



3100 MONROE RD, CHARLOTTE, NC 28205

# 3100 MONROE RD

4,550 SF FLEX/OFFICE AVAILABLE FOR LEASE



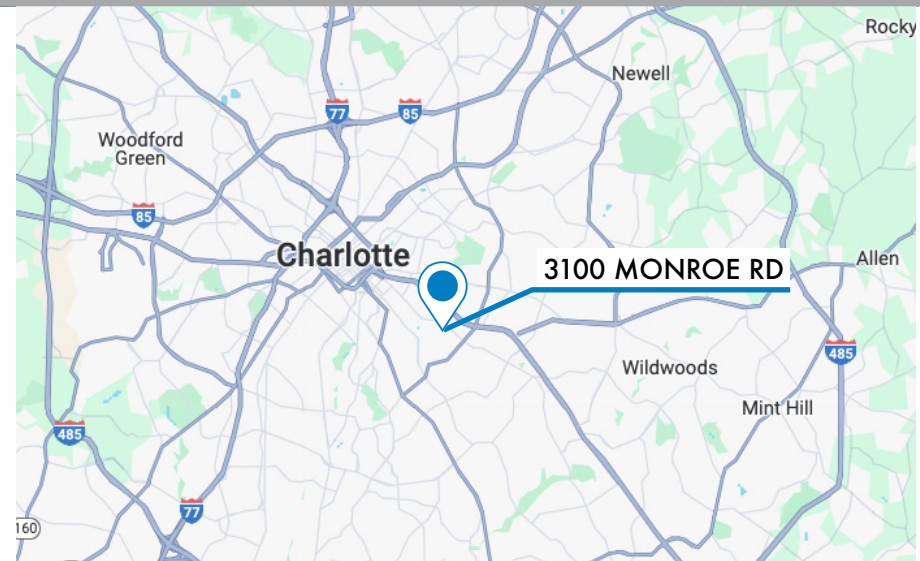
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AVAILABLE FOR LEASE**

**3100 MONROE RD**

CHARLOTTE, NC

### PROPERTY INFORMATION

- 4,550 sf flex/office building conveniently located on Monroe Rd within minutes from the Eastover, Elizabeth, and Cotswold neighborhoods
- Offers +/- 0.25 AC outdoor storage area
- Zoned ML-2
- Rear access off Washburn Ave available
- Strong visibility and access off Monroe Rd.
- Ideal for a variety of office and/or light industrial users
- \$10,500 per month NNN
- Available 01/01/25

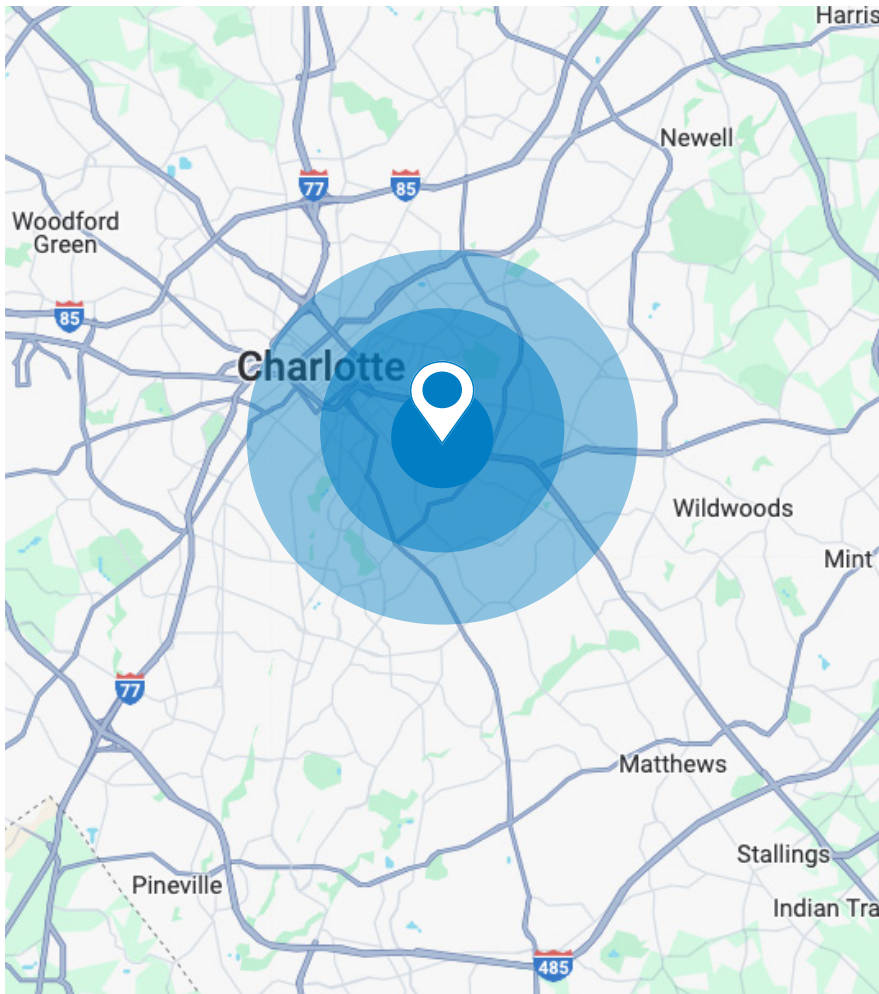


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AREA DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,508	117,668	312,473
Projected Population (2029)	15,393	124,851	331,473
Median Age	34.1	35.5	35.1
Average Household Income	\$89,585	\$114,860	\$103,127
Median Home Value	\$511,078	\$549,975	\$410,739
Employees	9,107	117,642	233,528



