



3801 Miriam Drive

Charlotte, NC 28205



Available for Sale

+/- 5,094 SF Industrial Building on +/- 0.38 AC

Property Overview

3801 Miriam Drive

Available for Sale

Well-maintained industrial property (ML-2, formerly I-2) located in the Echo Hills/Oakhurst area. The site includes two main structures, a +/- 3,294 SF and +/- 1,800 SF, along with two auxiliary buildings. The property has access from both Miriam Dr. and Monroe Rd. and is only minutes from Uptown Charlotte.

Property Details

Address 3801 Miriam Dr | Charlotte, NC, 28205

Availability +/- 5,094 SF Available for Sale

Acreage +/- 0.38 AC

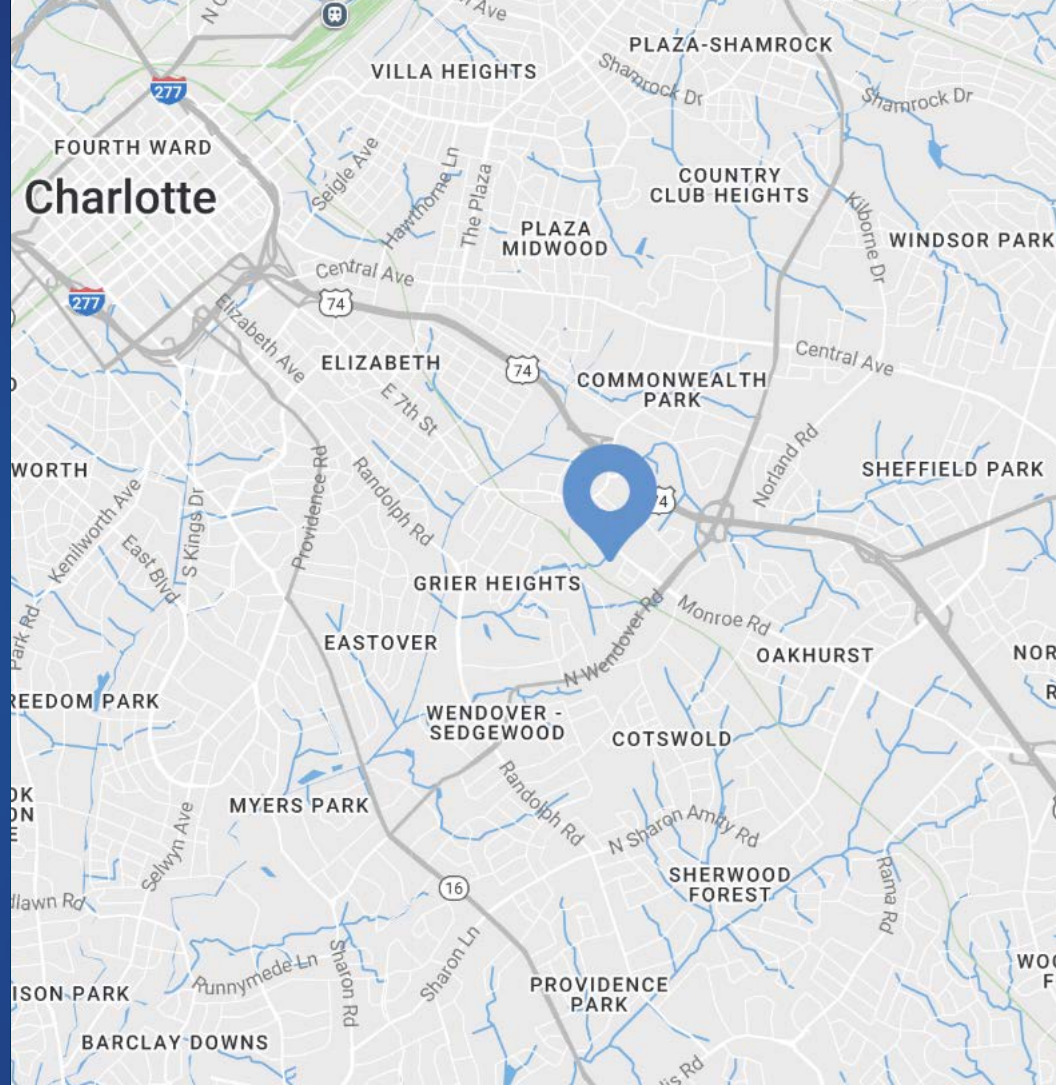
Use Industrial

Parcel 15904305

Zoning ML-2 (previously I-2)

