



ASCENT
REAL ESTATE PARTNERS

MONROE RD (22,000 VPD)

BUFORD AVE

ST MARY AVE

MIRIAM RD

3815 & 3817 MIRIAM DR, CHARLOTTE, NC 28205

3815 & 3817 MIRIAM DR

COMMERCIAL PORTFOLIO AVAILABLE FOR SALE

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3815 & 3817 MIRIAM DR
CHARLOTTE, NC



PROPERTY INFORMATION

Conveniently located off Monroe Road, this portfolio offers quick access to the Eastover, Elizabeth, and Cotswold neighborhoods. It is also just minutes from major thruways, including N. Wendover Road and E. Independence Boulevard, making it easily accessible from multiple parts of the city. These properties are ideal for a variety of office and light industrial users.

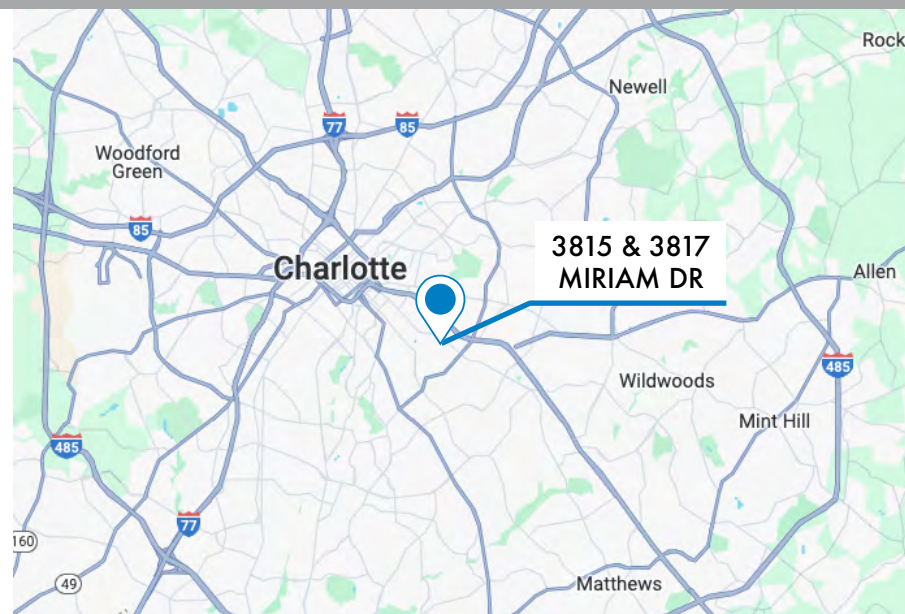
3815 Miriam Dr

- Building Square Footage: 1,200 SF
- Acres: 0.26 AC
- Zoned: ML-2
- Accessible from Miriam Dr & St Mary Ave

3817 Miriam Dr

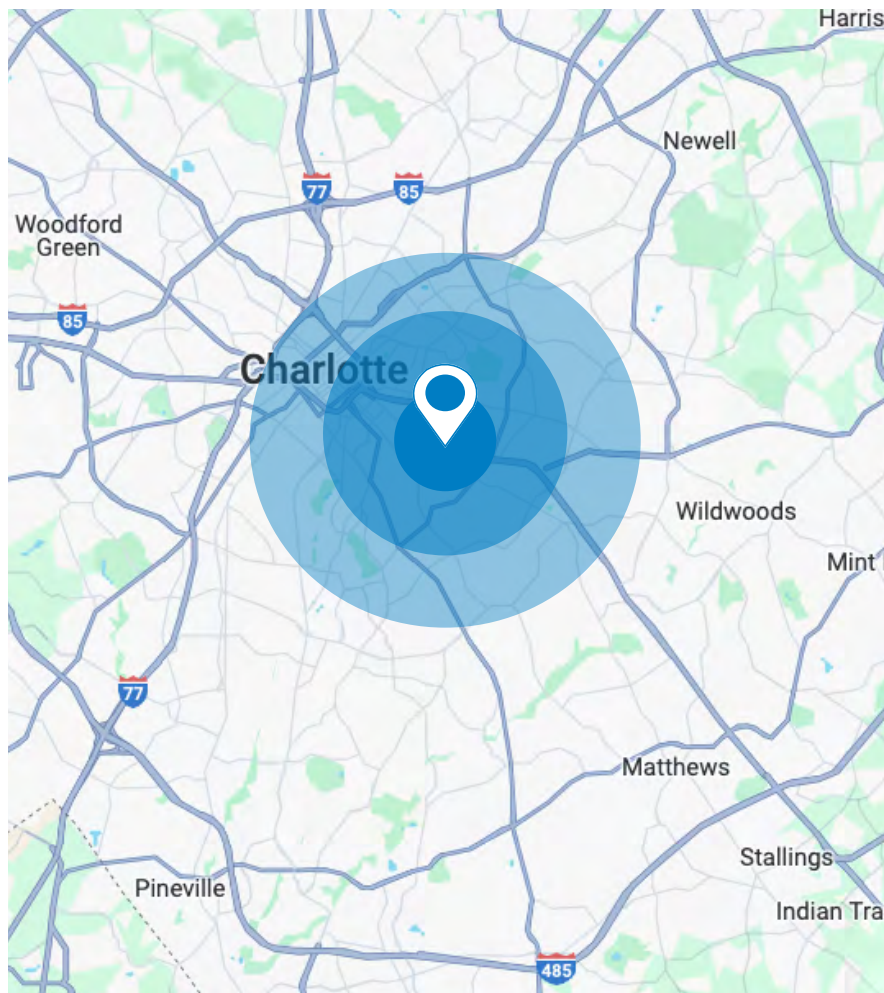
- Building Square Footage: 1,000 SF
- Acres: 0.24 AC
- Zoned: ML-2
- Accessible from Miriam Dr & St Mary Ave

Listing Price: \$900,000



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



