



## CROSSROADS OLD KIA STORE

5204 W Hwy 74  
Monroe, NC



**CAMPBELL**  
PROPERTY GROUP

*commercial real estate from a higher perspective*

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# PROPERTY OVERVIEW

Key Investment Highlights	
	Showroom for new or used car sales
	Expansive parking and land availability (2.47 acres)
	Located in an excellent area in a busy retail development
	Excellent visibility: 45,968 ADT at Sales Center
	Located in one of the fastest growing regions in the US
	Rapidly growing population
	High average household income



Campbell Property Group is pleased to present a unique leasing opportunity on a former automotive dealership and showroom located in the growing city of Monroe, NC. The former automotive dealership (the “Property”) represents an opportunity to lease a unique and expansive property located in a heavily trafficked area. The location has great traffic counts on highway 74 in one of the top submarkets in the country.

According to the NCDOT, Average Daily Traffic count is 45,968 in 2022 on the road directly in front of the sales center. These numbers are expected to increase as the area continues its rapid population growth.

# PROPERTY INFORMATION

PROPERTY INFORMATION	
Property:	Former Kia Auto Showroom & Service Center
Address:	5204 W Hwy 74.
City/State:	Monroe, NC
Site Acreage:	2.47
Zoned:	12-Commercial
Current Use:	Vacant – Former Automobile Dealership
Square Feet:	13,109
Sprinkler Coverage:	100%
Building Height:	16ft. to 20ft.
Parking:	60,000 sq. ft. of asphalt – 152 spaces

