

3521 MONROE RD.
CHARLOTTE, NC 28205

AVAILABLE FOR LEASE



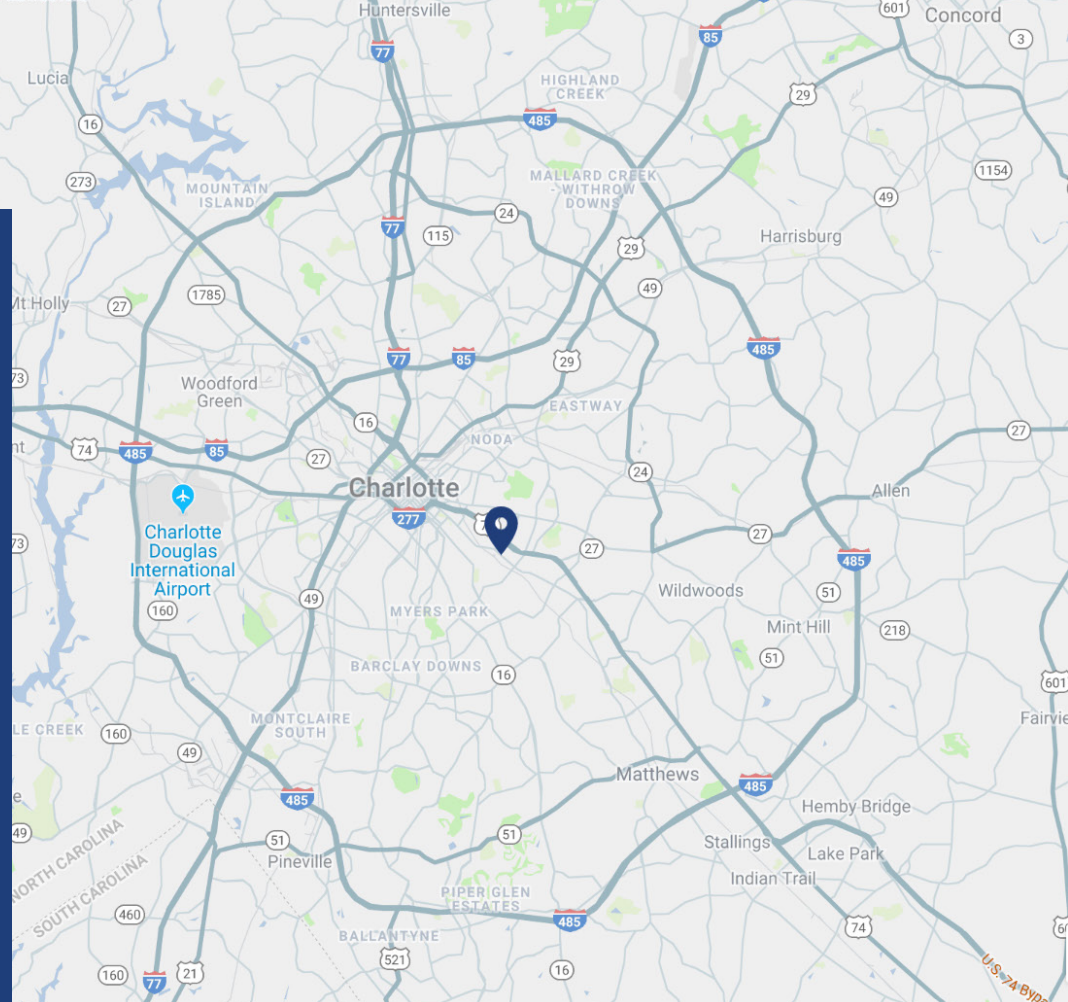
EXECUTIVE SUMMARY

3521 MONROE RD. AVAILABLE FOR LEASE

Opportunity to lease unique Flex Space on busy Monroe Rd (near intersection with Wendover Rd.). Office area consist of 5-6 separate offices and was recently renovated. B-2 Zoning allows for many uses including retail. Great property for landscapers or small manufacturer/distributing use.

PROPERTY DETAILS

Address	3521 Monroe Rd. Charlotte, NC 28205
Available SF	+/- 1,670 SF Office +/- 2,250 SF Warehouse
GLA	+/- 3,920 SF
Zoning	B-2
Lease Rate	\$17.75/SF (\$5,800/Month Modified Gross)
Traffic Counts	Monroe Rd. 20,000 VPD
Additional Notes	Recently renovated office area consists of 5-6 separate offices Warehouse has 5 bay doors and 14' ceilings



2019 DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	11,905	115,000	304,618
Avg. Household Income	\$71,825	\$105,641	\$94,968
Median Household Income	\$44,484	\$59,661	\$56,718
Households	5,254	48,567	130,288
Daytime Employees	9,571	94,262	224,469

MONROAD ROAD CHARLOTTE, NORTH CAROLINA

Perfectly situated between Uptown and Matthews, MoRA has its own unique character. Part urban professional, part hipster, a little bit banker, a little blue collar, and everything in between. Shopping, dining and family entertainment are abundant, and property values, amenities and charm are increasing rapidly.

