

MoRA Point- 5300 E. Independence Blvd. Available For Sale or Lease

Intersection of Monroe Road, Idlewild Road, Independence Blvd. & Long Ave. Charlotte, NC



Property Overview:

- +/-19,200 SF Available
- Direct access to Independence Blvd. & MoRA Point
- Parcel will have a panel on four pylon signs as shown on 2nd page aerial
- Zoning: CG (General Commercial)
- 1.158 Acres
- Join Aldi, Starbucks, Verizon Wireless, Supercuts, Mi Barrio Halal Latin Grill, Iora Health, Oscar Nail Bar, and the ABC Store at newly constructed MoRA Point
- One of the most accessible intersections in Charlotte with excellent visibility and full movement access to Monroe, Idlewild, Independence and Long Ave.
- Please call for pricing

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Demographics	1 Mile	3 Mile	5 Mile
Population:	12,101	116,413	257,824
Average Household Income:	\$49,980	\$60,871	\$85,844
Daytime Population:	10,527	95,378	270,082

Traffic Counts	
Independence Blvd.	70,000 VPD
Monroe Road	31,000 VPD
Idlewild Road	20,000 VPD