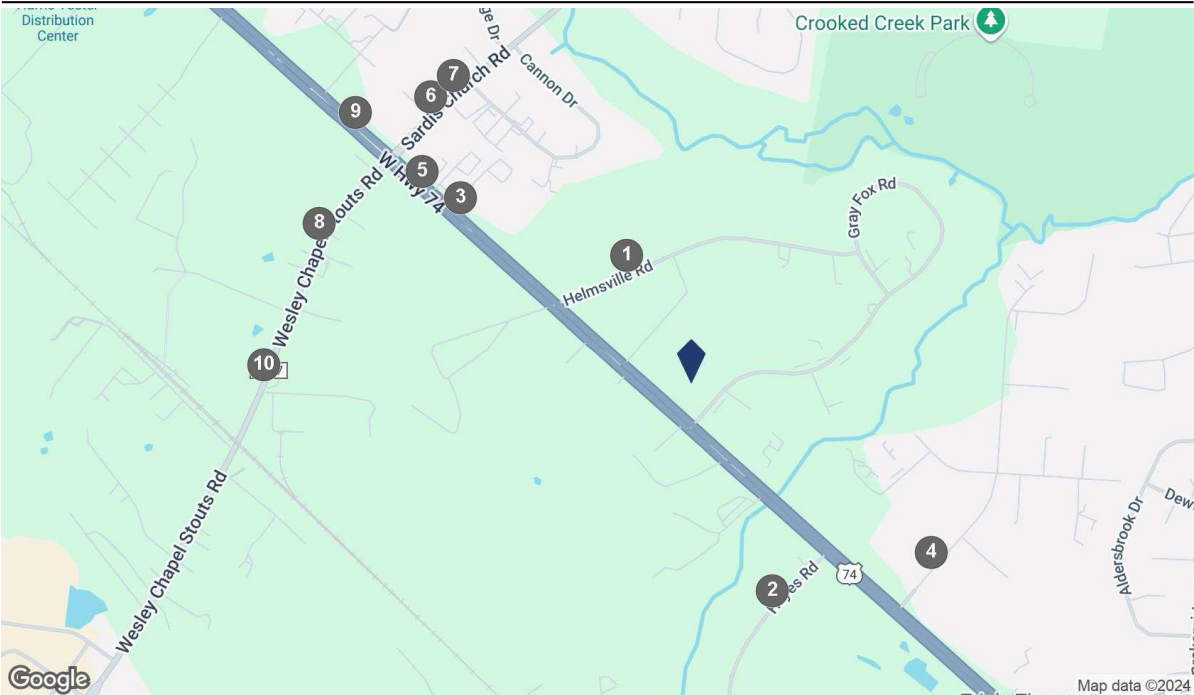


# TRAFFIC MAP

- The Property is located in a highly visible location on a busy highway in Monroe, North Carolina.
- Population in 10-mile radius 313,732
- Median Household Income within 10 miles is \$359,837
- Sales Center is located at the corner of Highway 74 West and directly off Walnut Street, which serves as a connection between the growing town of Holly Springs and Cary.

Source: CoStar Group

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Helmsville Rd	Independence Blvd - W	188	2018	0.22 mi
2 Hayes Rd	Independence Blvd - NE	2,104	2022	0.41 mi
3 Independence Blvd	Sardis Church Rd - NW	45,968	2022	0.49 mi
4 Chamber Dr	Independence Blvd - SW	2,748	2022	0.52 mi
5 Independence Boulevard	Independence Blvd - SW	56,478	2022	0.57 mi
6 Sardis Church Road	Sardis Dr - SW	9,634	2022	0.64 mi
7 Sardis Church Rd	Cannon Dr - NE	8,385	2022	0.64 mi
8 Wesley Chapel Stouts Rd	Archie Hargette Rd - SW	11,434	2022	0.68 mi
9 Independence Blvd	Wesley Chapel Stouts Rd - SE	46,656	2022	0.72 mi
10 Wesley Chapel Stouts Rd	Orr Rd - SW	17,470	2022	0.73 mi

