

10701 Monroe Rd.

MATTHEWS, NC 28105



Distribution Center



SITE



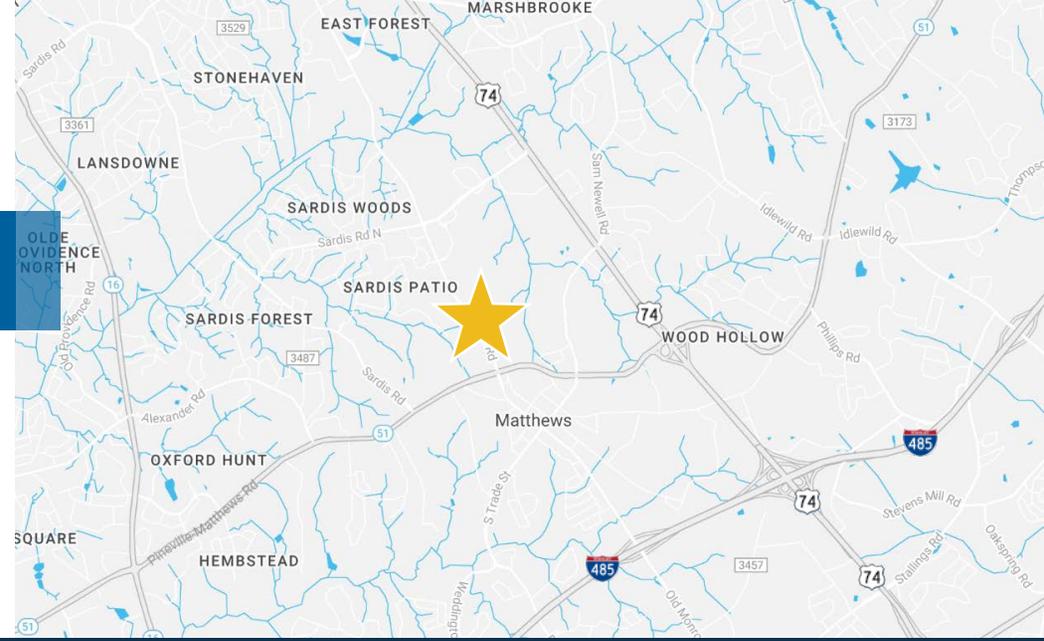
Available for Sale

+/- 1.80 AC Available in Matthews, NC

Property Highlights

An outparcel adjacent to Sam's Xpress® Car Wash, Quik Trip, and Woodies is available for sale. This pad-ready site includes detention and full access from Monroe Road, with signage space available on Monroe Road. It is ideally suited for industrial flex, self-storage, or general retail development.

Address	10701 Monroe Rd, Matthews, NC 28105
Availability	Land For Sale
Acreage	+/- 1.80 AC Available
Use	Retail, Industrial, and Office
Zoning	ML-1
Parcel ID	19321143 and a portion of 19321102
Access	Monroe Rd
Sale Price	\$1,100,000



Demographics



5,449 Population - 1 mile
71,065 Population - 3 mile



\$108,669 Average Household Income - 1 mile
\$119,833 Average Household Income - 3 mile



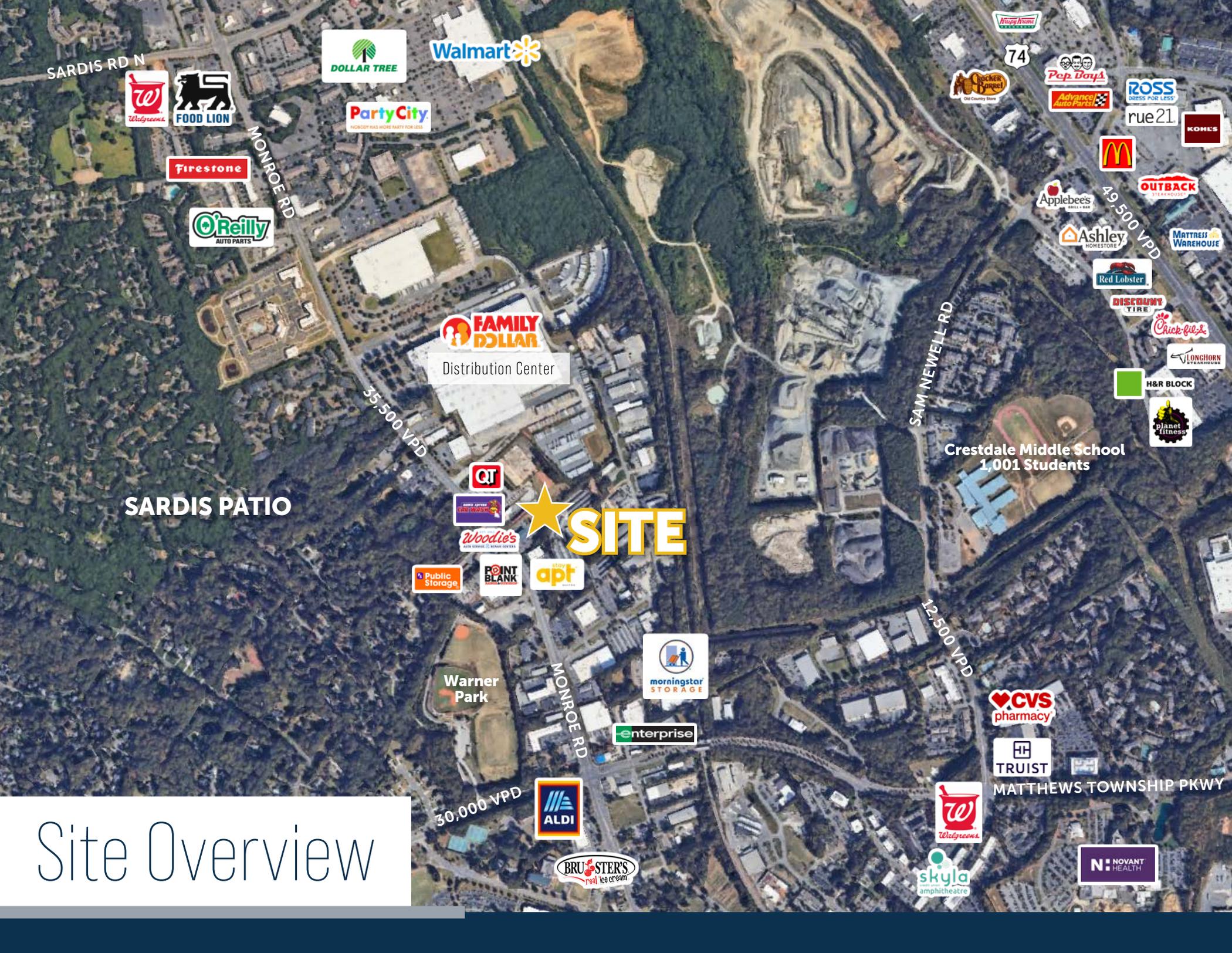
2,489 Households - 1 mile
28,812 Households - 3 miles



7,635 Employees - 1 mile
33,445 Employees - 3 mile



Site Overview



SARDIS RD N



Distribution Center

35-50 VPD

SARDIS PATIO



Warner Park

MONROE RD



30,000 VPD



SAM NEWELL RD

Crestdale Middle School
1,001 Students

12-50 VPD



MATTHEWS TOWNSHIP PKWY

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