



# 3801 Miriam Drive

Charlotte, NC 28205

**Available for Lease**

+/- 1,514 SF Industrial Building



## Property Overview

# 3801 Miriam Drive

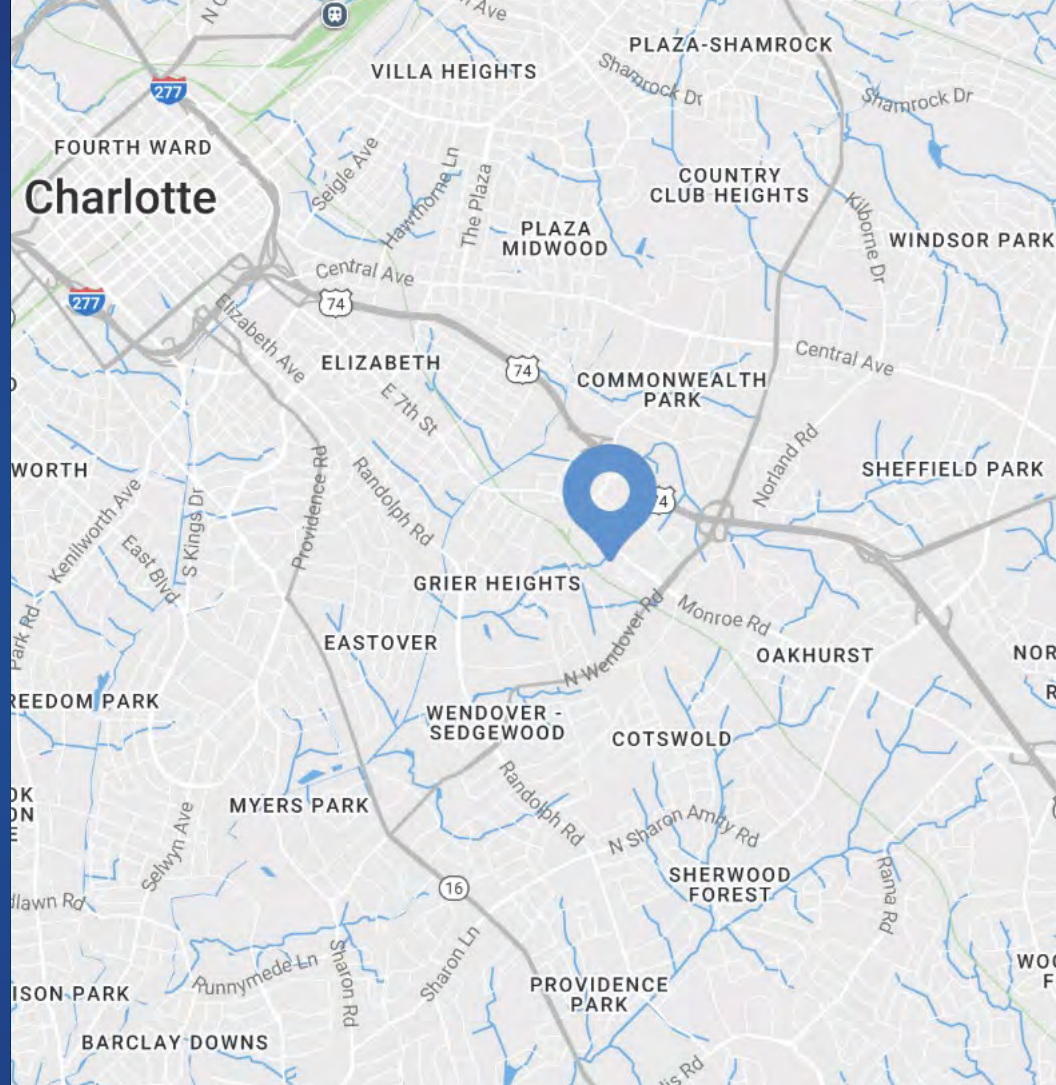
## Available for Lease

± 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.

