

**Available for
Ground Lease**
+/- 0.64 AC Available



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9112 Monroe Road

Charlotte, NC 28270

GROUND LEASE

CONTACT BROKER FOR PRICING

Lucas Barnhardt
(704) 930-9065
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Property Overview

LOCATION OVERVIEW

+/- 0.64 AC available for ground lease on Monroe Rd (24,000 VPD), surrounded by major retailers including Harris Teeter and Food Lion at Monroe Rd & Sardis Rd North, and Walmart on Sardis Rd North. The site offers excellent visibility and strong retail presence in a high-traffic corridor.

PROPERTY HIGHLIGHTS

- +/- 0.64 AC Available for Ground Lease
- Signalized Full Access from Hwy 27 and Browns Hill Rd
- Co-tenants include: Circle K, Valvoline, and Honest-1 Auto Care
- Area Retailers: Harris Teeter, Food Lion, Walmart, and more
- Traffic Counts:
Monroe Rd | 24,000 VPD



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Demographic Profile

CHARLOTTE | NORTH CAROLINA



\$117,912
Average HH Income



54,870
Households



8,174
Businesses



119,001
Employees



106,780
Population



2.22%
Annual Population Rate of Change



Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	11,778	106,780	232,938
2030 Projected Population	15,188	127,836	272,419
Households			
2025 Estimated Households	5,607	54,870	111,158
2030 Projected Households	7,205	67,655	133,017
Household Income			
2025 Estimated Avg Household Income	\$118,363	\$117,912	\$128,873
Businesses			
2025 Estimated Total Businesses	573	8,174	15,393
2025 Estimated Total Employees	5,630	119,001	215,789

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