Traffic Counts
Monroe Rd | 19,500 VPD
Wendover Rd | 28,500 VPD

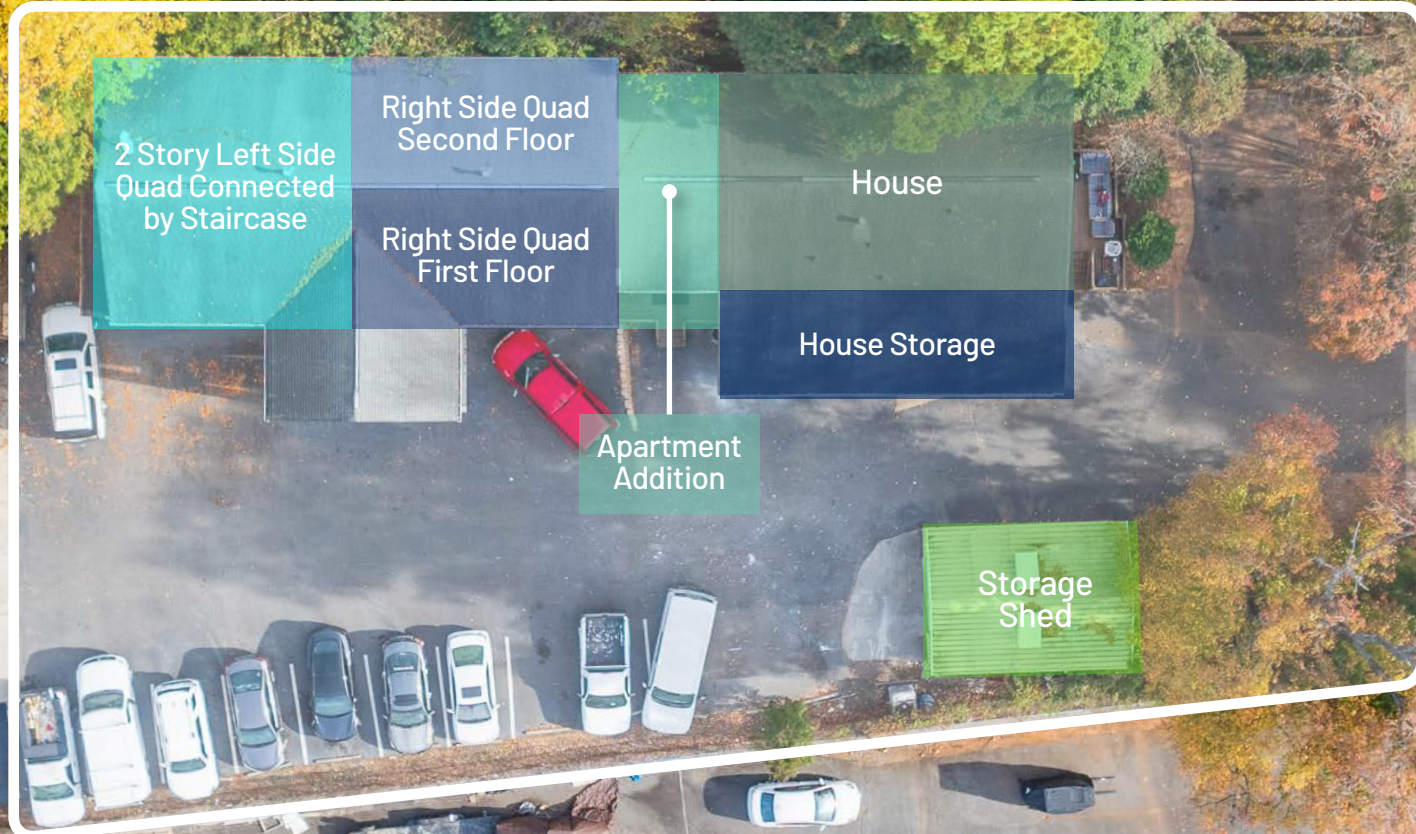
Sale Price \$1,350,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	9,852	114,598	315,607
Avg. Household Income	\$102,213	\$143,384	\$128,317
Median Household Income	\$56,536	\$88,867	\$80,352
Households	4,385	52,254	145,258
Daytime Employees	9,618	88,979	246,393

