3801 Miriam Drive

Charlotte, NC 28205

Available for Lease

+/- 1,514 SF Industrial Building

Property Overview

3801 Miriam Drive

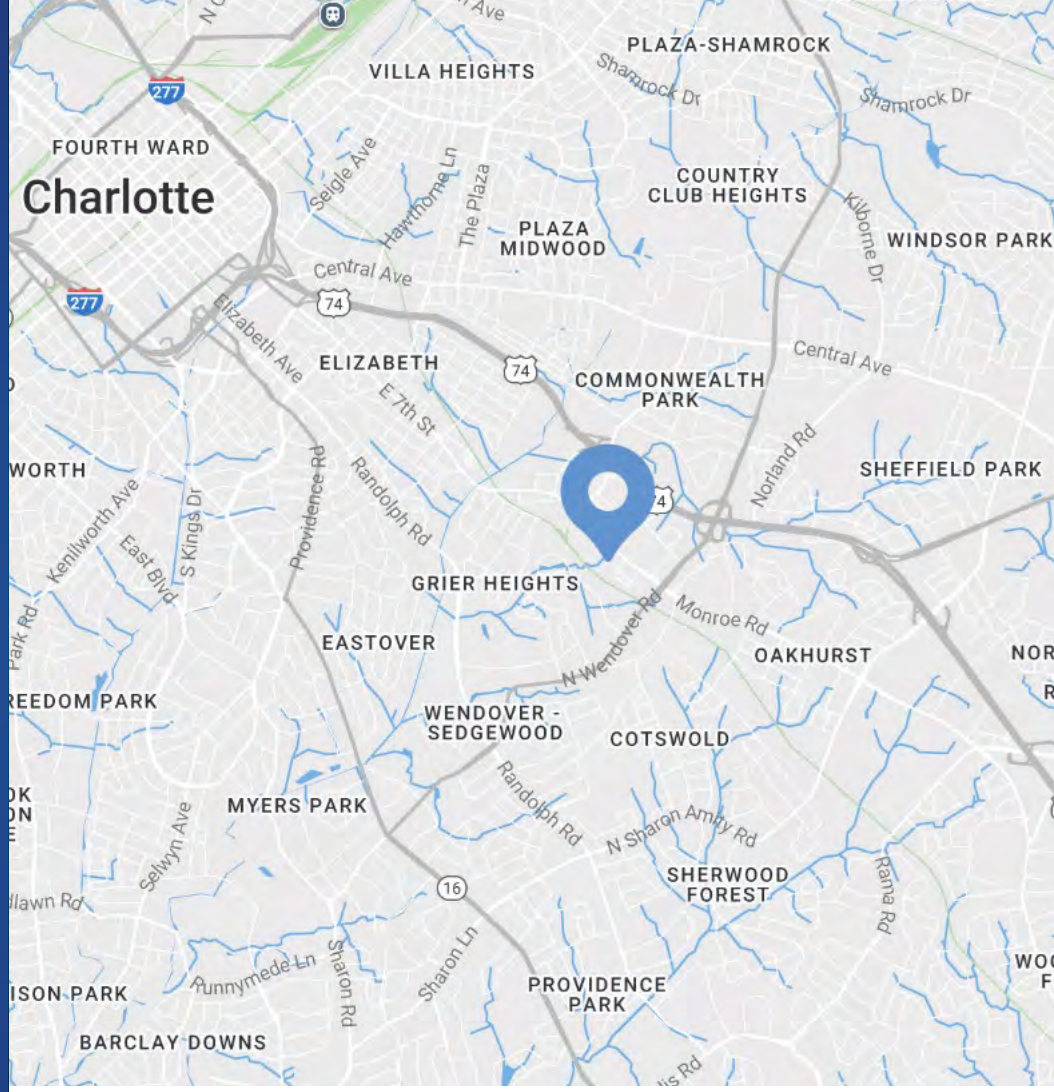
Available for Lease

± 966 SF house-like structure available for lease, featuring an attached ± 547 SF attached workshop. Located on a well-maintained ML-2 zoned industrial property in the Echo Hills/Oakhurst area, the space offers a flexible layout ideal for contractors, makers, and creative businesses.

