



**ASCENT**  
REAL ESTATE PARTNERS



CHARLOTTE, NC

**8616 MONROE RD**

**6,075 SF FLEX WAREHOUSE AVAILABLE FOR LEASE**



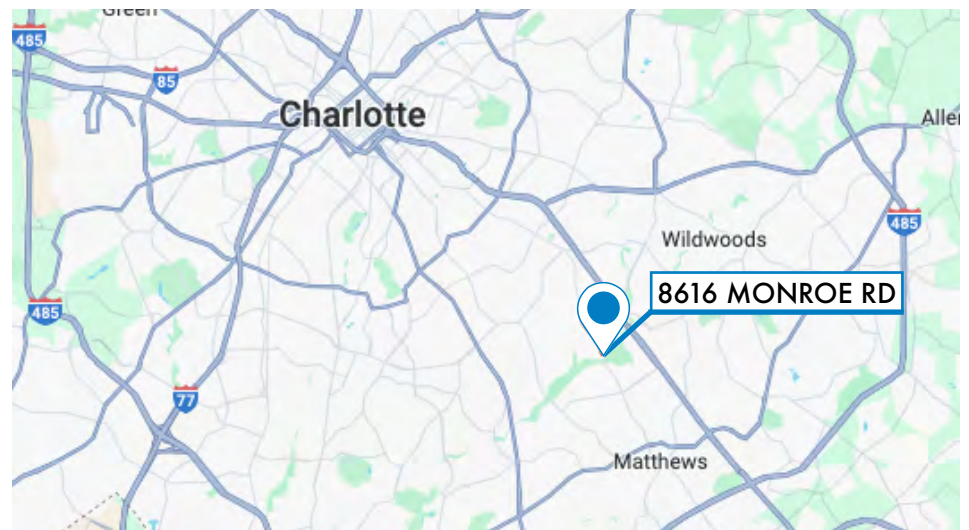
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#### PROPERTY INFORMATION

- 6,075 SF flex warehouse including approximately 2,400 SF of office and 3,675 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 oversized drive in door, 6 parking spaces, and 14-16ft clearance height in warehouse
- Call for pricing

