



# 3734 Monroe Rd

Charlotte, NC 28205



## Available for Sale or Lease

+/- 364 - 3,642 SF Mixed-Use Space

## Property Overview

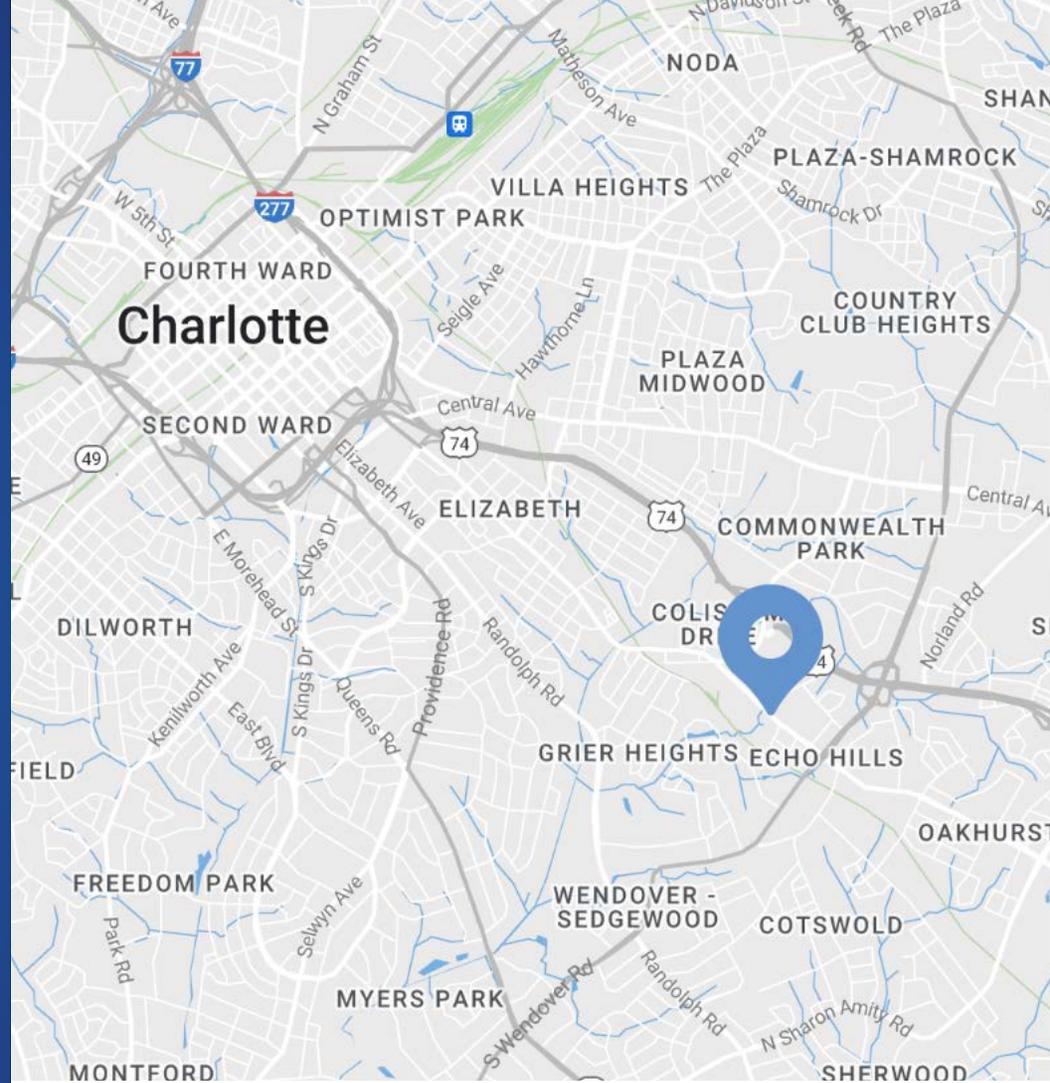
# 3734 Monroe Rd

## Available for Sale or Lease

The Nichols Company is proud to offer 3734 Monroe Rd. Strategically located in Charlotte's thriving business district, this property offers excellent visibility and accessibility along with easy access to major highways and transportation routes. Positioned in a dynamic neighborhood, ML-2 zoning offers flexibility and potential for a wide range of businesses and industries

