



Sardis Office Park

9912-9940 Monroe Rd | Charlotte, NC, 28270



Available for Sale

+/- 14,792 SF Office Park in Charlotte, NC

Property Overview

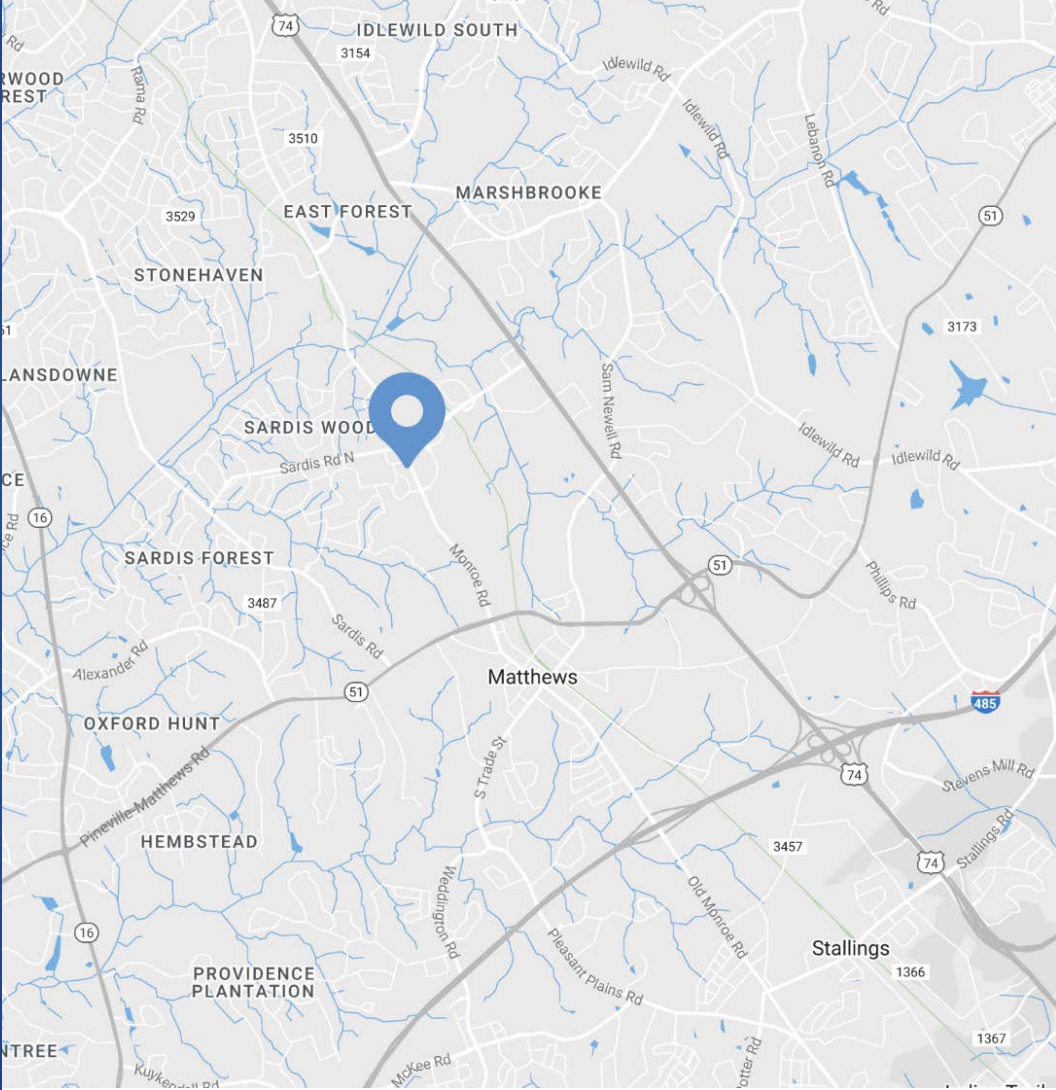
Sardis Office Park

Available for Sale

Seize the opportunity to purchase Sardis Office Park on Monroe Road in Matthews, NC. This impressive property has two two-story office buildings and two single story buildings with proven rental income. Ideal for professionals in various fields such as CPAs, surveyors, engineers, attorneys, or architects seeking an office near all the amenities Matthews has to offer.

