

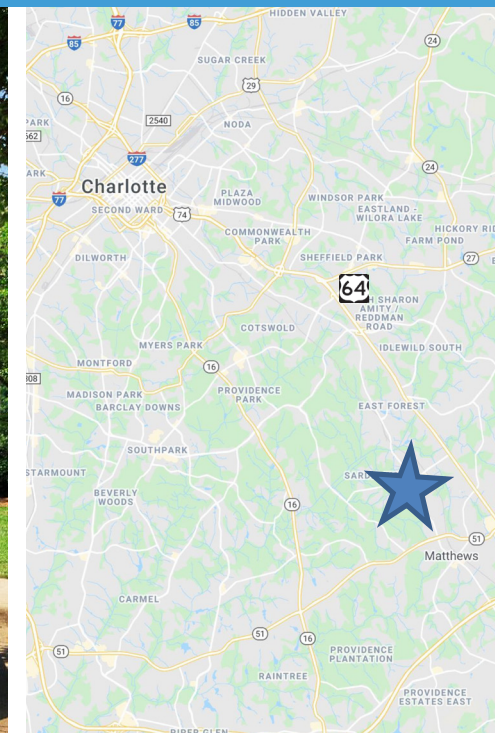
# 9700 MONROE ROAD

CHARLOTTE, NC 28270

FOR LEASE  
OR SALE

**NS** New South  
Properties  
NEWSOUTHPROP.COM




+/- 2,594 SF AVAILABLE FOR LEASE OR SALE



## PROPERTY HIGHLIGHTS

- +/- 2,594 SF former bank building available for lease or sale
- Strong traffic counts with over 30,579 VPD
- Close proximity to Walmart, Harris Teeter and Food Lion
- This location has continuously increased bank deposits year over year for the last 5 years
- Strong household income
- **For Sale: \$1,775,000**

## DEMOGRAPHICS (2023)

	1 Mile	3 Miles	5 Miles
 Population	7,716	77,940	209,875
 Avg. HH Income	\$88,240	\$122,516	\$141,695
 Daytime Pop.	7,494	48,856	119,655

## BROKER CONTACT

**WILL WHITLEY**  
704.927.2888  
wwhitley@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

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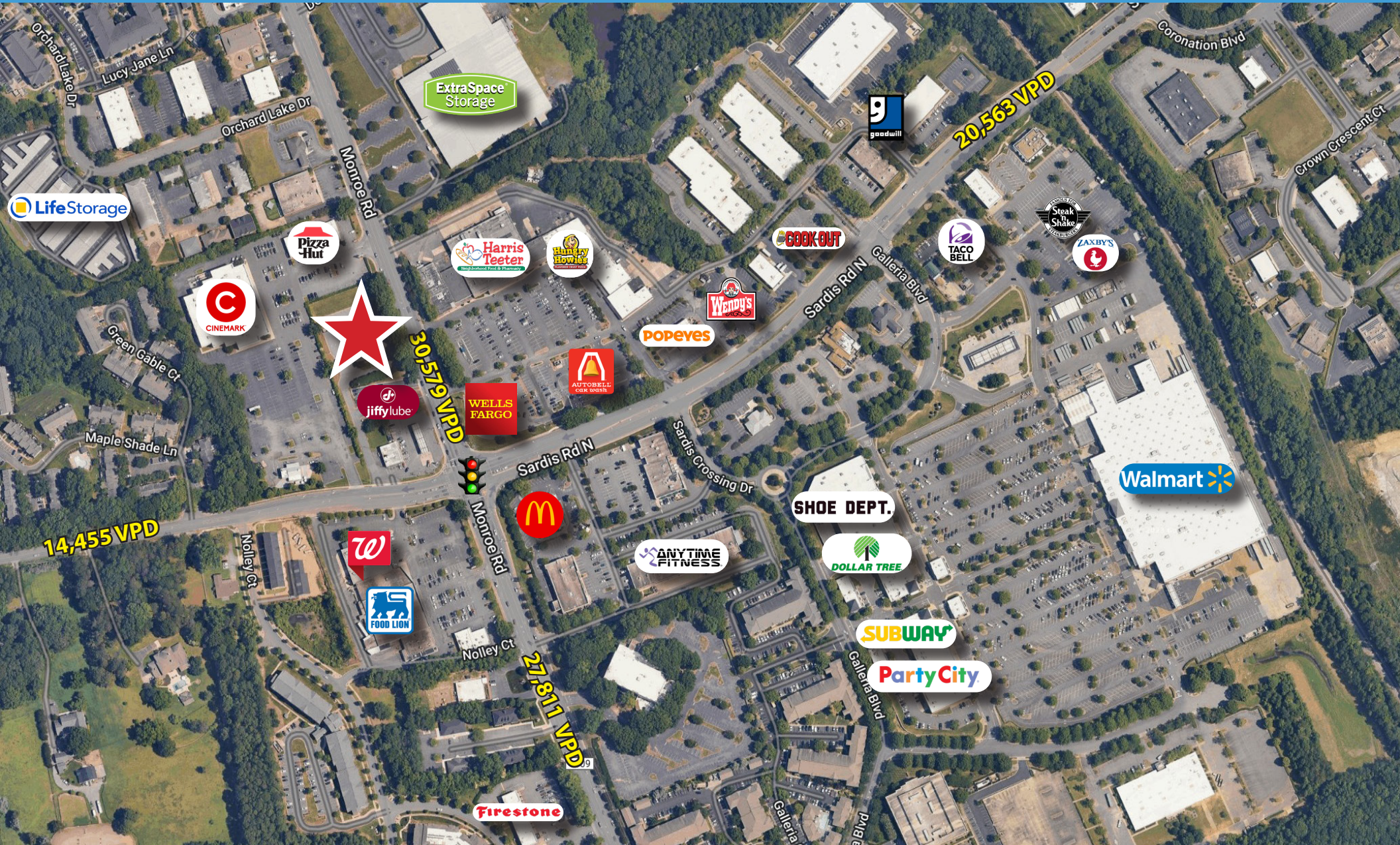
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AERIAL

