



# 3734 Monroe Rd

Charlotte, NC 28205



## Available for Sale or Lease

+/- 2,019 SF Mixed-Use Space



Property Overview

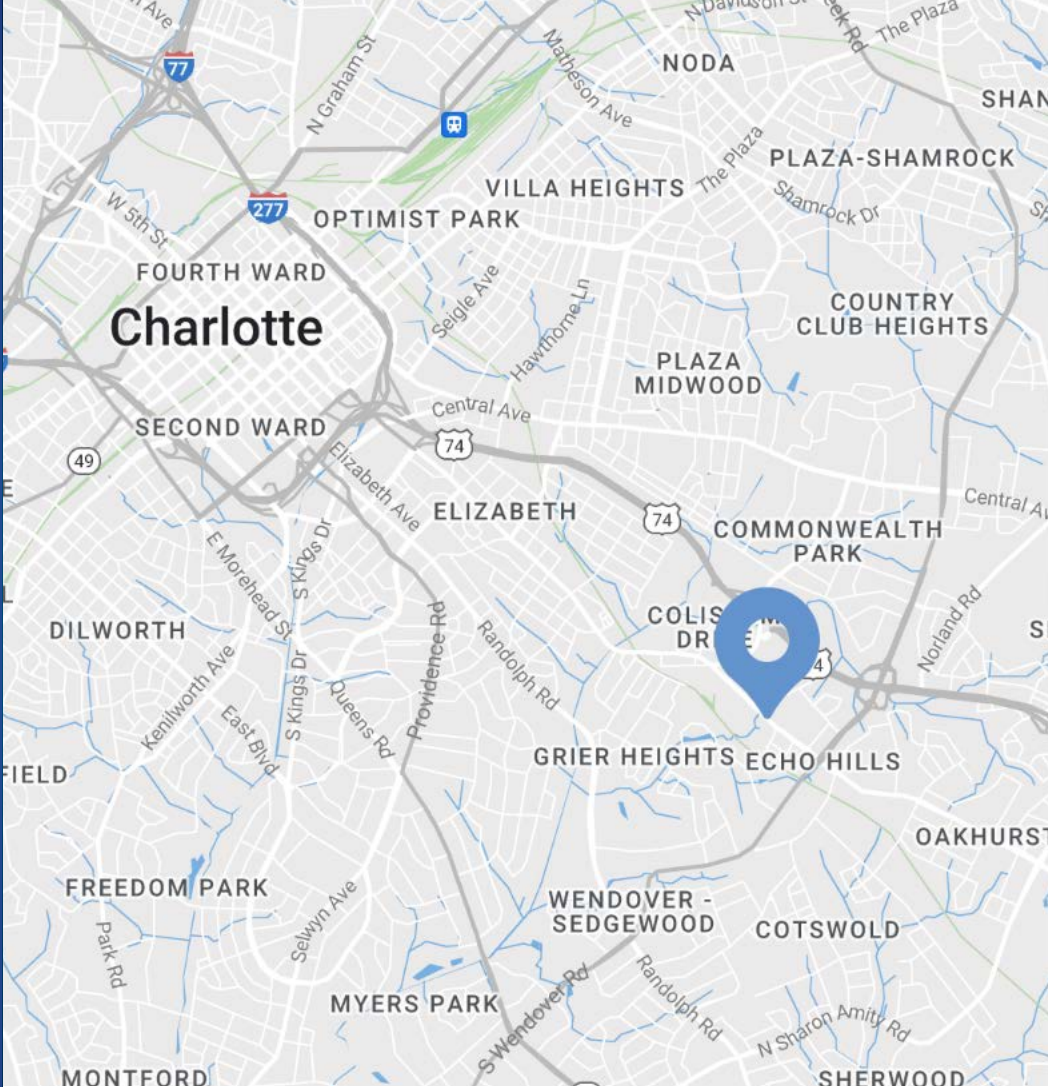
# 3734 Monroe Rd

## 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

Address	3734 Monroe Rd   Charlotte, NC, 28205
Availability	+/- 2,019 SF Available for Sale or Lease
Acreage	+/- 0.365 AC
Use	Mixed-Use
Parcel	15904901
Zoning	ML-2 Charlotte Future 2040 Policy   Community Activity Center
Traffic Counts	Monroe Rd   18,500 VPD
Sale Price	Call for Pricing
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	9,530	114,252	311,577
Avg. Household Income	\$82,567	\$131,530	\$119,797
Median Household Income	\$46,956	\$77,419	\$73,090
Households	4,120	51,687	142,193
Daytime Employees	9,559	93,618	244,011



Market Overview





# Oakhurst

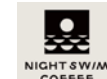
## Charlotte, NC

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



Sals Pizza Factory





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.