



# Sardis Office Park

9940 Monroe Rd, Suite 102-201 | Charlotte, NC, 28270



## Available for Lease

+/- 1,213 SF Office Suites in Charlotte, NC



## Property Overview

# Sardis Office Park Available for Lease

Available now at Sardis Office Park, discover the remarkable offerings at 9940 Monroe Road. This impressive property has two +/- 1,213 SF spaces available on the first and second floor. Complete with the convenience of parking right outside and amenities such as a kitchenette area and private bathroom, this building is meticulously designed to foster both comfort and productivity. Ideal for professionals in various fields such as CPAs, surveyors, engineers, attorneys, or architects seeking an office near Matthews.

## Property Details

**Address** 9940 Monroe Rd, Suite 102-201 | Charlotte, NC 28270

**Availability** Suite 102 | +/- 1,213 SF Available for Lease  
Suite 201 | +/- 1,213 SF Available for Lease

**Use** Office

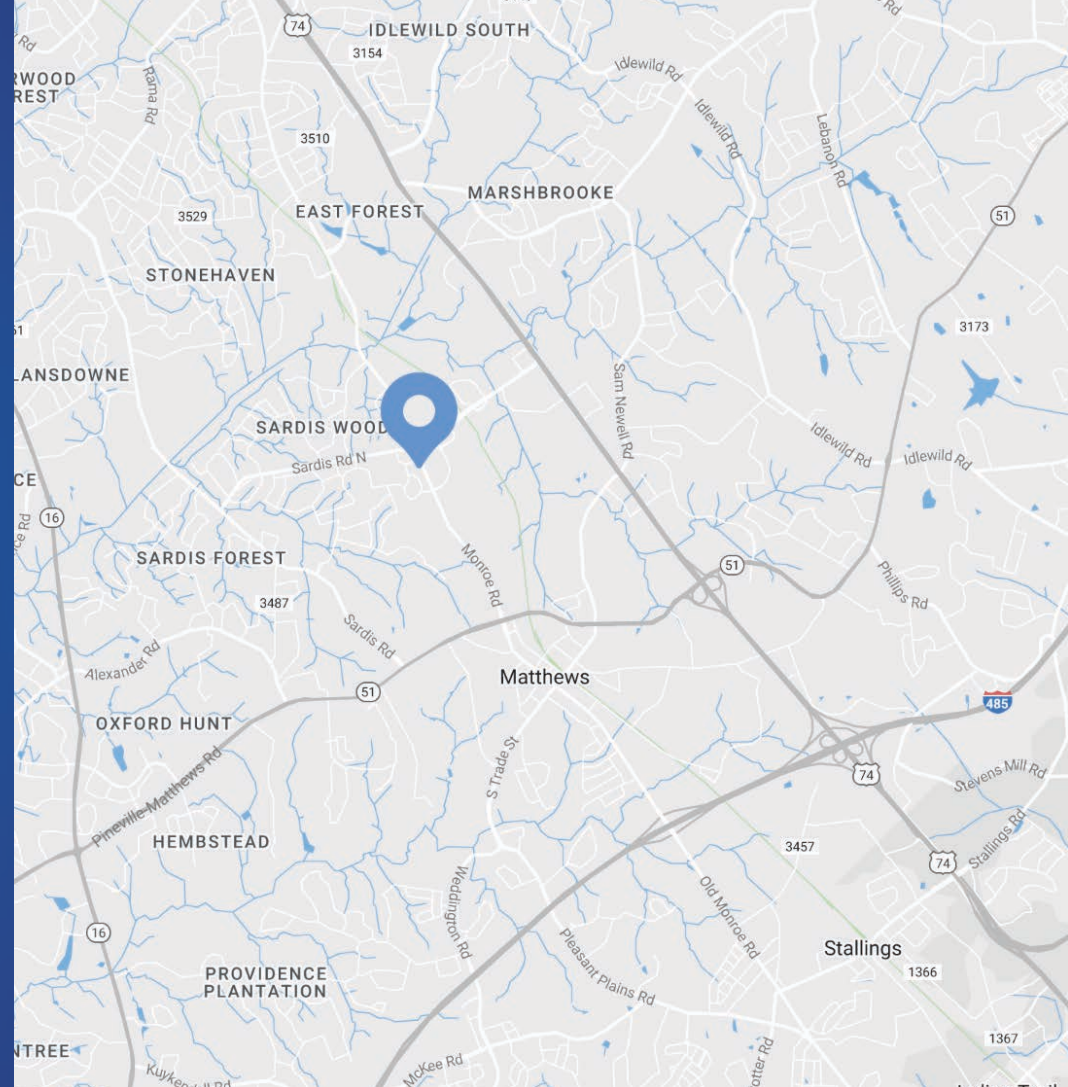
**Parcel** 21322102

**Zoning** O-1(CD)

**Parking** Ample Parking

**Traffic Counts** Monroe Rd | 35,500 VPD  
Sardis Rd N | 14,000 VPD

**Lease Rate** \$25/SF



## Demographics

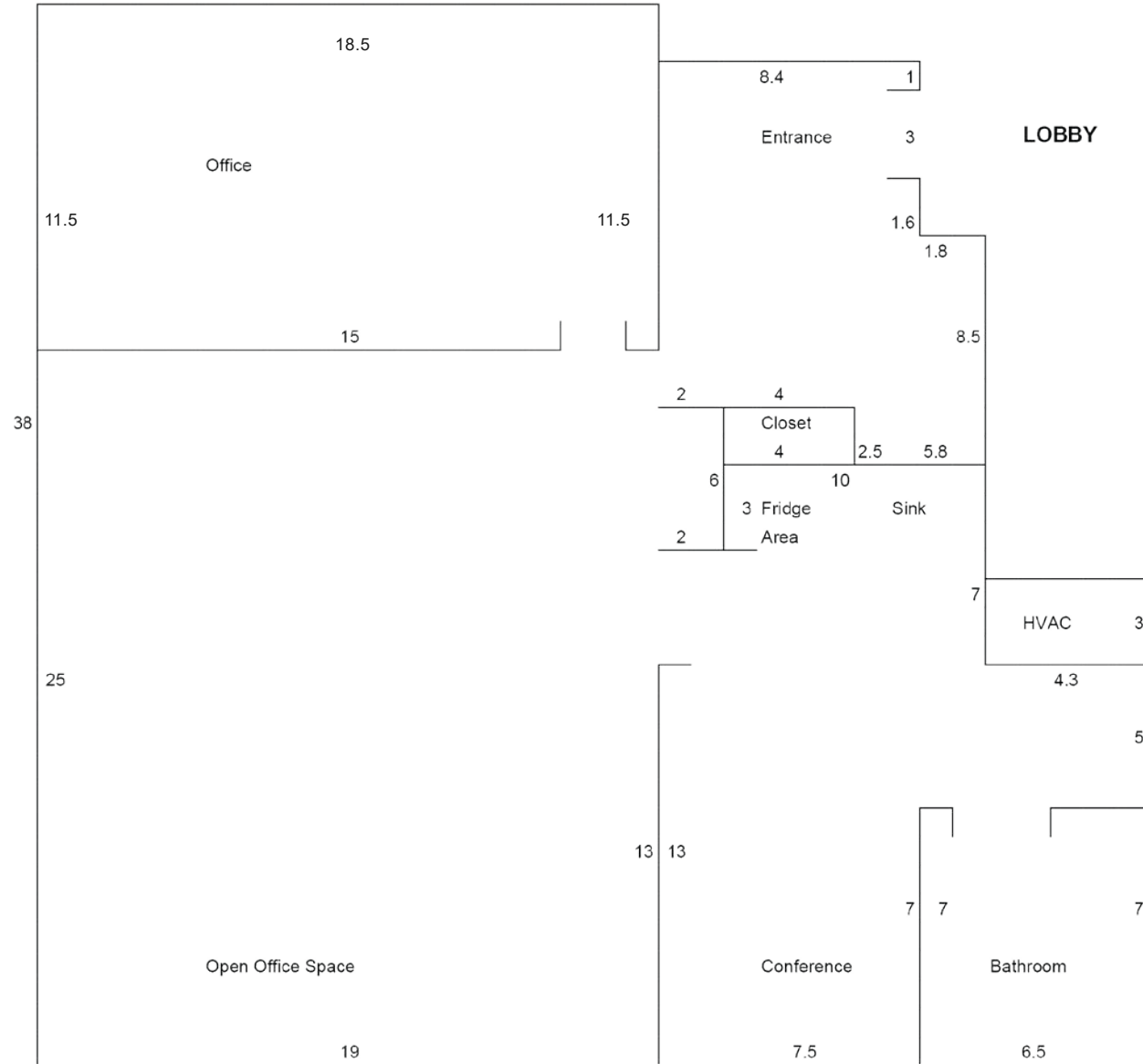
RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	6,493	74,914	207,380
<b>Avg. Household Income</b>	\$113,606	\$115,975	\$128,299
<b>Median Household Income</b>	\$85,035	\$80,717	\$83,488
<b>Households</b>	2,993	30,418	81,717
<b>Daytime Employees</b>	8,168	34,874	70,011