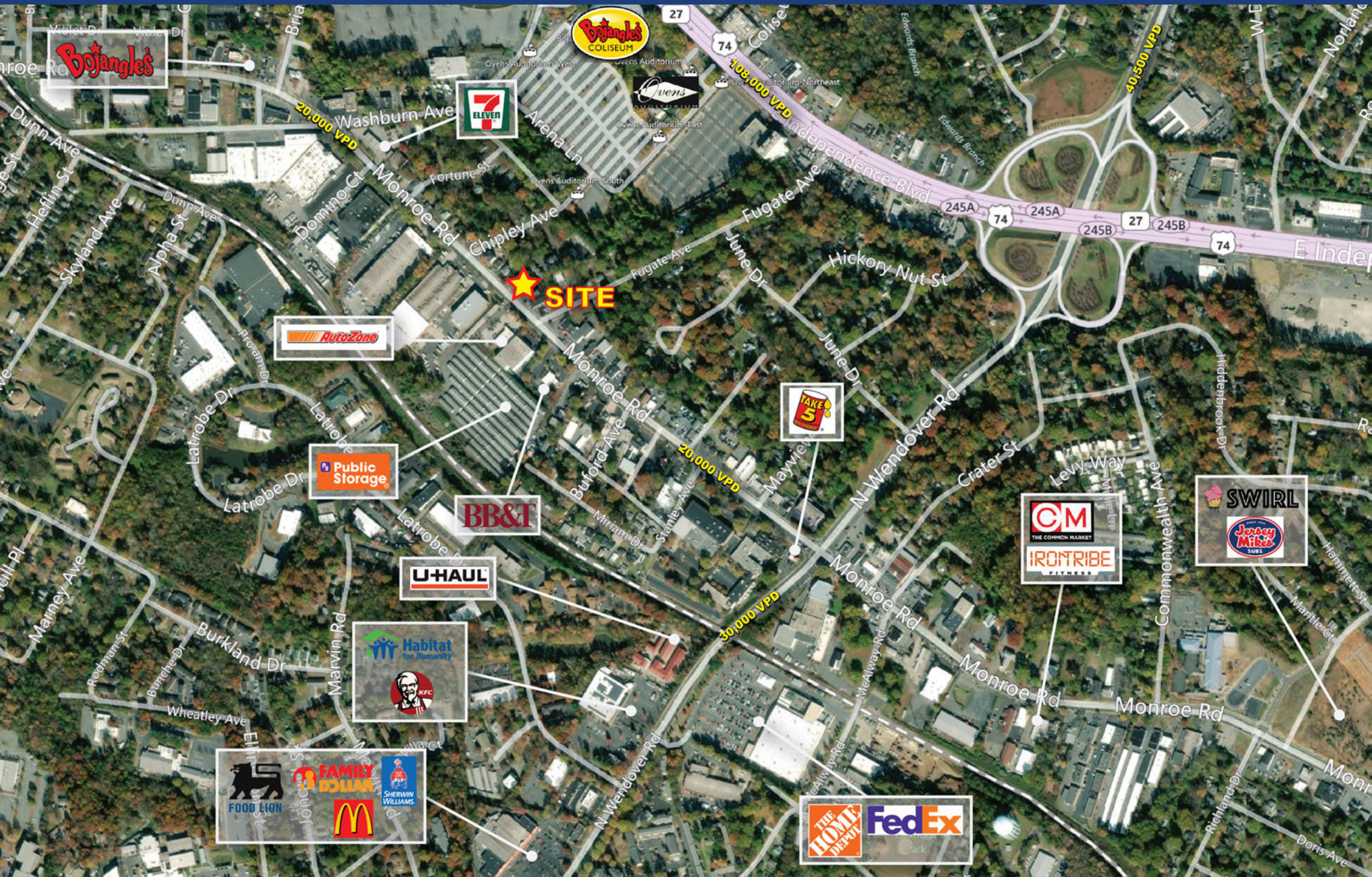
MoRA has solidly-built homes with mature trees and large yards, and boasts a multitude of excellent school options – public, private, magnet and charter. It's a wonderful place to raise children and a great place

for retirees. Parks are plentiful, with McAlpine Creek Park and Greenway being one of Monroe Rd's hidden gems. With a beautiful lake, McAlpine Creek Park is one of the largest and best wildlife-rich recreation areas in the region with miles of trails for walking, running, hiking and biking.

Monroe Rd. is home to a variety of shops, restaurants, and businesses, large and small, long established and newly formed. With rapid development, both retail and multi-family, Monroe Rd. is growing quickly as one of Charlotte's most sought after neighborhoods.



MARKET OVERVIEW



PROPERTY PHOTOS





CONTACT

MICHAEL SULLIVAN

msullivan@thenicholscompany.com

704.373.9797



THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

(O) 704.373.9797

(F) 704.373.9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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.