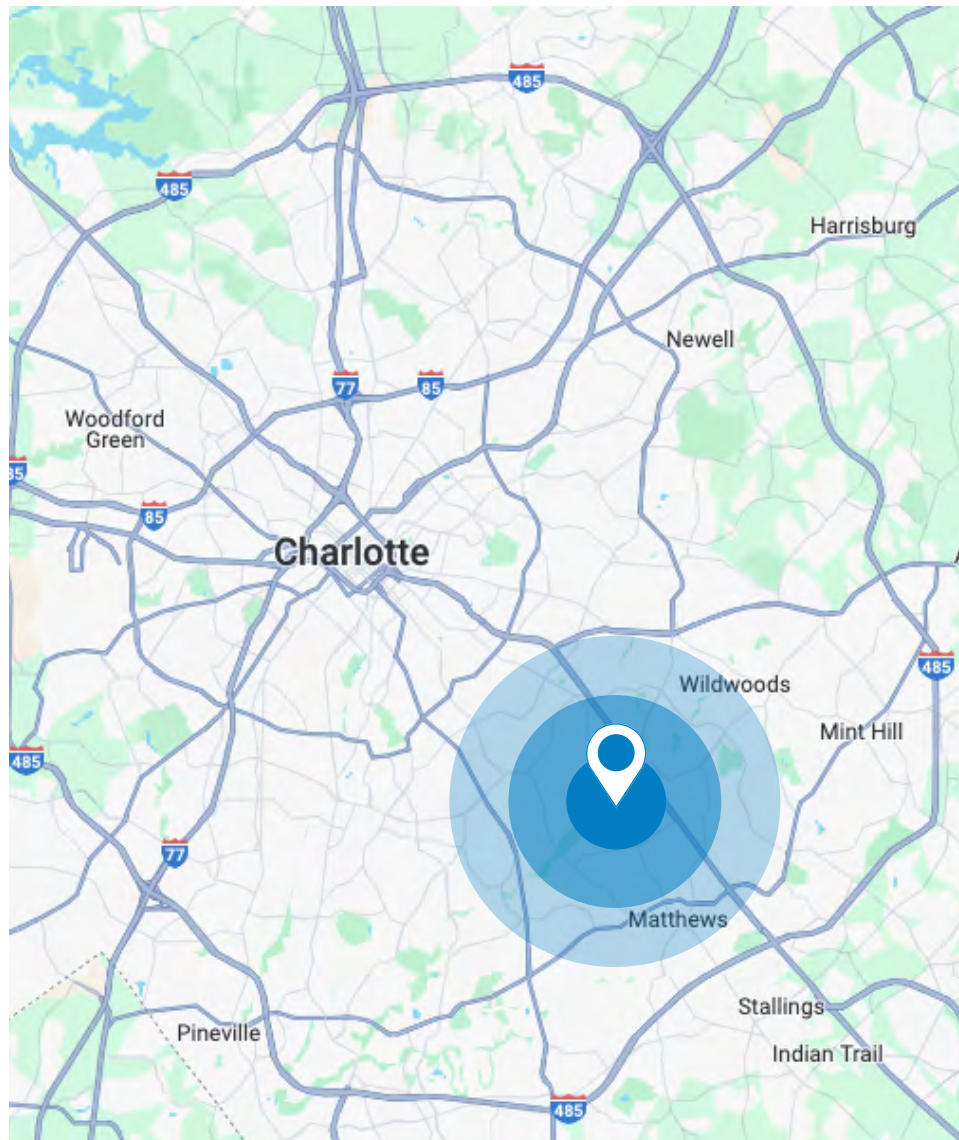


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## AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,921	82,915	216,730
Median Age	36	377	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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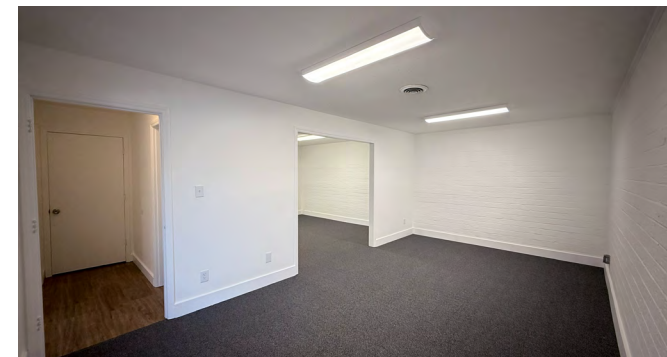
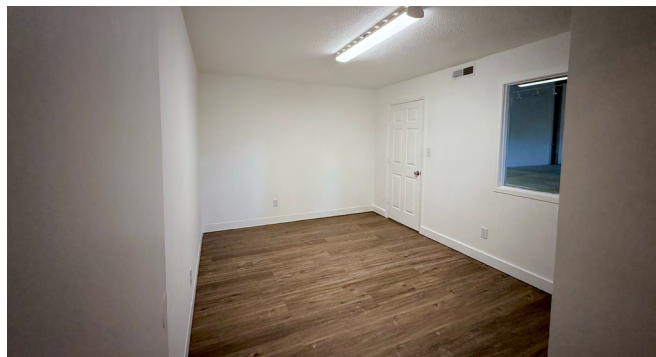
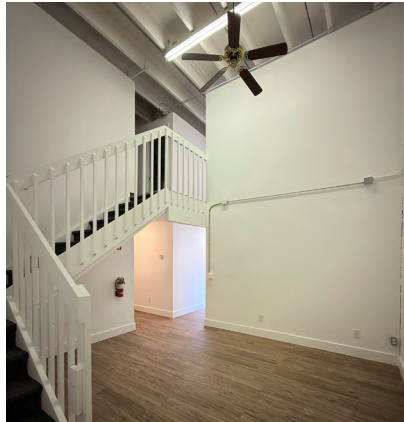
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OFFICE PHOTOS

8616 MONROE RD  
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