Click to View Virtual
Tours of Each Section

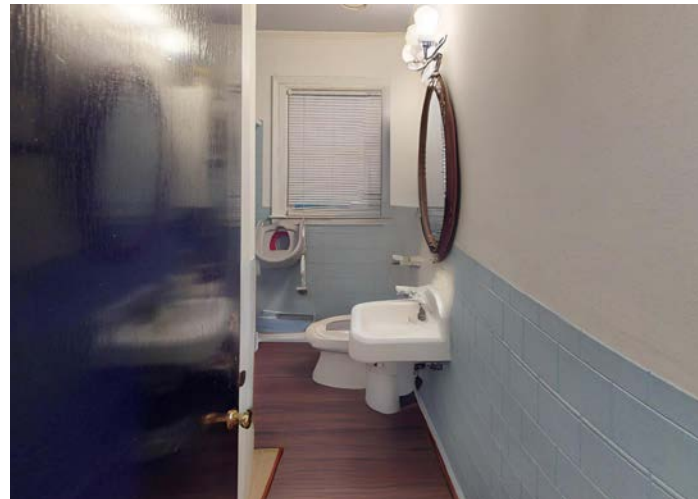
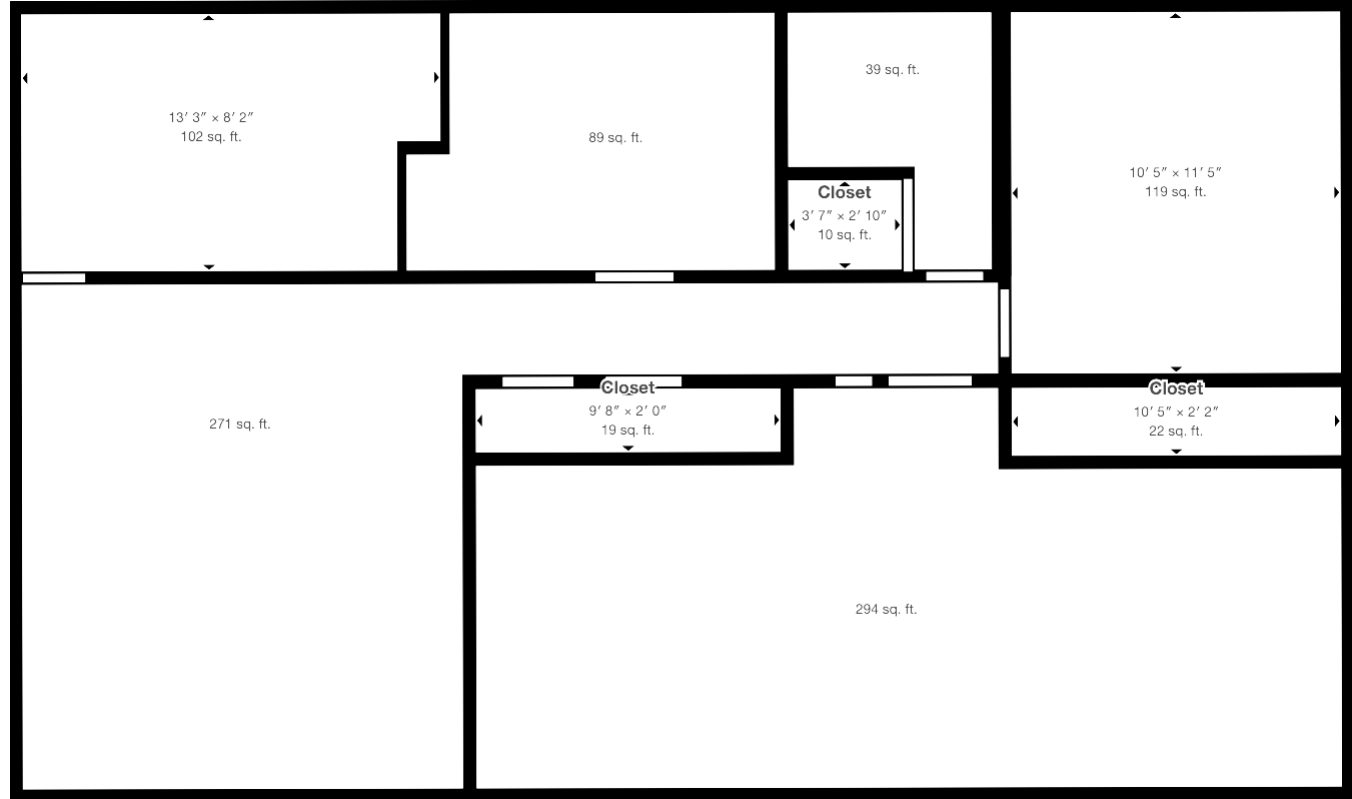


