

# 10701 Monroe Rd.

MATTHEWS, NC 28105



Distribution Center



**SITE**



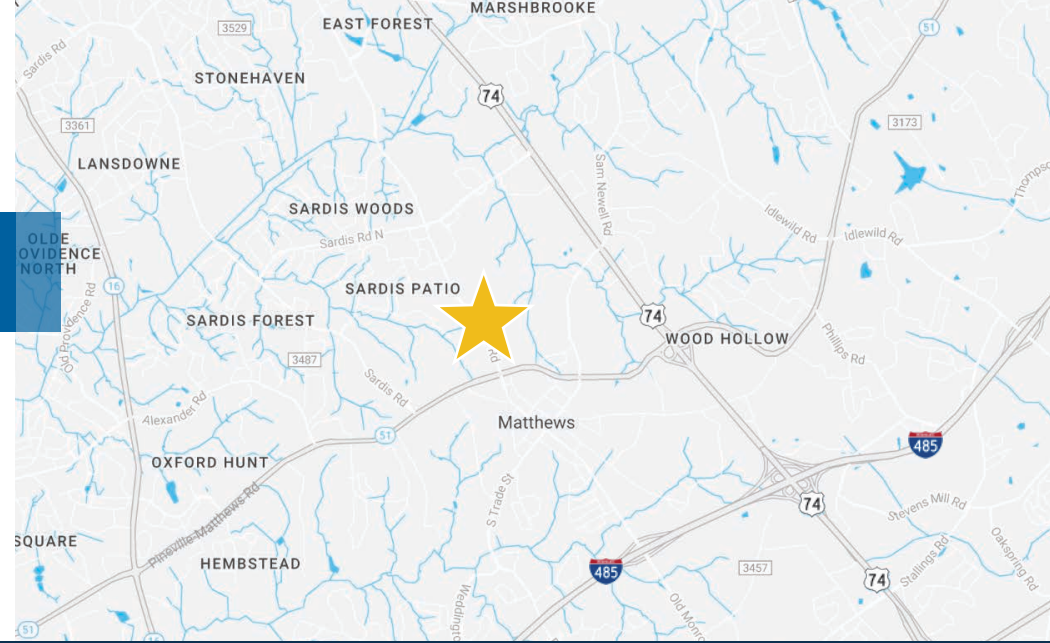
Available for Sale

+/- 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



MONROE RD



Distribution Center

35,500 VPD

SARDIS PATIO



★ **SITE**

Warner Park

MONROE RD



30,000 VPD



SAM NEWELL RD

12,500 VPD

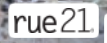


MATTHEWS TOWNSHIP PKWY



Crestdale Middle School  
1,001 Students

74

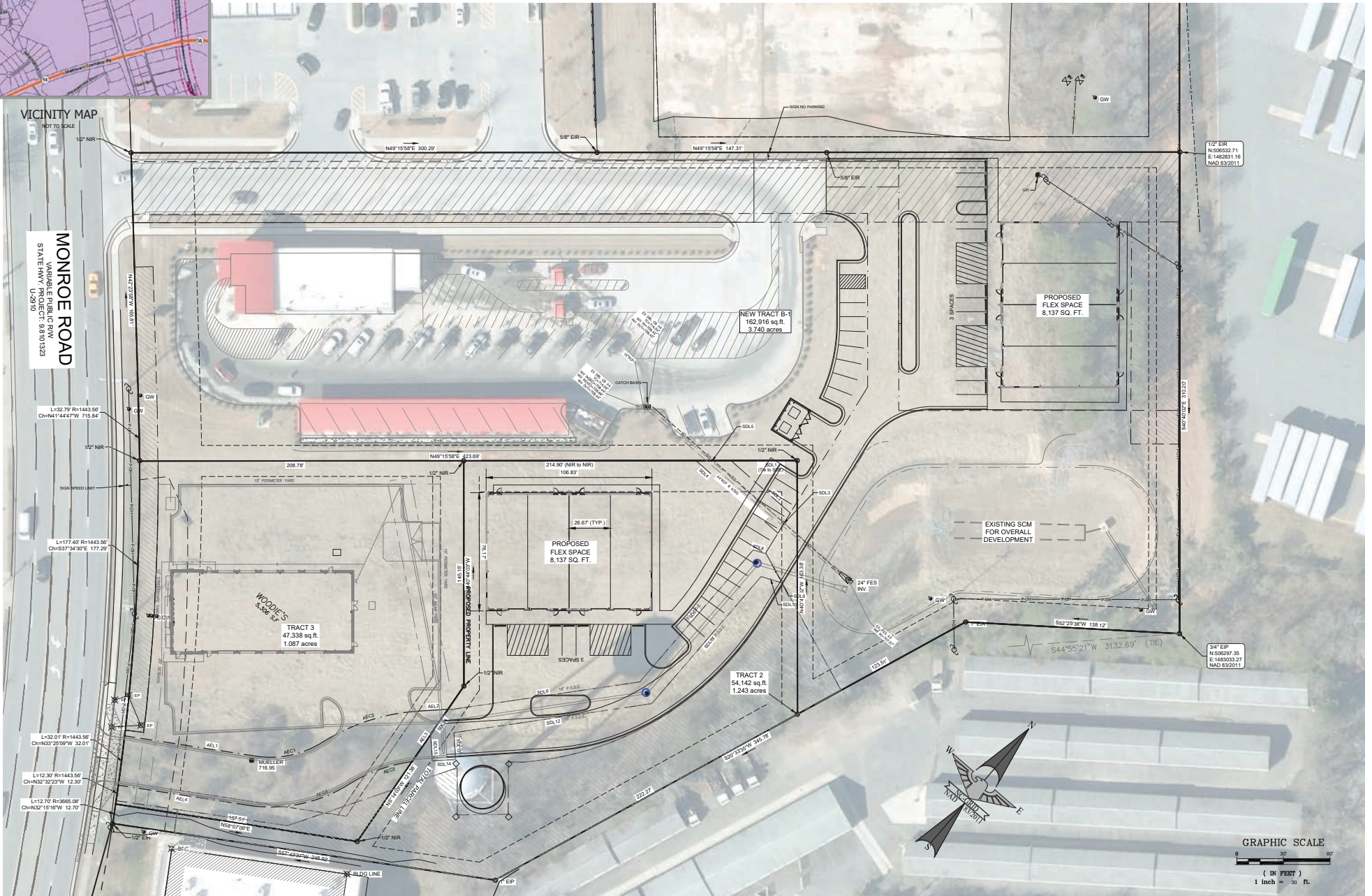


# Site Plan



VICINITY MAP  
NOT TO SCALE

**MONROE ROAD**  
VARIABLE PUBLIC ROW  
STATE HWY. PROJECT - 9.8101328  
U-2910





**SITE**

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