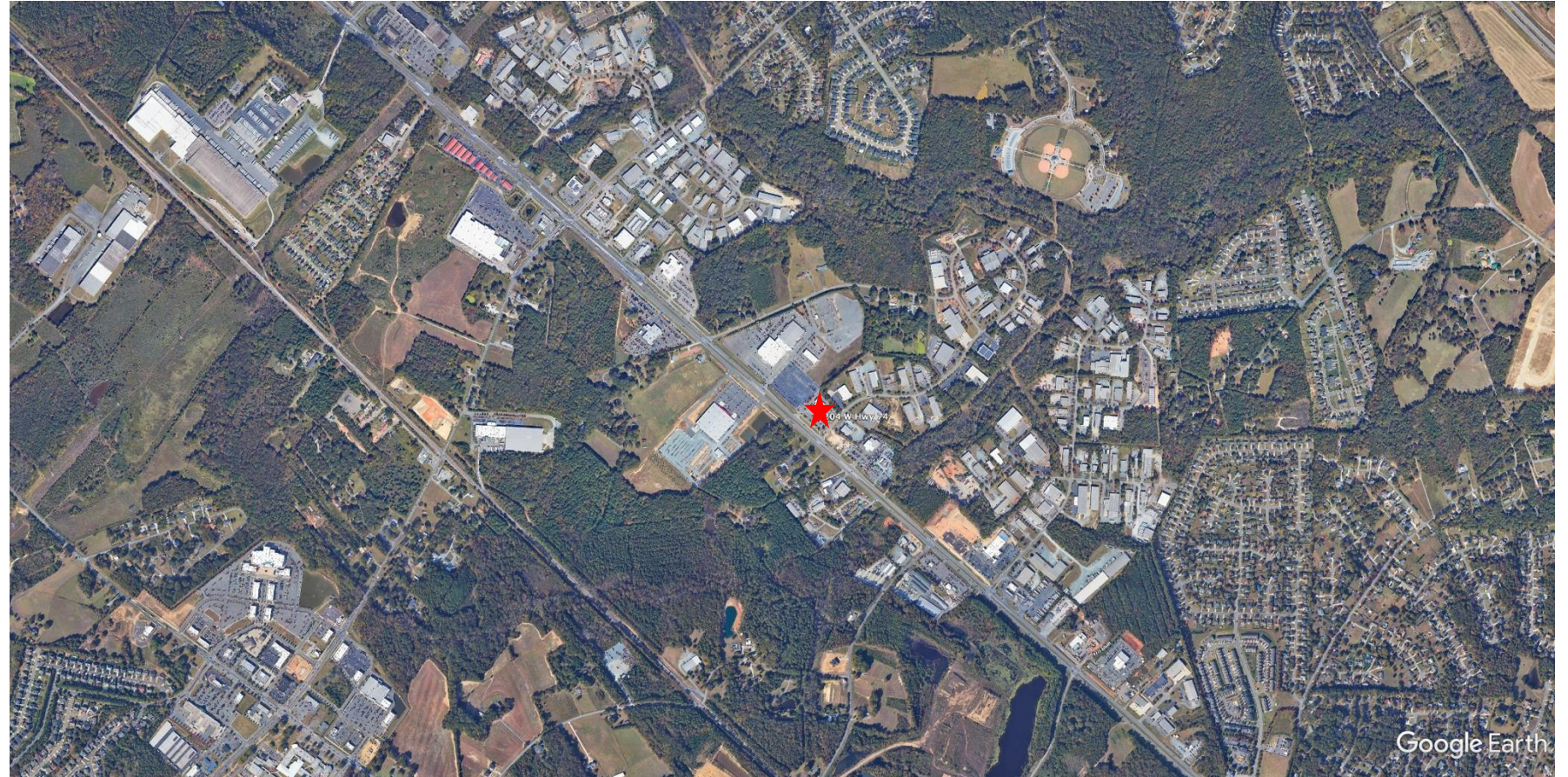
# AERIAL MAP

## Neighboring Retail:

- Crossroads Ford
- Honda Indian Trail
- Capital Chrysler Dodge Jeep Ram
- Monroe Nissan
- Union County Kia
- ALDI
- Agri Supply
- Lowe's Home Improvement
- Palmetto Brick Company
- Harris Teeter Distribution
- Walmart
- Playland Indoor Playground

## Neighboring Restaurants:

- Scooter's Coffee
- McDonald's
- Little Ceasars
- Subway
- Sonic Drive-In
- Baskin Robbins
- Marco's Pizza
- Chinatown Buffet
- KFC
- IHOP
- Panera Bread
- Arby's
- Zaxby's



★ = Site



# ABOUT CAMPBELL PROPERTY GROUP, INC.



D. McQueen Campbell, III, Broker-In-Charge/Owner, formed Campbell Property Group, Inc. (CPG) in January of 2006.

Mr. Campbell became a real estate broker in 2000 and a general contractor in 1998, and he brings with him an interesting blend of entrepreneurial experience and professional education. As the owner and manager of a wide variety of enterprises in Elizabethtown, NC and Raleigh, NC, he has a unique understanding of a company's needs whether shopping for land or office, retail, or flex space.

His background includes the proprietorship and management of a furniture manufacturing/importing enterprise, a farming business and an aviation charter business. In addition, he owned and operated multiple quick lube facilities, a timber procurement business, and a real estate management company. He still acts as a consultant for his families' petroleum distribution business.

By combining a degree from North Carolina State University in Accounting with his extensive proprietary experience, Mr. Campbell brings an investor's insight with him into the commercial real estate arena. Mr. Campbell previously worked as a broker for NAI Carolantic in Raleigh, North Carolina. He advised clients on both lease and sales transactions in the Raleigh-Durham area and beyond. After completing many successful transactions, he went out on his own and founded Campbell Property Group, Inc. in January 2006.

He is a licensed airline transport pilot, typed in two jet types as well as a private helicopter pilot. This achievement and his many years of experience as a pilot is one of the driving factors behind the formation of Campbell Property Group, Inc. Mr. Campbell realized that the best view of all real estate is from an aerial view, which exposes all features of the property and the surrounding area from every angle.



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