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**SAMPLE  
SITE PLAN**

**NS New South  
Properties**

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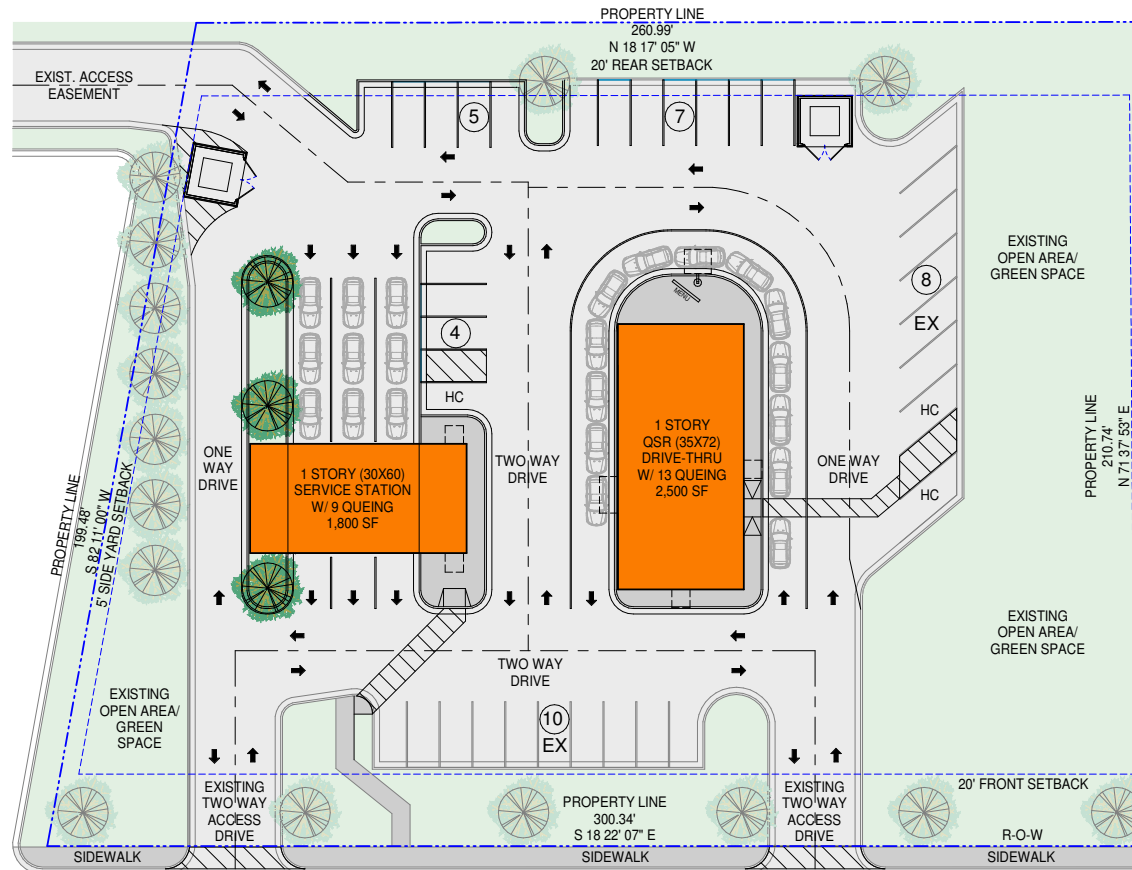
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Ragona Architecture & Design, PLLC  
145A Scaleybark Road Charlotte, NC 28209  
T: 704.372.0116 www.rad-arch.com



SITE DATA	
PARCEL ID	21349106
ADDRESS	9700 MONROE ROAD CHARLOTTE NC 28270
SITE AREA	1.462 ACRES 63,706 SF
EXISTING ZONING	B-2 (BUSINESS)
PROPOSED ZONING	B-2 (BUSINESS)
SETBACKS	20' FRONT SB 20' REAR SB 05' SIDE SB
<b>QSR WITH DRIVE-THRU</b>	
NEIGHBORHOOD FOOD/ BEV. SERVICE BUILDING FOOTPRINT = 2,500 RSF	
PARKING REQUIRED	= 15 SPACES 1/175 SF
EXISTING PARKING	= 18 SPACES
NEW PARKING	= 07 SPACES
PARKING PROVIDED	= 25 SPACES
<b>SERVICE STATION</b>	
BUILDING FOOTPRINT = 1,800 RSF	
PARKING REQUIRED	= 08 SPACES 1/250 SF
PARKING PROVIDED	= 09 SPACES