Miriam Dr

Available

+/- 966 SF

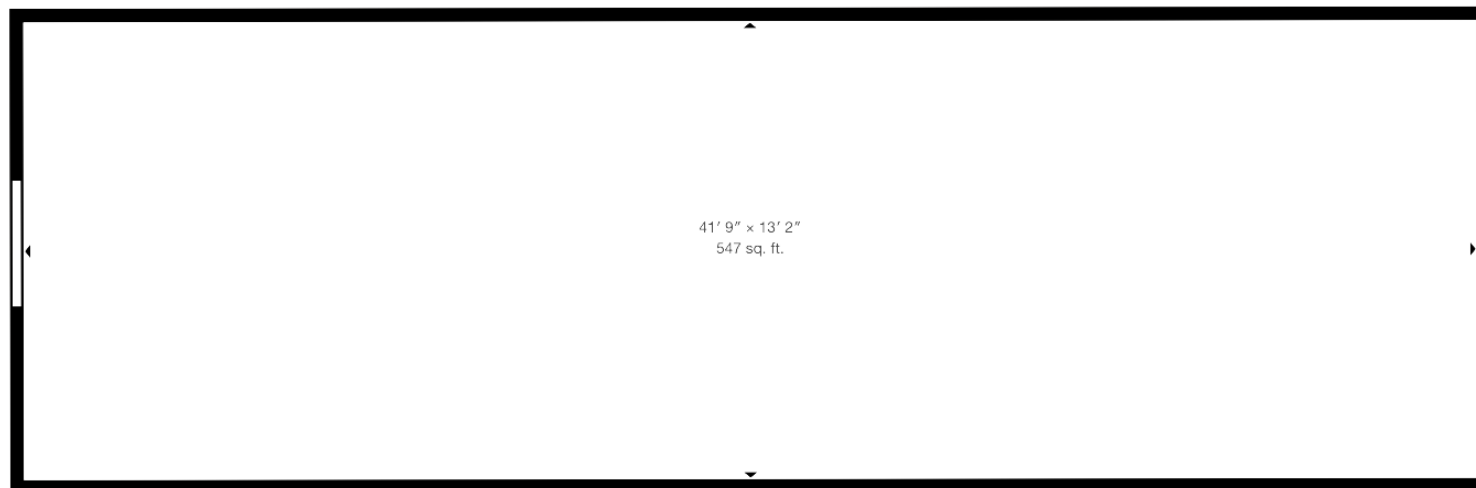
 Virtual Tour



Available

+/- 547 SF

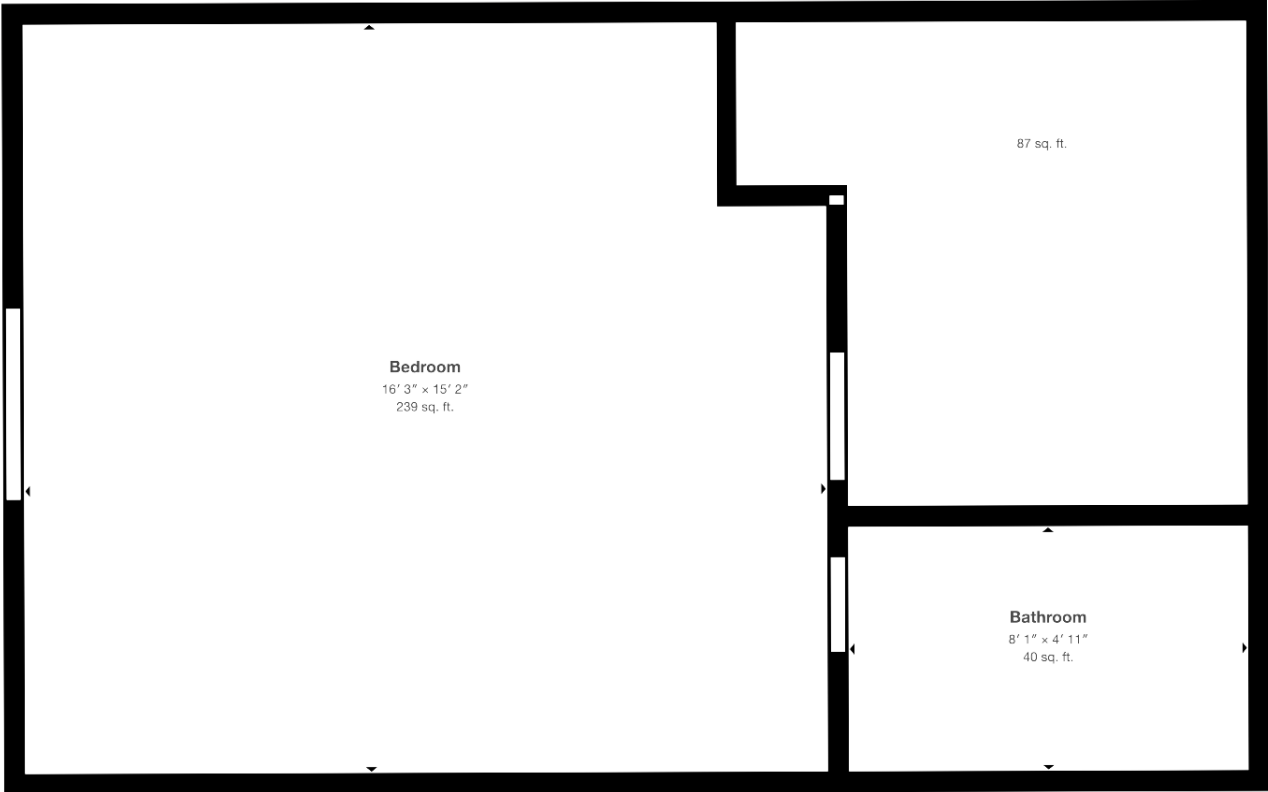
 Virtual Tour



Available

+/- 365 SF

 Virtual Tour