## Property Details

<b>Address</b>	3734 Monroe Rd   Charlotte, NC, 28205
<b>Availability</b>	+/- 364 - 3,642 SF Available for Sale or Lease
<b>Acreage</b>	+/- 0.365 AC
<b>Use</b>	Mixed-Use
<b>Parcel ID</b>	15904901
<b>Zoning</b>	ML-2 Charlotte Future 2040 Policy   Community Activity Center
<b>Traffic Counts</b>	Monroe Rd   19,500 VPD
<b>Sale Price</b>	Call for Pricing
<b>Lease Rate</b>	Call for Leasing Details



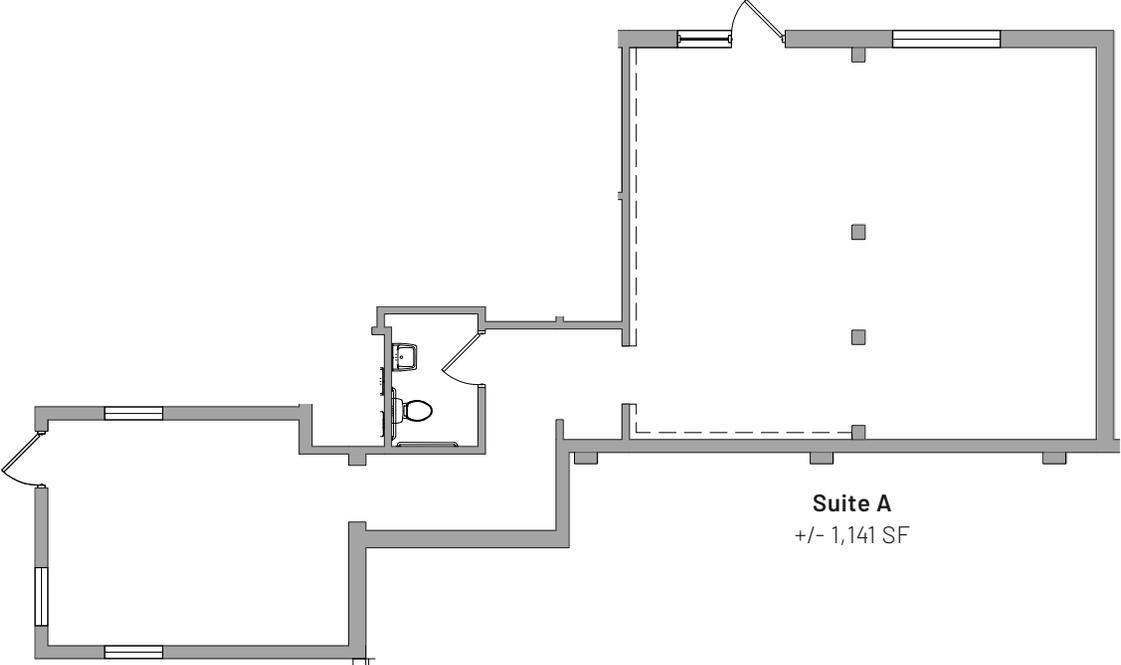
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	10,173	117,899	320,673
<b>Avg. Household Income</b>	\$111,963	\$159,699	\$140,523
<b>Median Household Income</b>	\$58,147	\$95,635	\$85,519
<b>Households</b>	4,536	54,806	150,539
<b>Daytime Employees</b>	10,409	84,344	227,178

