



# 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

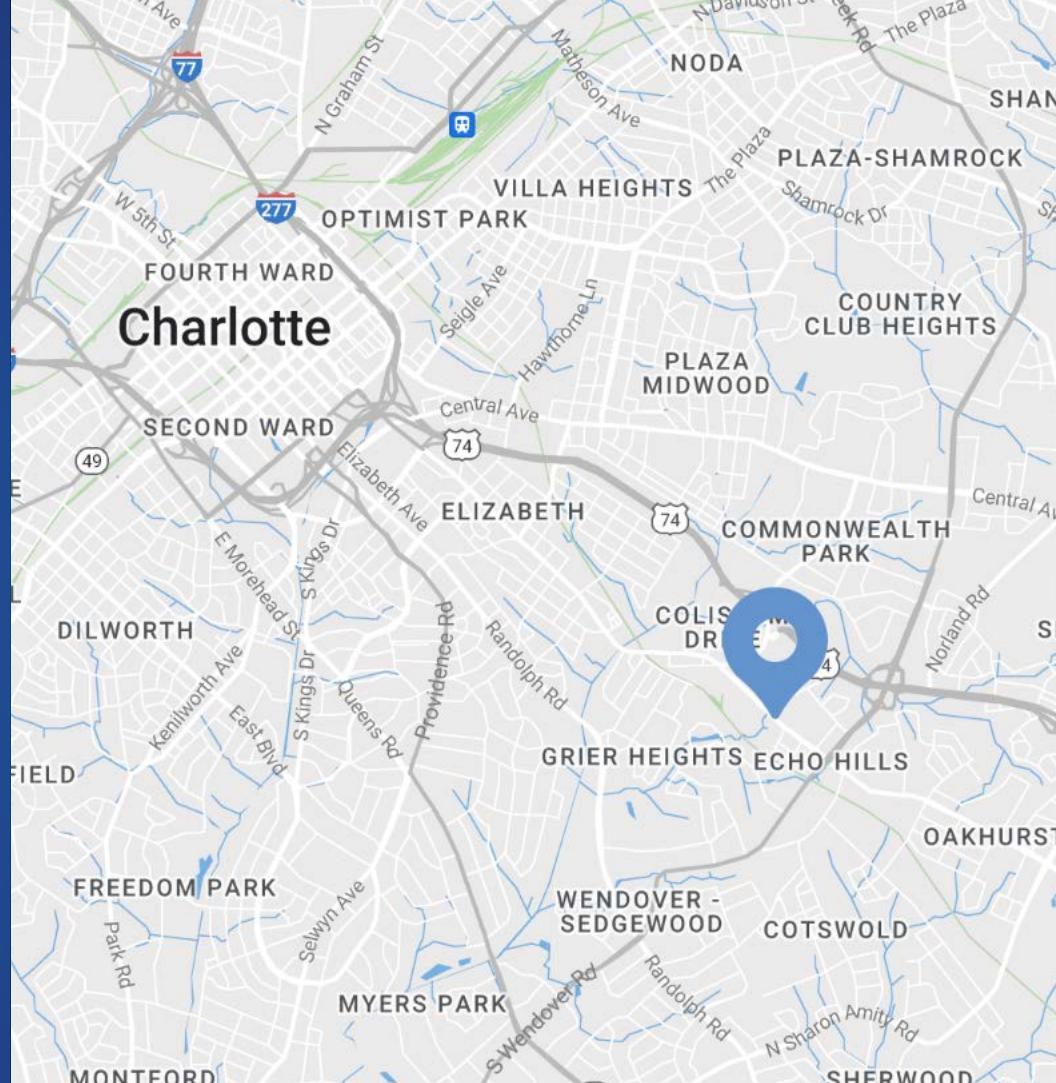
**Parcel** 15904901

**Zoning** ML-2  
Charlotte Future 2040 Policy | Community Activity Center