# Available

Suite 102

+/- 1,213 SF

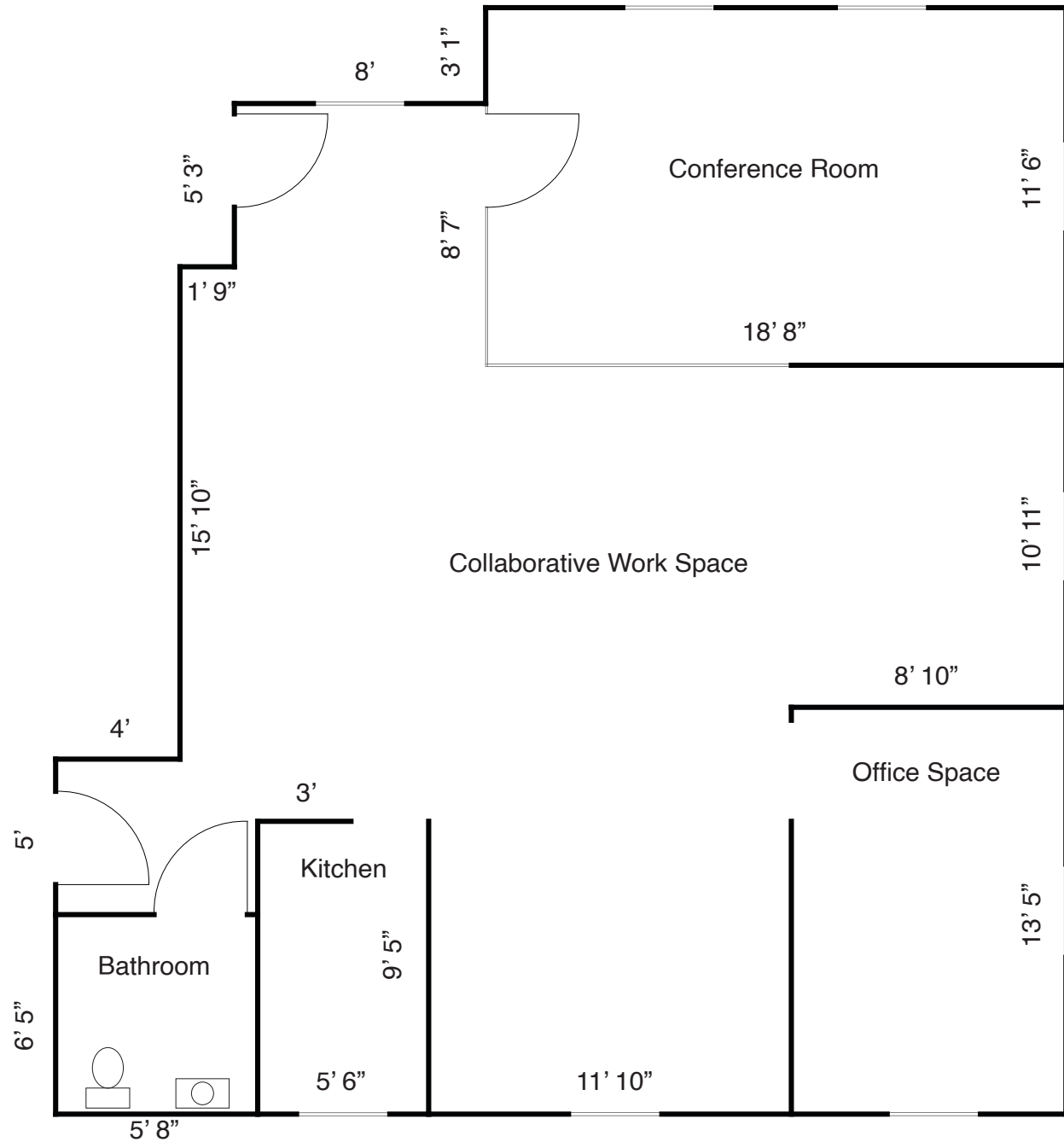
FRONT OF BUILDING



# Available

Suite 201

+/- 1,213 SF





# Interior Photos





# Market Overview



Mint Hill Middle School  
923 Students

Mint Hill Elementary School  
700 Students

KEFFER

Self Storage

goodwill

chilis

DUNKIN' DONUTS

IHOP

Crown Point Plaza  
Burlington VCF VALUE CITY FURNITURE  
NORTHERN BIG AIR

Sams Club  
KOHLS MCDONALD'S  
ROSS rue21  
DRESS FOR LESS

Walmart SALLY BEAUTY SUPPLY  
Party City  
GameStop  
DOLLAR TREE TACO BELL  
TRUIST ZAXBY'S

Pep Boys  
Advance Auto Parts

PETSMART Office DEPOT  
at home FIREHOUSE SUBS  
The Home Decor Superstore

Site

McDonald's  
FedEx ANYTIME FITNESS

Rocker Barrel  
Old Country Store

Sardis Woods

Firestone  
ups O'Reilly AUTO PARTS

FAMILY DOLLAR  
Distribution Center

Matthews Township Shopping Center

Harrie Teator CRUNCH CHIPOTLE MEXICAN GRILL  
BONEFISH GRILL THE FLAME TREE  
Texas Sport Clips MATTRESS FIRM  
FIRST WATCH THE DAYTIME CAFE MOD Dairy Queen  
State Employees' Credit Union

COSTCO WHOLESALE DICK'S SPORTING GOODS LOWE'S  
WORLD MARKET Michaels ULTA  
BEST BUY  
T Mobile GameStop crumbl  
five BEL'W tropical CAFE pop shelf

