

# **FOR SALE** Standalone Building in a Business Condo Complex

Prime Location just off Independence Blvd. | Asking Price \$1,000,000



5808 Monroe Road, Charlotte, NC 28212



**JOE NGUYEN**

MBA - Trulantic kw Commercial SouthPark

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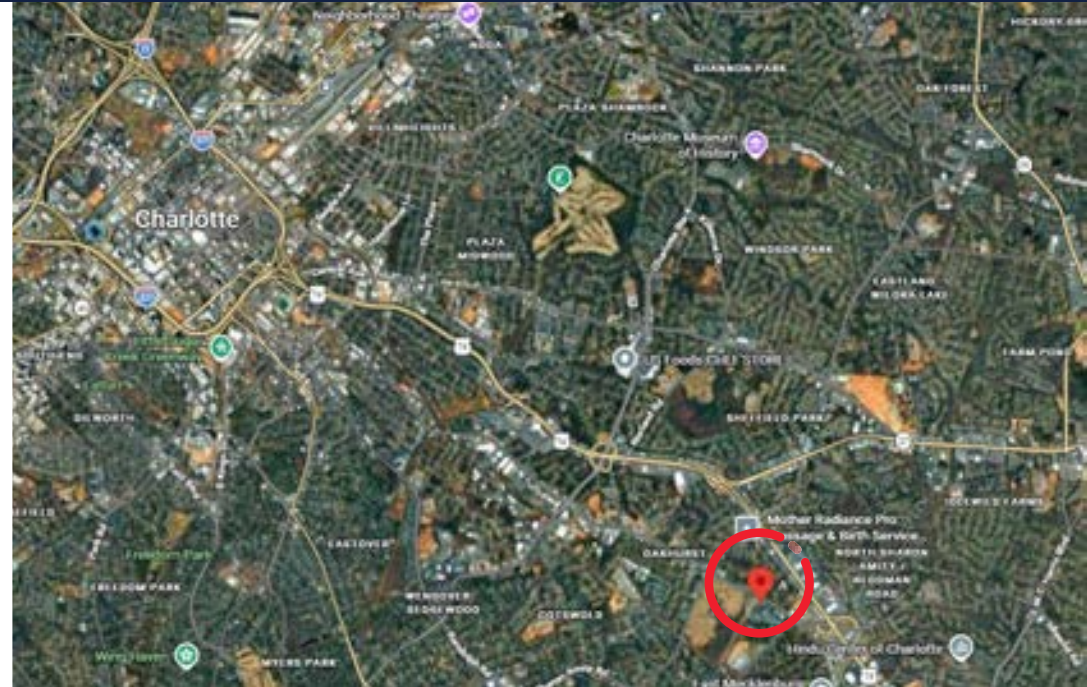
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# Standalone Building in a Six-Building Business Complex

For Sale \$1,000,000 | Current Use: Day Spa on Both Floors

## CHARLOTTE, NORTH CAROLINA

Charlotte continues to emerge as one of the nation's strongest and fastest-growing economic centers, driven by a diverse economy, strong population growth, and a pro-business environment. As the second-largest banking hub in the United States, Charlotte is home to major financial institutions, expanding healthcare systems, advanced manufacturing, technology companies, and a thriving entrepreneurial community. The region's strategic East Coast location, international airport connectivity, and highly skilled workforce continue to attract both national and international businesses. With billions invested in infrastructure, commercial development, and residential growth, Charlotte offers exceptional opportunities for companies seeking expansion, investment, and long-term economic stability.



<b>Retail/Office</b>	(+/-) 4,200 Square Feet
<b>Year Built</b>	1984
<b>Road Frontage</b>	Great Visibility
<b>Traffic Counts</b>	25,835 Vehicles Per Day
<b>Zoning</b>	OFC CONDO

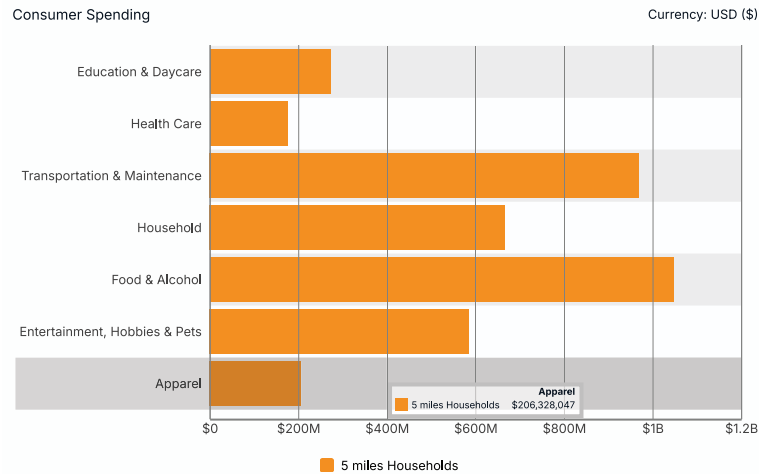
<b>DEMOGRAPHICS</b>	<b>2 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Population</b>	51,617	293,174	851,352
<b>Household Income</b>	\$97,396	\$115,969	\$112,689
<b>Medium Home Value</b>	\$414,909	\$495,797	\$457,275
<b>Consumer Spending</b>	\$592M	\$3,923M	\$11,056M



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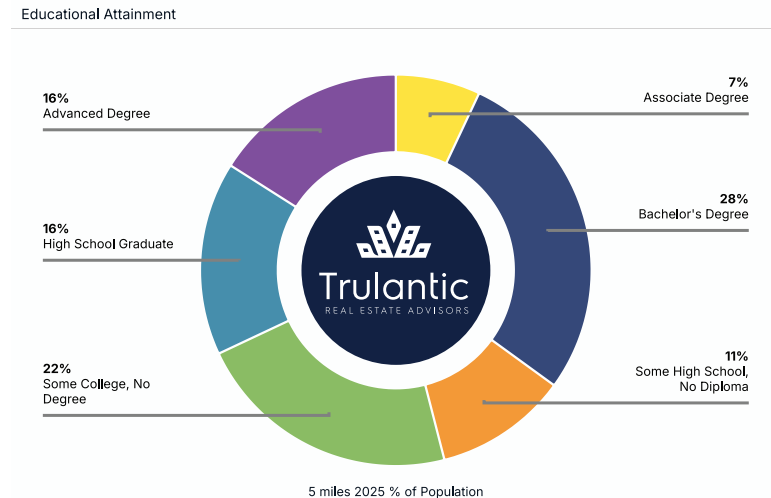
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A Premier Destination for Growth, Investment, and Opportunity



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## Charlotte, North Carolina: Big-City Growth, Strong Business Fundamentals

Major U.S. financial hub and one of the fastest-growing metro areas in the Southeast

Strategic East Coast location with excellent interstate, rail, and international airport access

Strong population and job growth driving continued demand for commercial and residential development

Diverse economy anchored by banking, healthcare, technology, logistics, and advanced manufacturing

Business-friendly environment with a highly skilled and expanding workforce

Exceptional quality of life combining urban amenities, regional connectivity, and long-term investment potential

# Two-Story Office Building on 1.39 Acres Business Condo

FANTASTIC OPPORTUNITY IN A PRIME LOCATION | 4,200 SQUARE FEET

FIRST FLOOR - 2,058 Square Feet



SECOND FLOOR - 2,086 Square Feet



# Southeast's Fastest-Growing Business and Investment Hubs

Charlotte, NC: Where Dynamic City Living Meets Exceptional Business Opportunity

