



# 10501 Monroe Rd

Matthews, North Carolina, 28105



## Available for Sale or Lease

+/- 6,000 SF Retail Space



## Property Overview

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## 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

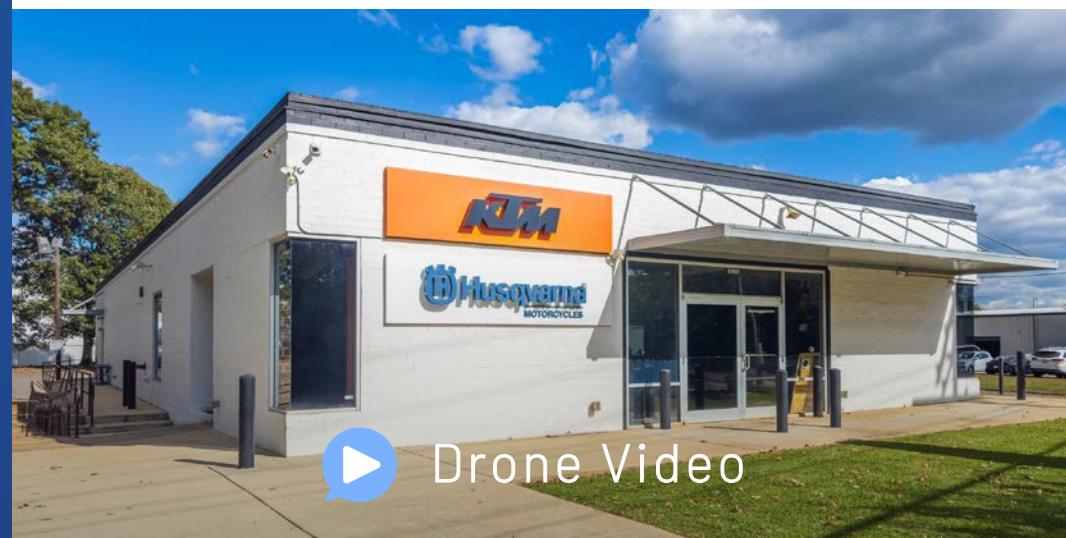
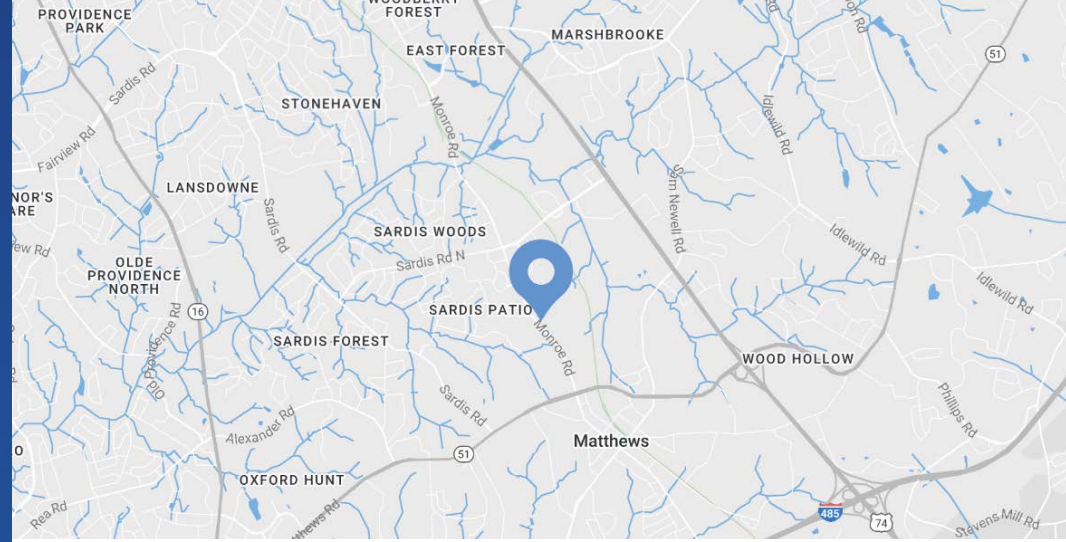
**Use** Retail