Property Details

Address	9912, 9916, 9930, 9940 Monroe Rd Charlotte, NC 28270		
Square Footage	9940 Monroe Rd (Building 1)	+/- 4,920 SF	
	9912 Monroe Rd (Building 2)	+/- 4,920 SF	
	9930 Monroe Rd (Building 3)	+/- 2,476 SF	
	9916 Monroe Rd (Building 4)	+/- 2,476 SF	
Acreage	+/- 2.20 AC		
Use	Office		
Parcel	21322102		
Zoning	O-1(CD)		
Parking	Ample Parking		
Traffic Counts	Monroe Rd 35,500 VPD Sardis Rd N 14,000 VPD		
Sale Price	\$3,500,000		



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	6,656	73,401	209,005
Avg. Household Income	\$119,214	\$121,142	\$136,917
Median Household Income	\$92,853	\$88,621	\$92,916
Households	3,086	30,075	82,686
Daytime Employees	7,949	33,339	68,023



Available

Building 1

9940 Monroe Rd
+/- 4,920 SF

Building 2

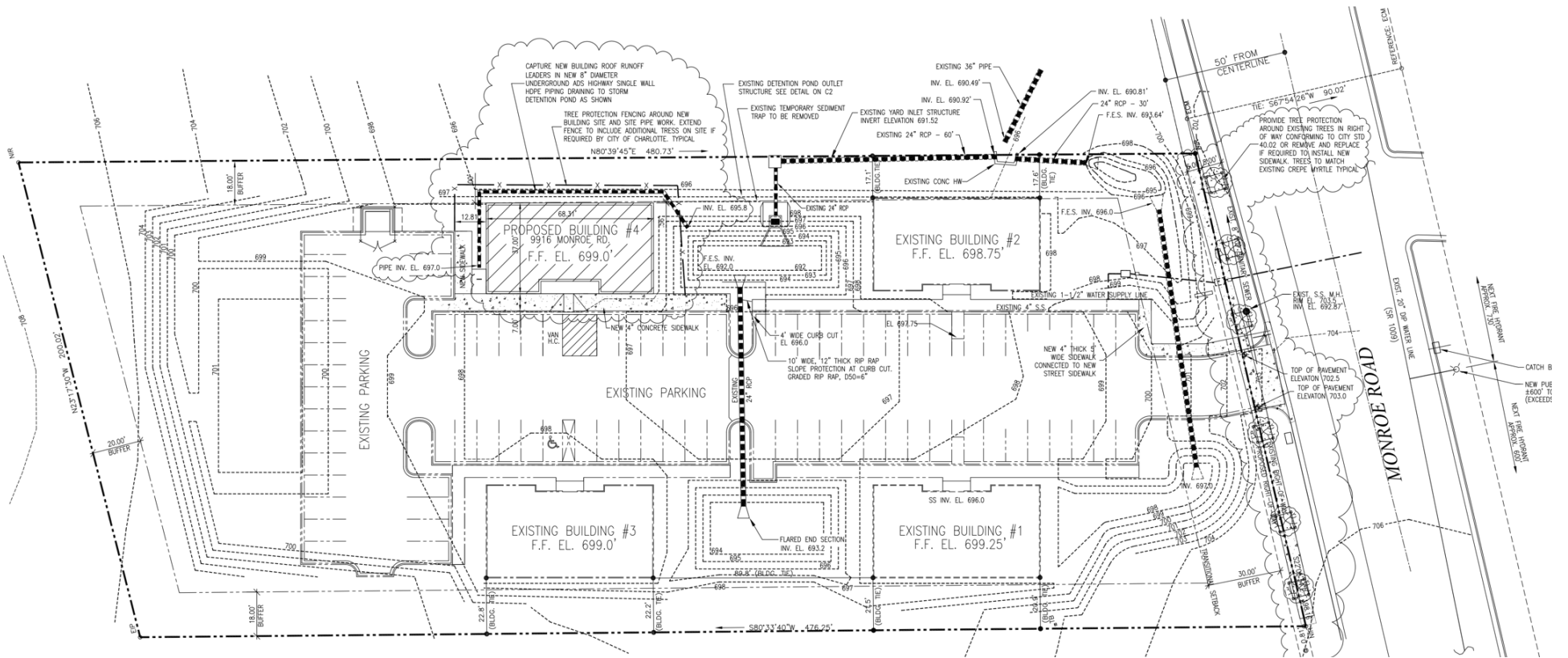
9912 Monroe Rd
+/- 4,920 SF

Building 3

9930 Monroe Rd
+/- 2,476 SF

Building 4

9916 Monroe Rd
+/- 2,476 SF



Site Overview



Building 4
9916 Monroe Rd
+/- 2,476 SF
Sussman Law Firm

Building 2
9912 Monroe Rd
+/- 4,920 SF
ALL FAMILY Vana Law

Building 3
9930 Monroe Rd
+/- 2,476 SF
DELICOR POLYMERS SUSSMAN law firm

Building 1
9940 Monroe Rd
+/- 4,920 SF
Nooma Be Well Together

Property Photos

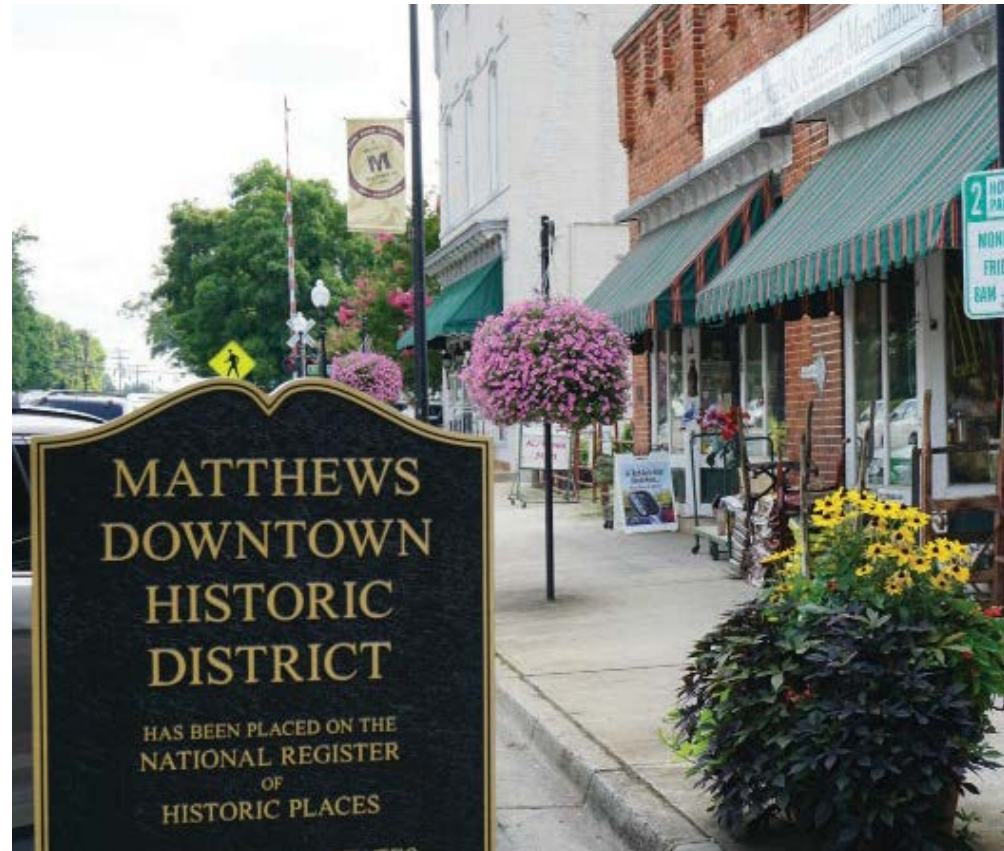




Matthews

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





Contact for Details

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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.