Available

+/- 451 SF

 Virtual Tour



Available

First Floor

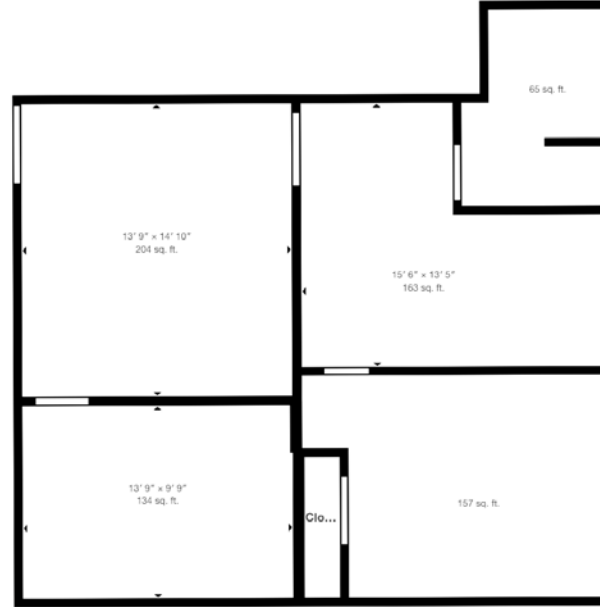
+/- 737 SF

[Virtual Tour](#)

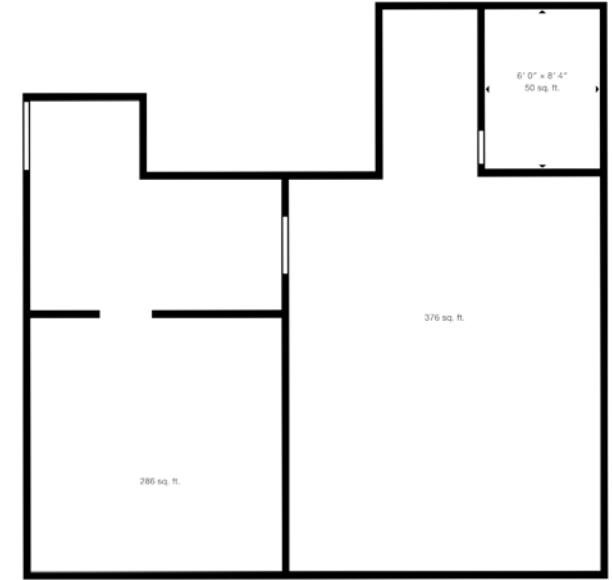
Second Floor

+/- 712 SF

[Virtual Tour](#)