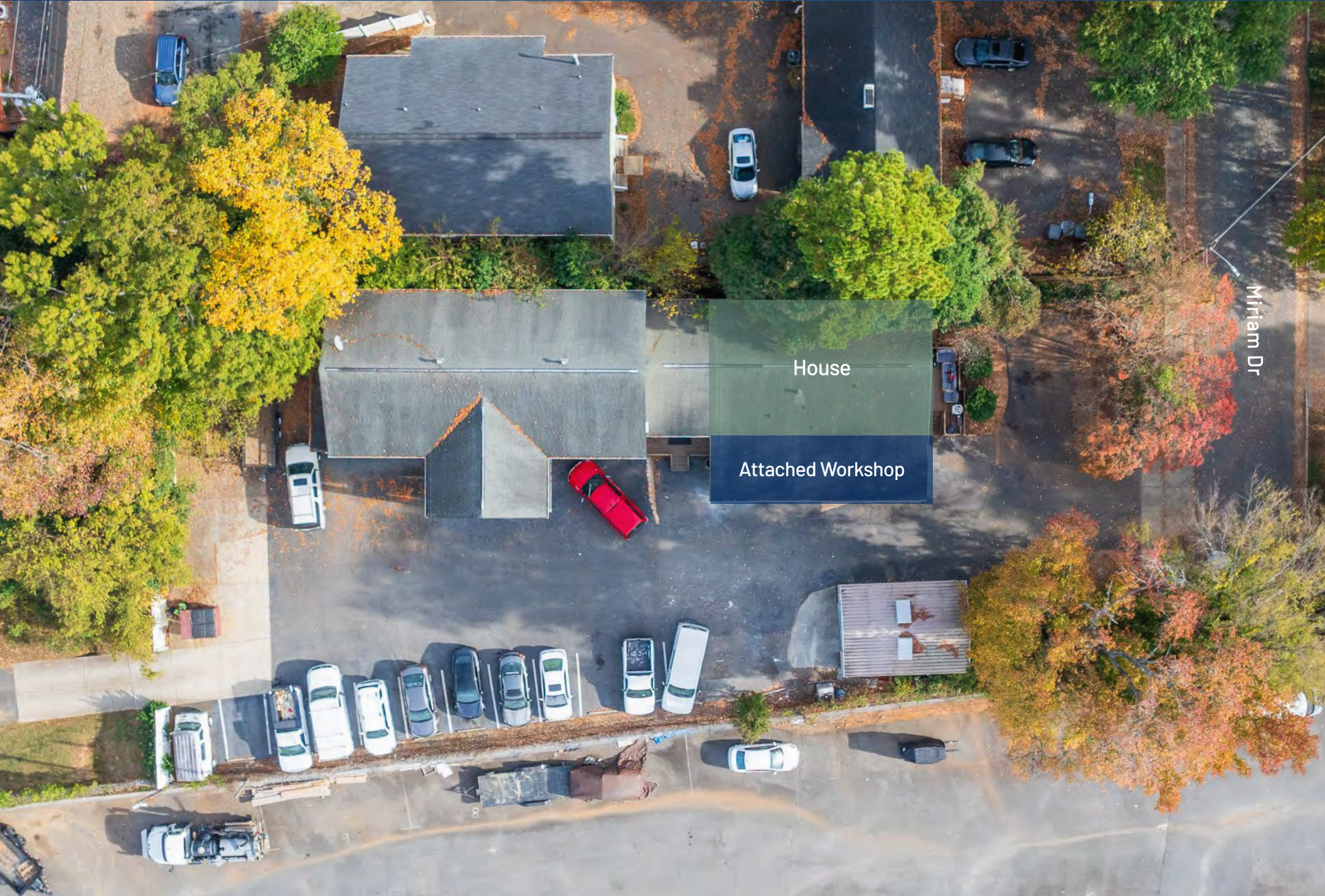
## Property Details

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



## Demographics

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