The house-like building works well as office, studio, or client-facing space, while the attached workshop provides functional room for storage, light fabrication, equipment, or project staging. With access from both Miriam Drive and Monroe Road and close proximity to Uptown Charlotte, the property is well-suited for trades, artists, designers, fabricators, and other creative users seeking a close-in, adaptable workspace with character.

Property Details

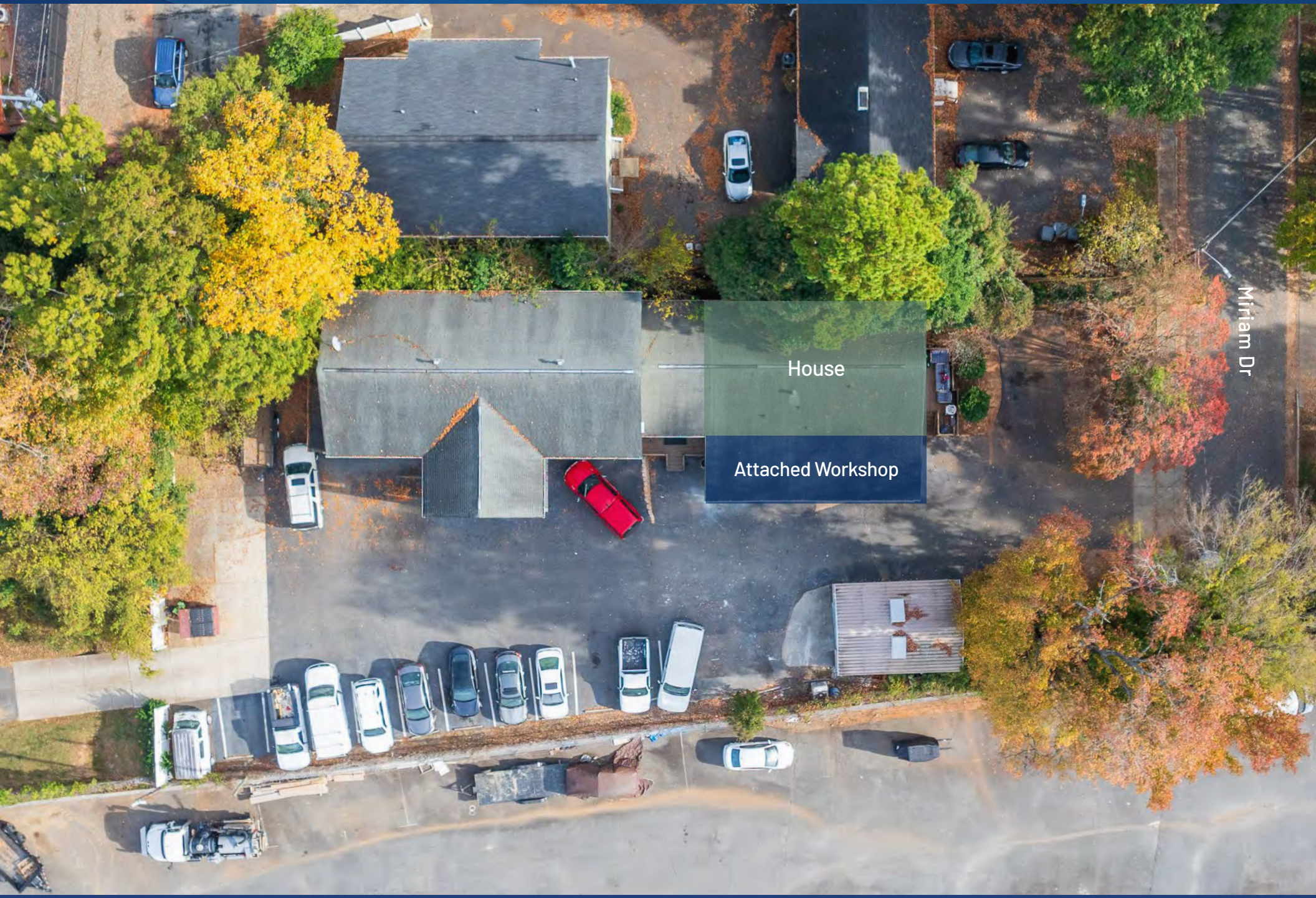
Address	3801 Miriam Dr | Charlotte, NC, 28205
Availability	+/- 1,514 SF Available for Lease Opportunity to add +/- 451 SF Detached Outdoor Garage
Use	Industrial
Parcel ID	15904305
Zoning	ML-2 (previously I-2)
Traffic Counts	Monroe Rd | 19,500 VPD Wendover Rd | 28,500 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	9,767	115,240	321,010
Avg. Household Income	$117,003	$162,558	$140,790
Median Household Income	$57,893	$97,367	$85,775
Households	4,425	53,409	150,723
Daytime Employees	10,105	84,408	227,284