First Floor



Second Floor



Available

First Floor

+/- 992 SF

Second Floor

+/- 923 SF

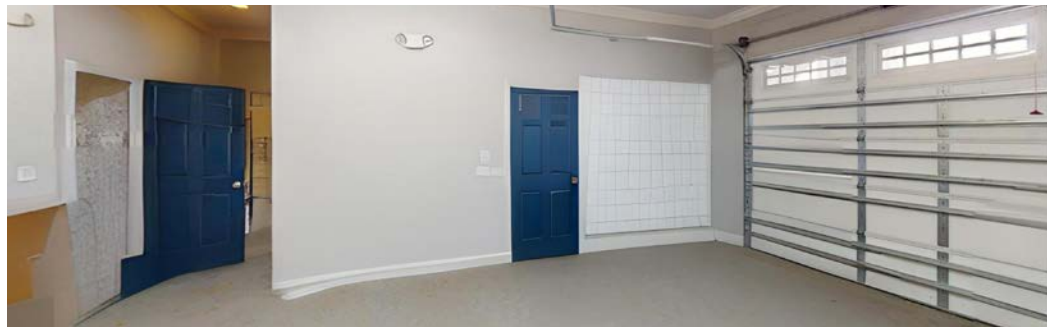
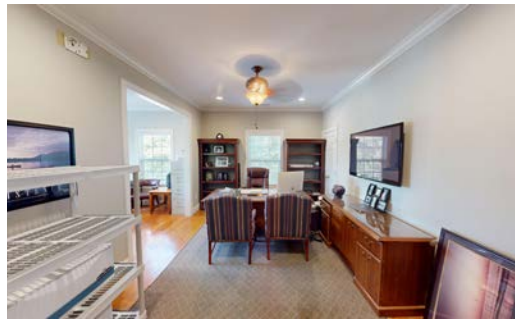
 Virtual Tour



First Floor



Second Floor





 LYNX Silver Line (Proposed)

Future Coliseum Ovens Station

Bojangles
ENTERTAINMENT COMPLEX
Ovens
AUDITORIUM

Site

Oakhurst Commons Mixed-Use Development

10 AC Mixed-Use Development
5 Buildings | 136,200 SF
Innovative Office Space, Retail,
Amenities & Outdoor Green Space

CHEF'S STORE **CATO** **McDonald's**
SMARTWAY **PORTOFINOS** **Pizza Hut**
SALLY BEAUTY SUPPLY **Rent-A-Center** **QT**
Atlantic Farmers Market
FAMILY DOLLAR **First Citizens Bank**

Wendover Plaza
FOOD LION **Chick-fil-A**
Little Caesars **Starbucks** **FAMILY DOLLAR**
9 Goodwill

CORK VAULT
Daily News

FOOD LION **HIBBETT SPORTS** **ROSS DRESS FOR LESS**
H&R BLOCK **SHOWMARS** **SUBWAY**

Habitat for Humanity
KFC

FedEx

THE HOME DEPOT

ExtraSpace Storage

EchoPark **PAVE 5**

Future Amity Gardens Station

OM THE COMMON MARKET
IRONTRIBE FITNESS

The Ervin Building Redevelopment

Mixed-Use Retail/Office

Jordan Mike's **SWIRL**
ANYTIME FITNESS **AMIMYA**
NIGHT 2 SWIM COFFEE

Walmart
Save money. Live better.
SUBWAY

Randolph Middle School
1,138 Students

Billingsley Rd

28,500 VPD

Latrobe Dr

Monroe Rd

19,500 VPD

113,000 VPD

Wendover Rd

74

Eastway Drive

39,000 VPD

22,500 VPD

109,000 VPD

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





Uptown

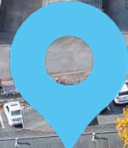
Plaza Midwood



Monroe Rd



Site



Contact for Details

Michael Sullivan

(704) 373-9797

msullivan@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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