**Zoning** I-1

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

**Lease Rate** \$32

**Sale Price** \$2,190,000



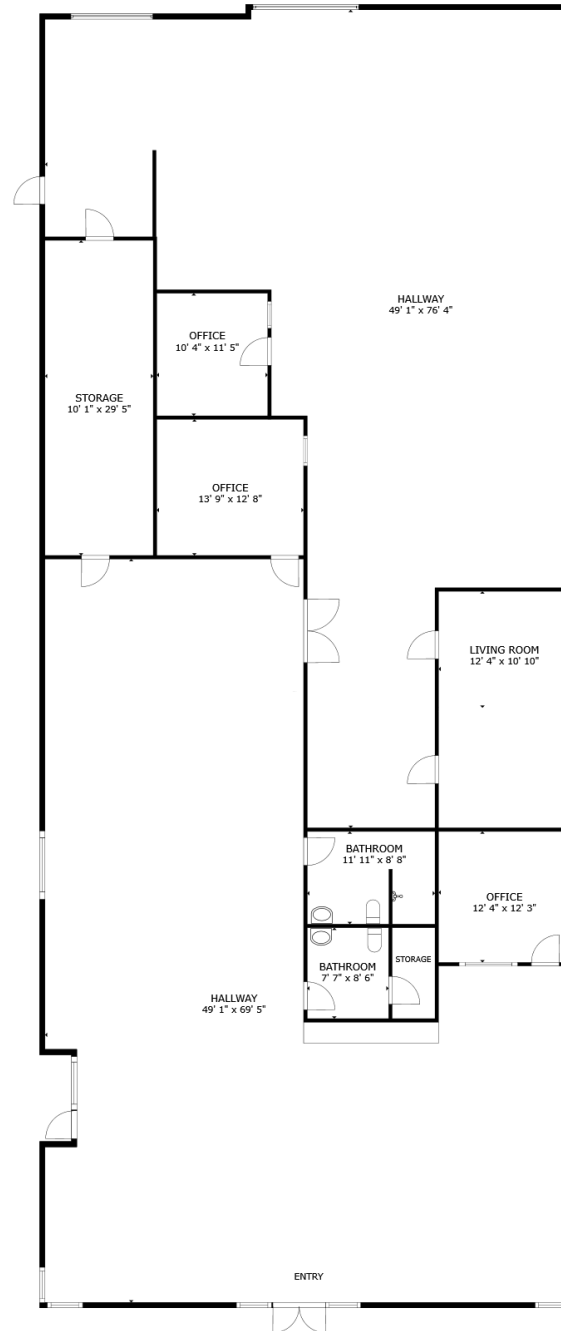
## Demographics

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

Available

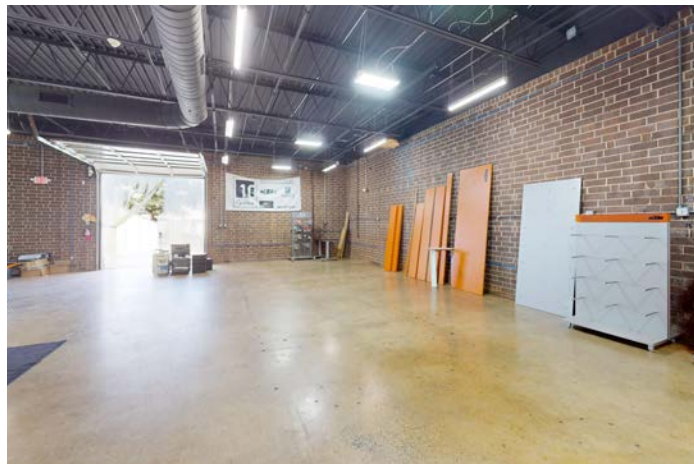
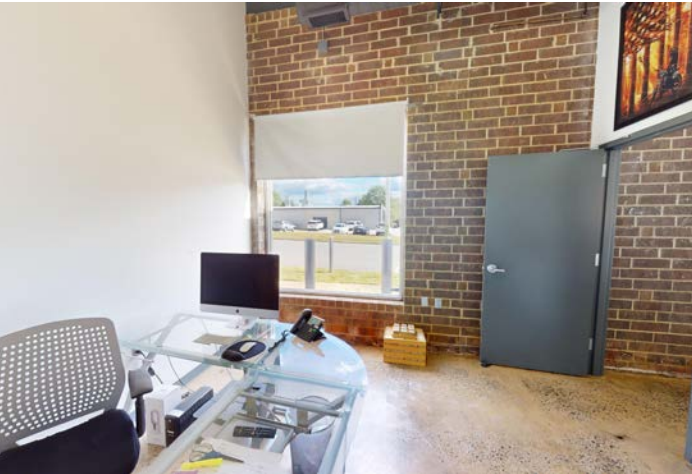
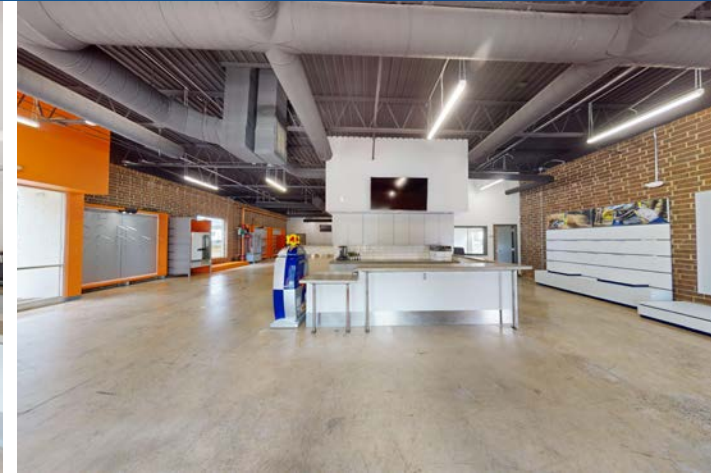
+/- 6,000 SF

 Virtual Tour





Property Photos





# Market Overview





# Matthews

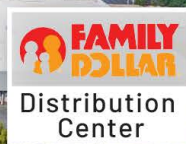
## North Carolina

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



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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.