**Traffic Counts** Monroe Rd | 18,500 VPD

**Sale Price** Call for Pricing

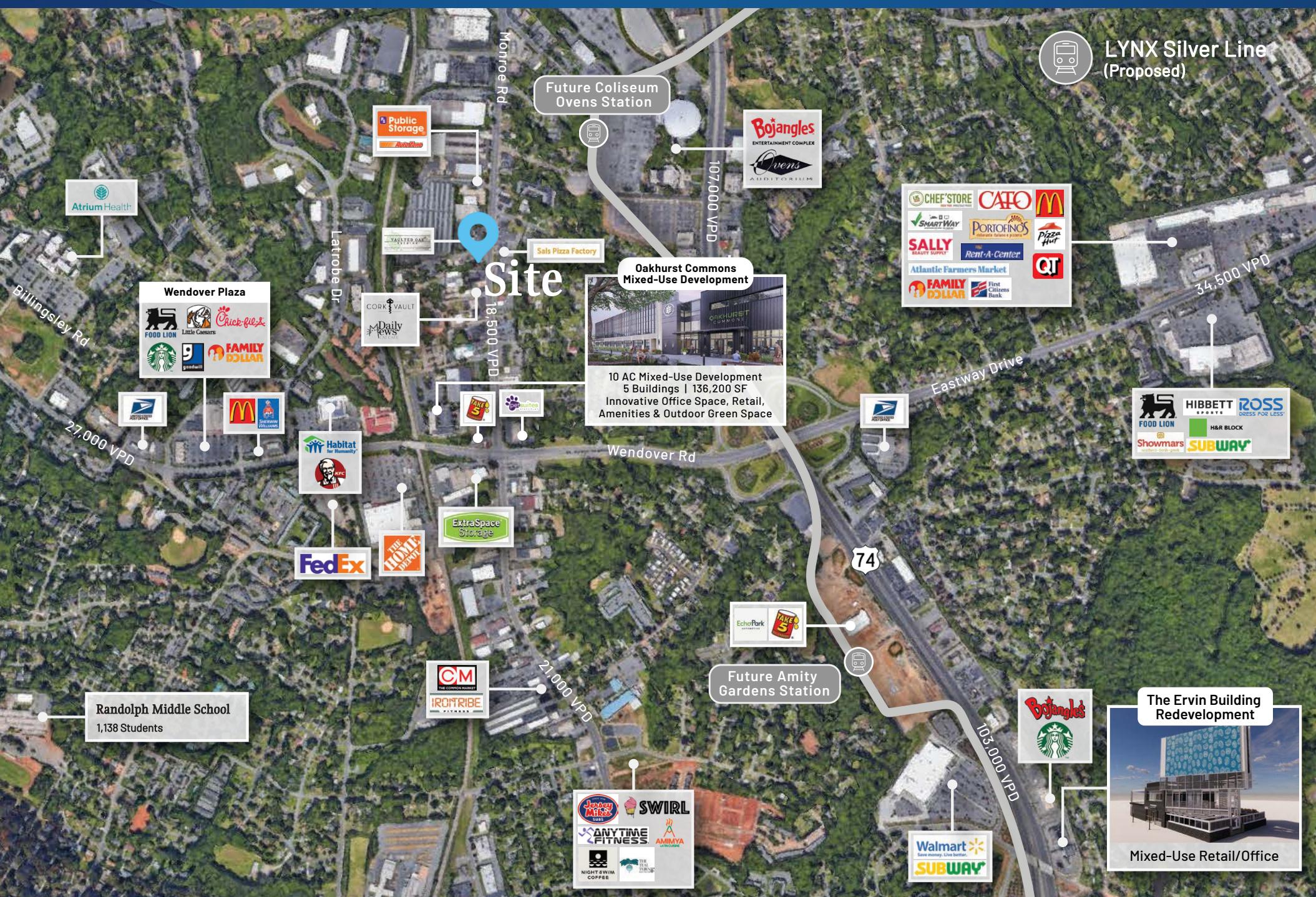
**Lease Rate** Call for Leasing Details



### Demographics

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