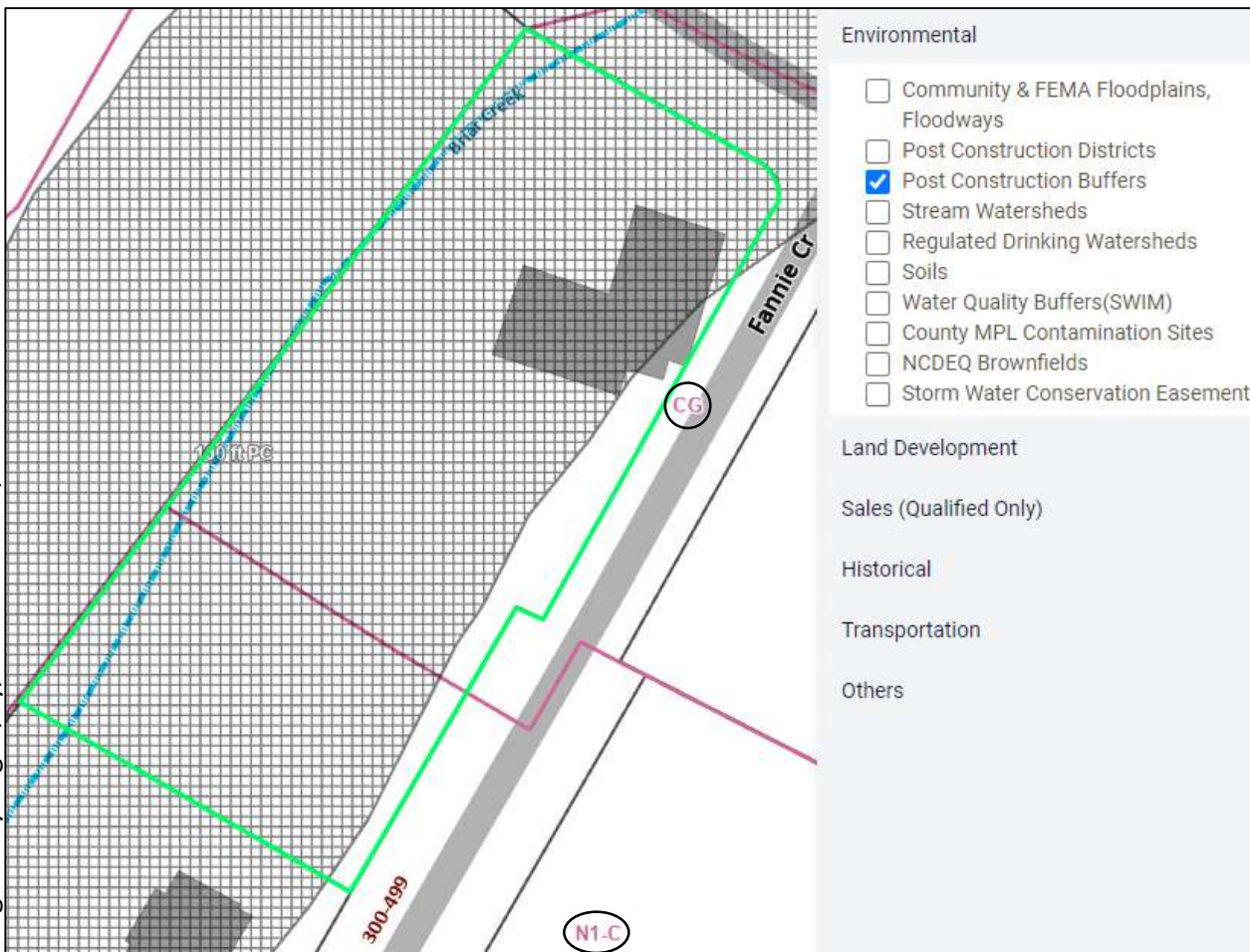


The parcel is split zoned.

CG	General Commercial	The CG General Commercial Zoning District is intended to accommodate areas of general commercial development in the City, typically located at key intersections or organized along arterial streets. Commercial areas within the CG Zoning District accommodate automobile access and the standards for the zoning district acknowledge this auto-orientation while encouraging improvement of the pedestrian environment and accommodation of alternate modal choices within the zoning district.
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N1-C	Neighborhood 1-C	The N1-C Zoning District allows for the development of residential dwellings on lots of 6,000 square feet or greater. The N1-C Zoning District is typically applied to established neighborhoods.
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Please consult with the County & your engineers for questions about any potential for construction.

P_46369

D_22762

D_22773

D_22758

D_22772

S_21750

S_21751

S_165570

Please consult with your engineers for questions about storm items.



Business Investment Grant:

Property appears to be in an area that is defined as being in the "Business Investment Grant Area".

Contact the Economic Development area of Charlotte to see if this applies.

