



CHARLOTTE, NC

8630 MONROE RD

4,704 SF FLEX WAREHOUSE AVAILABLE FOR LEASE



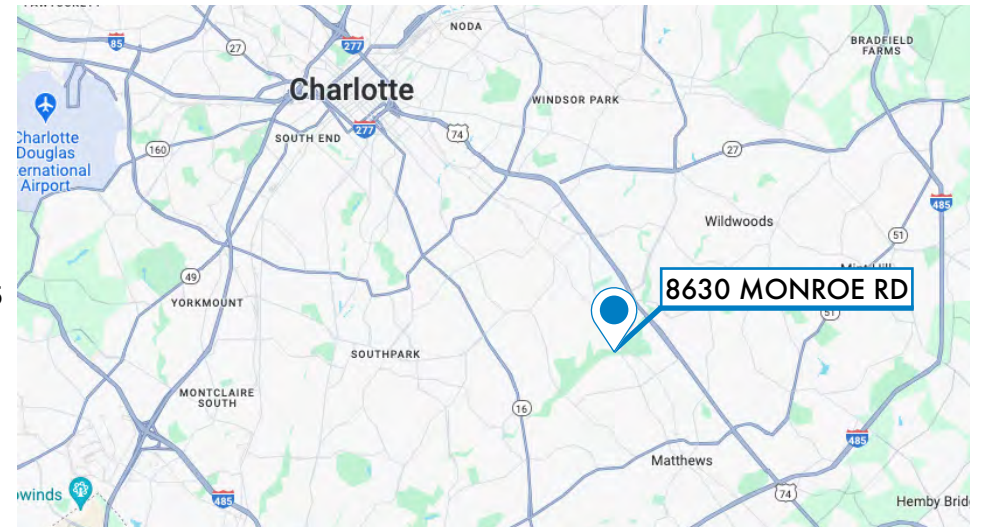
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PROPERTY INFORMATION

- 4,704 SF flex warehouse including approximately 1,800 SF of office and 2,904 SF of warehouse space
- Recently renovated building including updated common areas, new roofing, and carpet
- Fronting Monroe Rd and convenient access from E. Independence/ Hwy 74: 3 mins. – 1.2 miles
- Great location just 10 minutes away from Downtown Matthews and 15 minutes away from Uptown and South Park
- Building features include: 3 phase power, 1 dock high door, 9 parking spaces, and 12ft clearance height in warehouse
- Office space includes large reception area/foyer, 2 offices, a conference room, two restrooms, and a kitchenette.
- Call for pricing

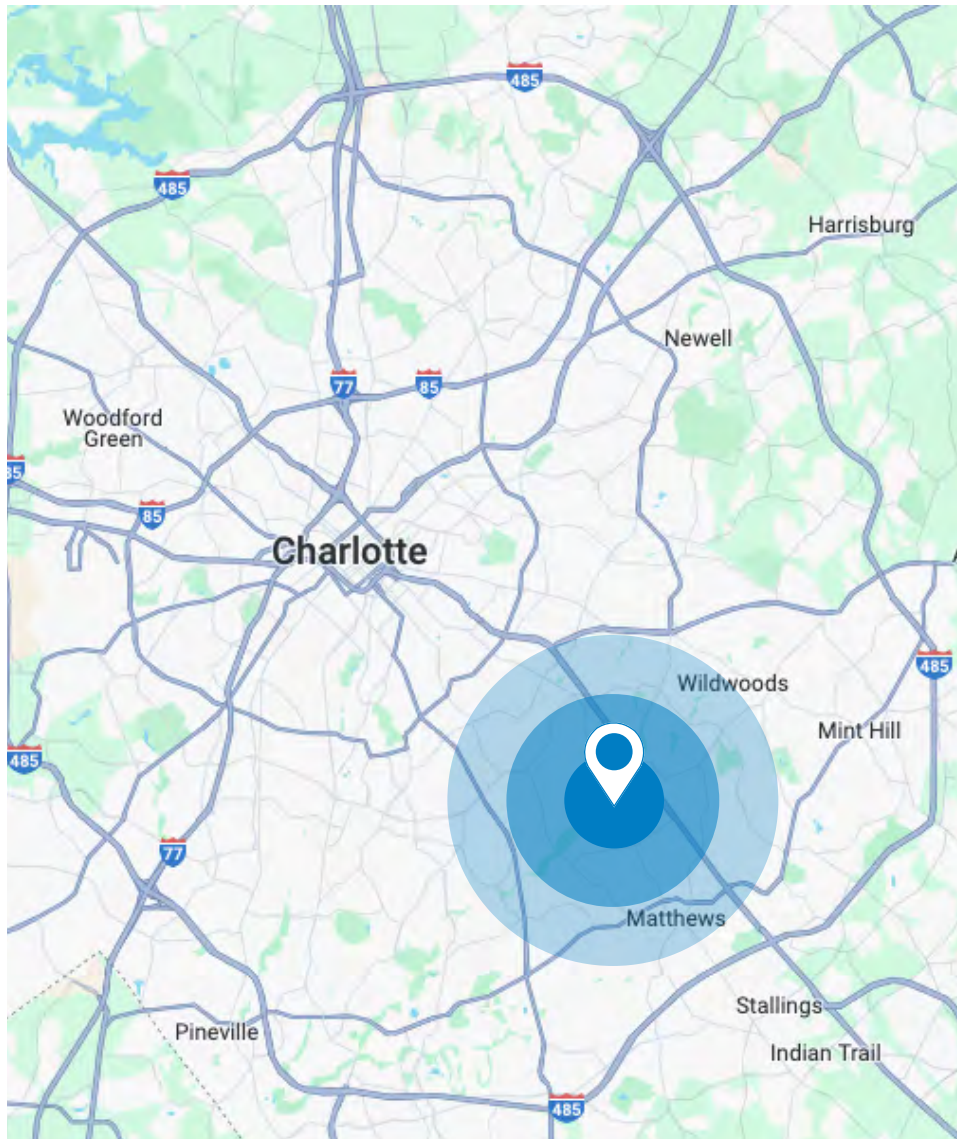


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AREA OVERVIEW

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,921	82,915	216,730
Median Age	36	37.7	37.6
Household Income	\$65,554	\$91,033	\$102,374
Median Home Value	\$298,206	\$285,354	\$320,110
Employees	5,909	31,152	87,865
Businesses	675	3,618	11,087



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TRAFFIC COUNTS	VPD
Monroe Rd	29,269
McAlpine Station Dr	2,255
Sardis Rd N	23,500