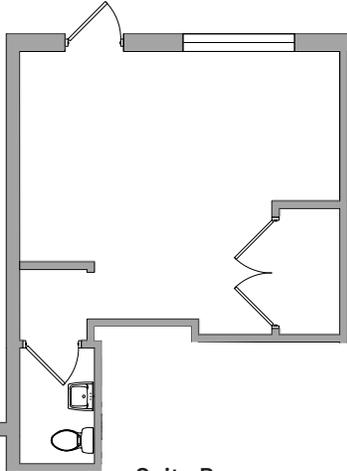
# Available

+/- 364 - 3,642 SF

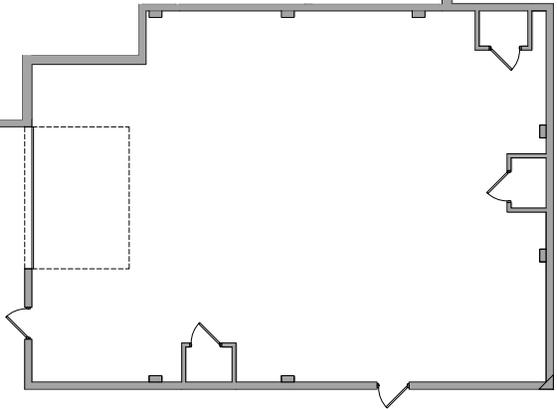
 Virtual Tour



**Suite A**  
+/- 1,141 SF



**Suite B**  
+/- 364 SF



**Suite C**  
+/- 2,137 SF

Interior Photos





 LYNX Silver Line (Proposed)

Future Coliseum Ovens Station

**Bojangles**  
ENTERTAINMENT COMPLEX  
**Ovens**  
AUDITORIUM

**Public Storage**

Monroe Rd

Sals Pizza Factory

**Site**

**Oakhurst Commons Mixed-Use Development**



10 AC Mixed-Use Development  
5 Buildings | 136,200 SF  
Innovative Office Space, Retail, Amenities & Outdoor Green Space

**CHEF'S STORE** **CATO** **McDonald's**  
**SMARTWAY** **PORTOFINOS** **Pizza Hut**  
**SALLY** **Rent-A-Center** **QT**  
Beauty Supply  
Atlantic Farmers Market  
**FAMILY DOLLAR** First Citizens Bank

41,000 VPD

Latrobe Dr

**Wendover Plaza**

**FOOD LION** **Chick-fil-A**  
**Little Caesars** **FAMILY DOLLAR**  
**Starbucks** **goodwill**

**CORK & VAULT**  
**Daily News**

19,500 VPD

Wendover Rd

**FOOD LION** **HIBBETT SPORTS** **ROSS DRESS FOR LESS**  
**Subway** **H&R BLOCK**

Billingsley Rd

28,500 VPD

**Habitat for Humanity**  
**KFC**

**Five S** **Five S**

**USPS**

**FedEx**

**THE HOME DEPOT**

**ExtraSpace Storage**

74

**EchoPark** **Five S**

Future Amity Gardens Station

Randolph Middle School  
1,138 Students

**CM THE CORCORAN MARKET**  
**IRONTRIBE**

28,000 VPD

**Jersey Mike's** **SWIRL**  
**ANYTIME FITNESS** **AMMYA**  
**NIGHT & SWIM COFFEE** **THE TRAIL TRAIL**

**Bojangles**  
**Starbucks**

**The Ervin Building Redevelopment**



Mixed-Use Retail/Office

**Walmart**  
Save money. Live better.  
**SUBWAY**

109,000 VPD

# Oakhurst Charlotte, NC

Located just minutes from Center-City, is one of Charlotte's most quaint and quintessential communities - Oakhurst. Established more than a century ago as a blue-collar neighborhood, Oakhurst of late has experienced a renaissance as young professionals have flocked to its tree-lined streets with new construction and renovations. This blending of the old and new has enhanced the charm of the community, as well as adds to its desirability and popularity.

Oakhurst's unique blend of the old and new is evident with the plethora of shopping, dining, and entertainment venues it offers. From grabbing a slice at Sal's Pizza Factory or a home brew at Vaulted Oak Brewing to catching a hockey game at the historic Bojangles Coliseum (opened in 1955) to creating a work of art at Claywork's Gallery & Workshop, Oakhurst has it all - and within walking distance. Recent city improvements - wider sidewalks and landscape beautification along Monroe Road - not only add to the aesthetics of the streetscape but weaves the connectivity and walkability of the neighborhood as it begins its next century of community.



## Nearby Tenants & Attractions





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.