POTENTIAL USES*

Commercial Uses	CG	N1-C
Adult Electronic Gaming Establishment	PC	
Adult Use	PC	
Amusement Facility – Indoor	PC	
Amusement Facility – Outdoor	PC	
Animal Care Facility	PC	
Animal Shelter	PC	
Art Gallery	X	
Arts or Fitness Studio	X	
Bed and Breakfast		PC
Broadcasting Facility – No Antennae	X	
Car Wash	PC	
Commercial Fitness Center	X	
Commercial Kitchen	PC	
Drive-Through Establishment	PC	
Employment/Labor Service Agency	PC	
Financial Institution	X	
Funeral Home	PC	
Greenhouse/Nursery – Retail	X	
Hotel/Motel	X	
Industrial Design	X	
Live Performance Venue – Indoor	X	
Lodge/Meeting Hall	X	
Medical/Dental Office	X	
Micro-Production of Alcohol	PC	
Neighborhood Commercial Establishment		PC
Nightclub	PC	
Office	X	
Outdoor Market	X	
Personal Service Establishment	X	
Reception Facility	PC	
Research and Development (R&D)	X	
Restaurant/Bar	PC	
Retail Goods Establishment	X	
Retail Goods: Showroom	X	
Self-Storage Facility: Climate-Controlled	PC	
Specialty Food Service	X	
Telecommunications and Data Storage	X	
Vehicle Dealership: Enclosed	X	
Vehicle Dealership: Outdoor	PC	
Vehicle Fueling Facility	PC	
Vehicle Rental: Enclosed	X	
Vehicle Rental: Outdoor	PC	
Vehicle Repair Facility: Minor	PC	

Residential Uses	CG	N1-C
Dwelling – Duplex	PC	PC
Dwelling – Multi-Family Attached	PC	
Dwelling – Multi-Family Stacked	PC	
Dwelling – Quadraplex		PC
Dwelling – Single-Family	PC	X
Dwelling – Triplex		PC
Group Home		PC
Multi-Dwelling Development	PC	
Institutional and Governmental Uses	CG	N1-C
Adult Care Center	PC	PC
Childcare Center	PC	PC
Childcare Center, Large	PC	PC
Community Center	X	X
Cultural Facility	X	
Educational Facility – Pre-School	X	X
Educational Facility – Primary or Secondary	X	PC
Educational Facility – University or College	X	PC
Educational Facility – Vocational	X	PC
Government Office/Facility	X	PC
Place of Worship	X	X
Public Safety Facility	X	PC
Public Health and Social Service Uses	CG	N1-C
Domestic Violence Shelter		X
Drug Treatment Clinic	PC	
Food Pantry	X	PC
Healthcare Institution	X	
Homeless Shelter	PC	
Social Service Facility	X	
Industrial Uses	CG	N1-C
Beneficial Fill Site	PC	PC
Industrial, Craft	X	
Movie Studio	C/PC	
Solar Farm	X	
Transportation Uses	CG	N1-C
Parking Lot (Principal Use)	X	PC
Parking Structure (Principal Use)	X	
Public Transit Facility	X	PC

***The Buyer is responsible to confirm with the municipality that their use will be approved.**

Open Space, Recreation, and Agricultural Uses	CG	N1-C
Boarding Stables, Commercial		PC
Campground		C/PC
Cemetery	PC	PC
Community Garden		PC
Conservation Area	PC	PC
Driving Range	X	
Farm		PC
Farm, Bona Fide – Charlotte ETJ Only	X	X
Golf Course	X	X
Marina		C/PC
Private Outdoor Recreation Facilities	PC	PC
Private Recreation Club		PC
Public Park	PC	PC
Infrastructure	CG	N1-C
Utility (Includes Transmission & Distribution)	PC	PC
Wireless Telecommunications	PC	PC
Temporary Uses	CG	N1-C
Mobile Car Wash	PC	
Mobile Food Vendor	PC	PC
Mobile Retail Vendor	PC	PC
Outdoor Produce Sales	PC	PC
Outdoor Seasonal Sales	PC	PC
Real Estate Project Sales Office	PC	PC
Temporary Contractor’s Office and Contractor’s Yard	PC	PC
Temporary Outdoor Entertainment	PC	PC
Temporary Outdoor Sales	PC	PC
Temporary Outdoor Storage Container	PC	PC
Accessory Uses	CG	N1-C
Accessory Drive-Through	PC	
Accessory Shelter	PC	PC
Adult Care Home		PC
Childcare Center, Accessory to Employment	X	
Childcare Center in Residence		PC
Childcare Home, Family		PC
Dwelling – Accessory Unit (ADU)		PC
Home Occupation		PC
Outdoor Entertainment	PC	
Outdoor Sales and Display	PC	PC
Outdoor Seating/Activity Area	PC	PC
Private Stables		PC
Rooming House		PC

The Seller’s Broker does NOT represent that any use is permissible per this offering. Only the municipality can determine that.