



3111 Monroe Road

Charlotte, NC 28205



Available for Lease

+/- 3,018 SF Second Floor Office Space

Property Overview

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Available for Lease

+/- 3,018 SF second floor unit available for lease at 3111 Monroe Road, Charlotte, NC 28205, situated in a highly visible location along a bustling Monroe Road corridor. Positioned among established retail, dining, and mixed-use developments, this property offers excellent accessibility and strong exposure. The space sits on +/- 0.59 AC with ample parking and is well-suited for office uses.

Property Details

Address 3111 Monroe Rd | Charlotte, NC, 28205

Availability +/- 3,018 SF Available for Lease

Acreage +/- 0.59 AC

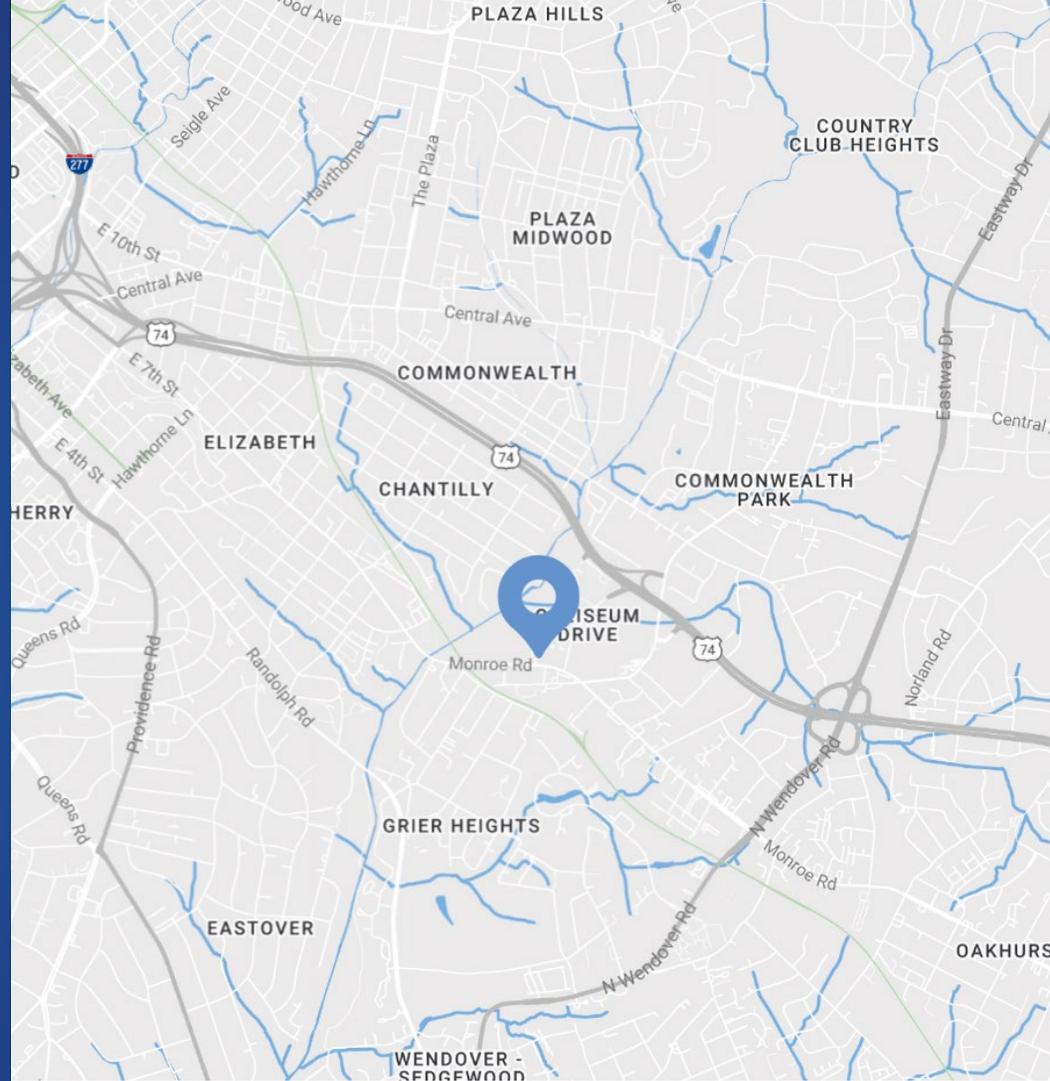
Use Office

Parcel 15901501

Zoning CG

Traffic Counts Monroe Rd | 22,000 VPD
Wendover Rd | 28,500 VPD

Lease Rate Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	14,163	124,935	317,077
Avg. Household Income	\$121,737	\$160,725	\$139,075
Median Household Income	\$73,425	\$100,874	\$84,163
Households	6,889	61,043	148,654
Daytime Employees	10,235	127,929	234,352

Interior Photos



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





Uptown

Site

Contact for Details

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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.