House

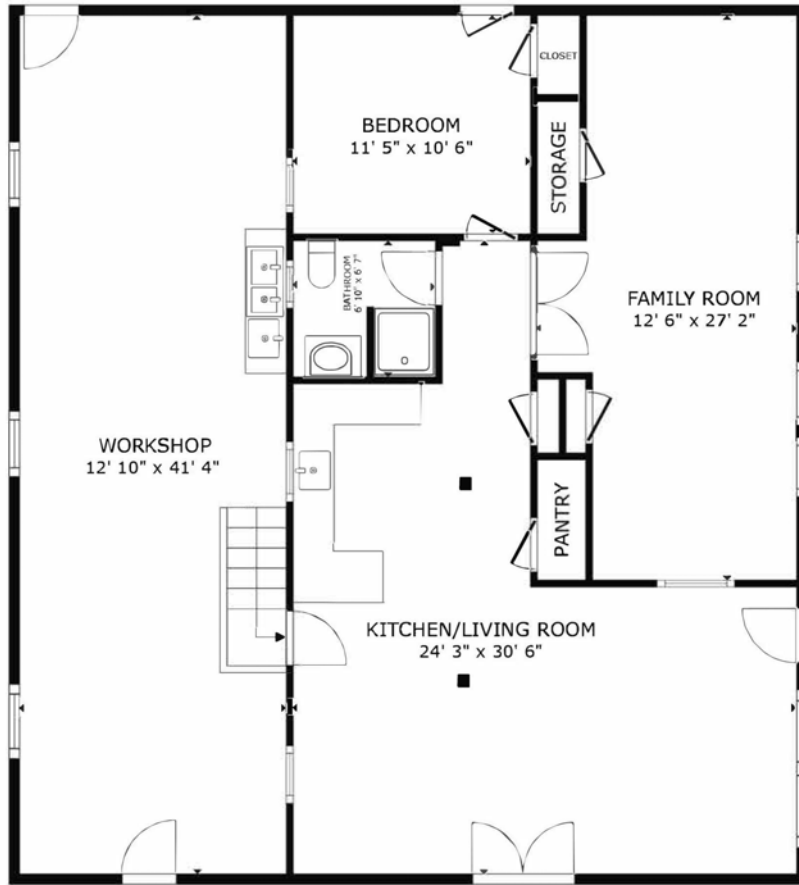
Attached Workshop

Miriam Dr

Available

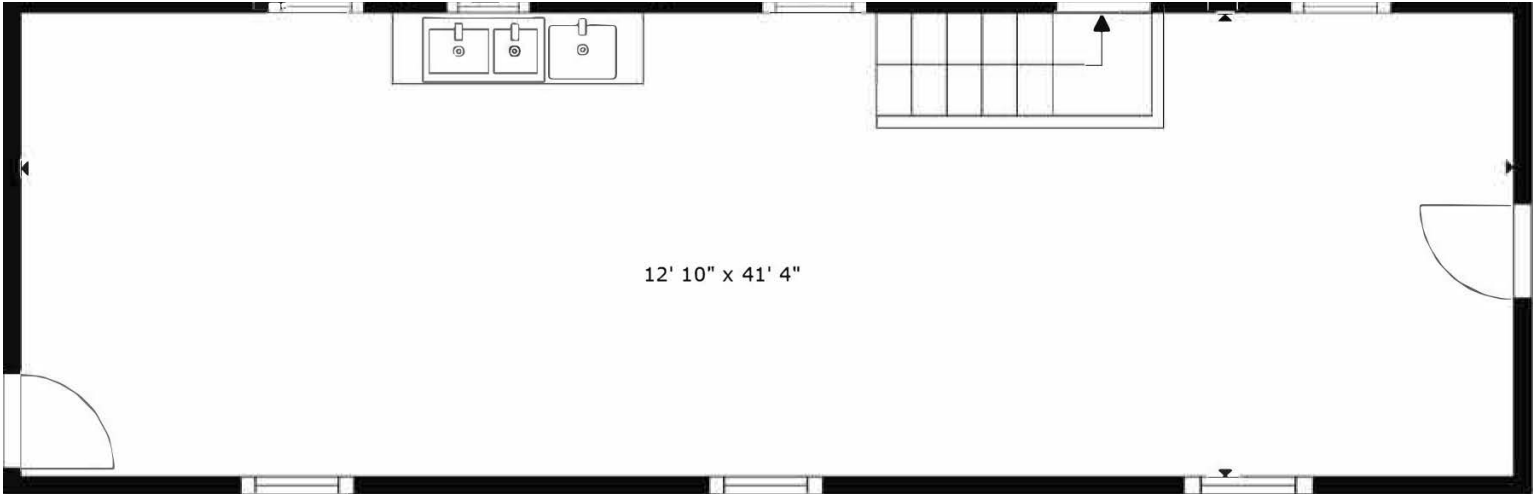
+/- 966 SF

 Virtual Tour

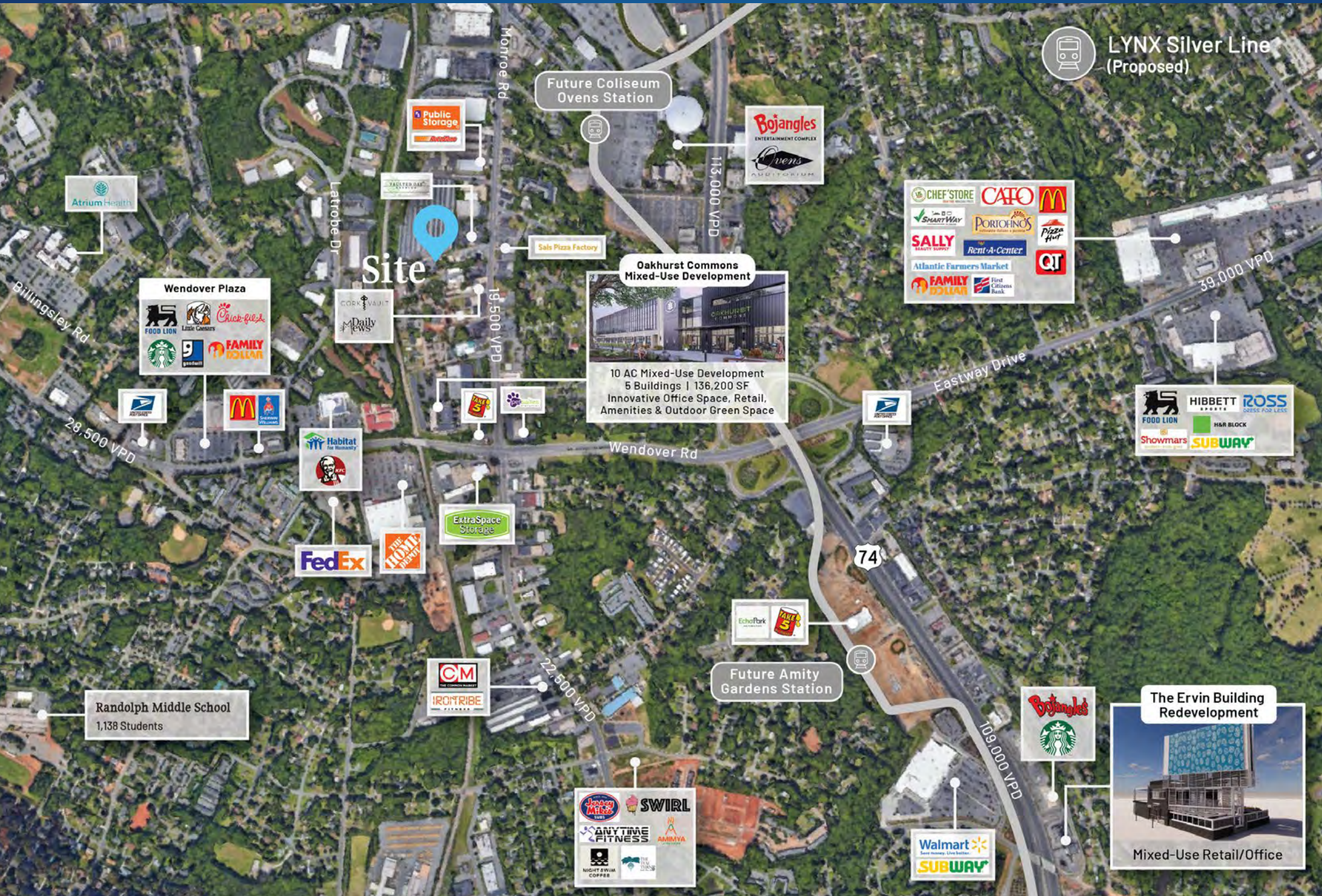


# Available

+/- 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

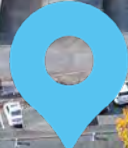




Uptown

Plaza Midwood

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.