Public Storage

ALDI

TRUIST

TARGET Panera BREAD  
FIFTH THIRD BANK

Matthews Corner Shopping Center  
Academy Marshalls HOBBY LOBBY  
verizon Ardy's Clib's

14,000 VPD

74

51,500 VPD

35,500 VPD

30,000 VPD

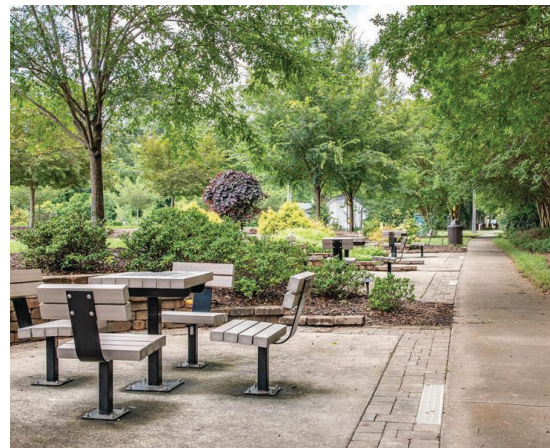
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# Matthews

## North Carolina

Matthews, situated between Charlotte and Union County, is an ideal business location with a mix of city amenities and small-town charm. Matthews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. Recognized for safety and family appeal, it consistently ranks among the best places to live. Recently an influx of retailers have moved into the neighborhood including: Mac's Speed Shop, Temple Mojo Growler Shop, Artful Gourmet Burgers, Umani Sushi, Seaboard Brewing, Jekyll and Hyde Brewpub. With its affordability compared to other Charlotte submarkets, is becoming a smart choice for businesses, set to evolve further with additions like Ames Station in Downtown







Contact for Details

## George Karres

(704) 201-7160

gkarres@thenicholscompany.com



### Website

[www.TheNicholsCompany.com](http://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.