**MONROE ROAD**  
R/W VARIES

## MONROE RD RETAIL

9700 MONROE ROAD  
CHARLOTTE, NC 28270

SCALE: 1" = 30'-0"

PAGE **AS1**

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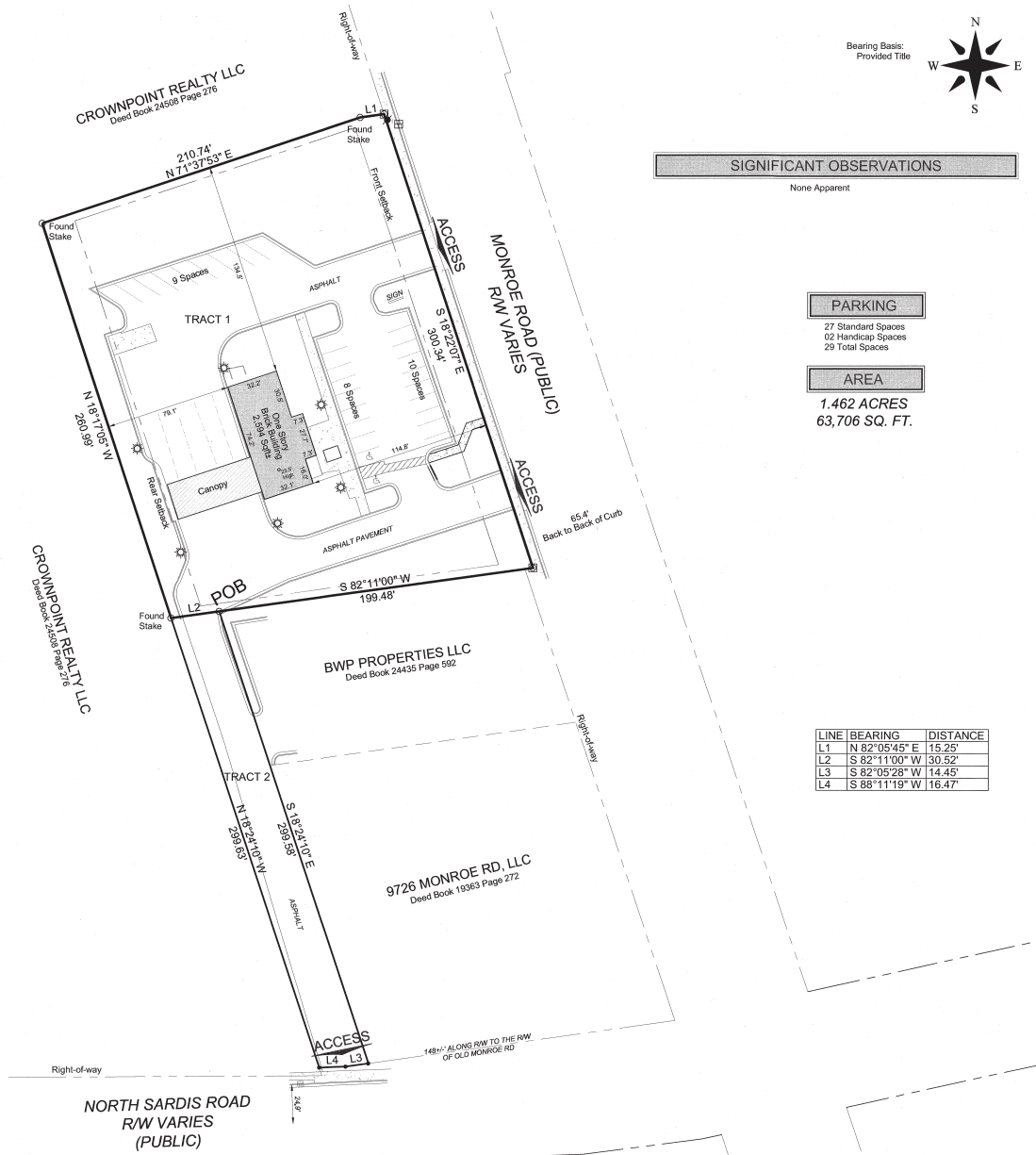
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SURVEY



NEWSOUTHPROP.COM

+/- 2,594 SF AVAILABLE FOR LEASE OR SALE



**SIGNIFICANT OBSERVATIONS**  
None Apparent

**PARKING**  
27 Standard Spaces  
02 Handicap Spaces  
29 Total Spaces

**AREA**  
1.462 ACRES  
63,706 SQ. FT.

LINE	BEARING	DISTANCE
L1	N 82°05'45" E	15.25'
L2	S 82°11'00" W	30.52'
L3	S 82°05'28" W	14.45'
L4	S 88°11'19" W	16.47'

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