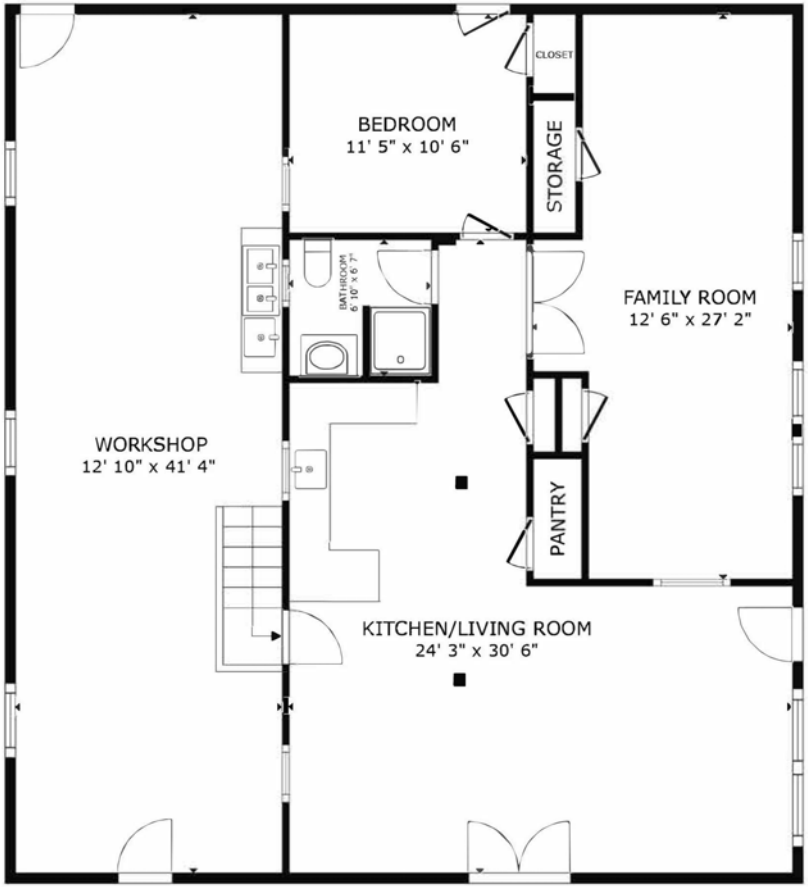
Site Overview

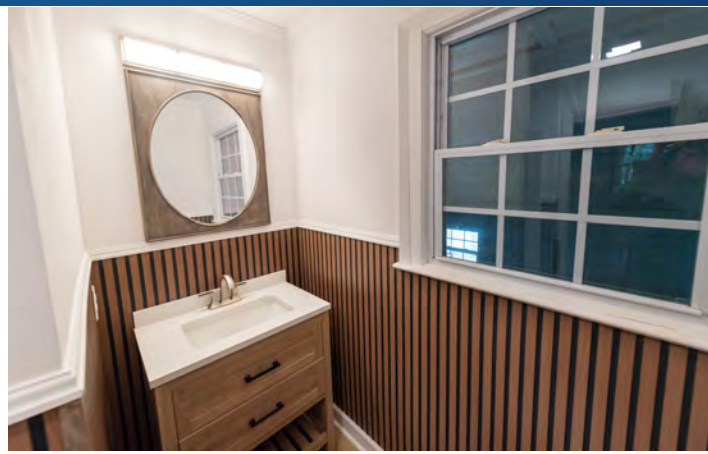


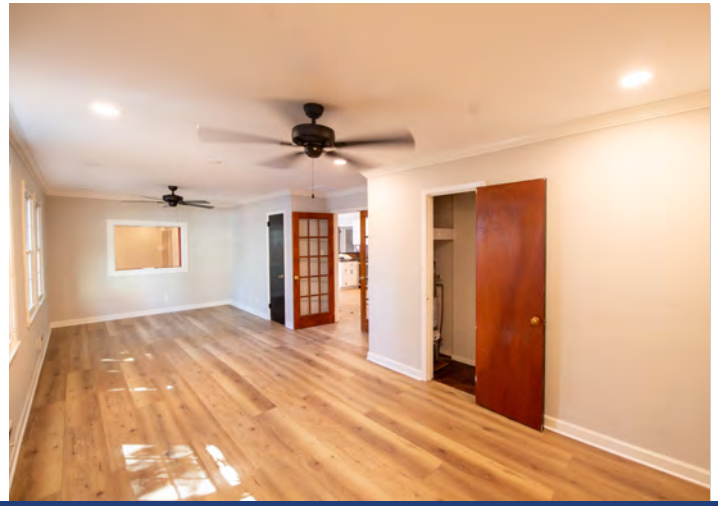
Available

+/- 966 SF

Virtual Tour

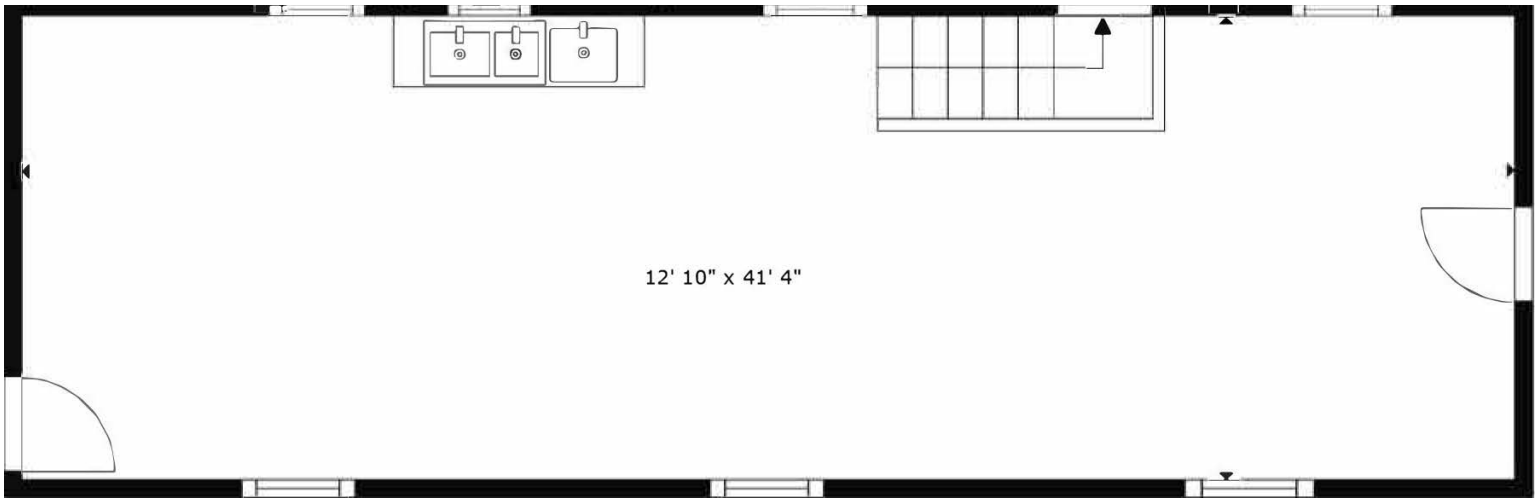




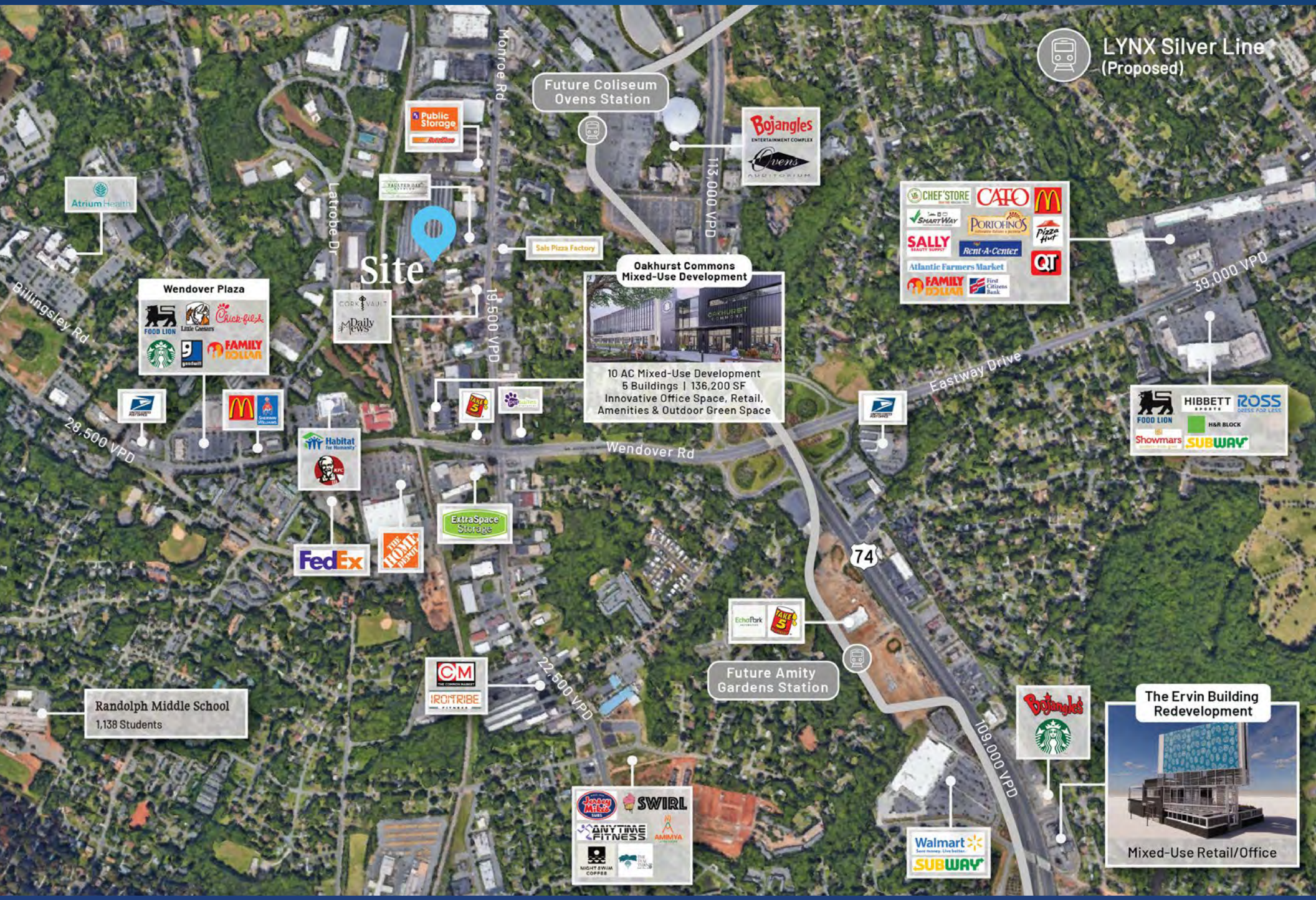


Available

+/- 547 SF



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

Vaulted Oak Brewing
Night & W/M Coffee
Swirl
Chick-fil-A
Tipsy Trivia
The Common Market
Queens Auditorium
Bojangles Entertainment Complex
petsuites
Jersey Mike's Subs
The Home Depot
Starbucks
Sals Pizza Factory

Contact for Details

Scott Jackson

(928) 756-9888

scott@thenicholscompany.com

Website
www.TheNicholsCompany.com

Phone
Office (704) 373-9797
Fax (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.