

THE PARK AT MONROE

Retail & Medical Space For Lease



NOVANT
HEALTH

Bldg D
NOVANT
HEALTH
Mosaic Sylvan
Learning feels good.

Bldg D1
Villa
Nails Spa
HONEY BAKED
Ham^{CO}
NC QUICK PASS

Union Oral Surgery &
Dental Implant Center
SNOW
endodontics

verizonwireless

The Olive Garden
ITALIAN RESTAURANT

Available
Spaces

Bldg E
BERKEBILE
eye care
PARTNERS Mosaic
Milk & Honey MedSpa

Bldg E1
DentalWorks
COOPERATIVA LATINA
CREDIT UNION

AT&T

Moe's
southwest grill™
STARBUCKS
EYEMART
EXPRESS

NAI Southern
Real Estate

Contact:

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

Wellness Blvd

Monroe, North Carolina

THE PARK
AT MONROE

www.theparkatmonroe.com

NAI Southern Real Estate
4201 Congress Street, Suite 170
Charlotte, NC 28209
srenc.com / 704-375-1000

SITE PLAN



Space	Square Feet Available	Availability
Building D	Fully Leased	Fully Leased
Building D1	1,240 sf	Immediate, shell condition
Building D1	1,240 sf (2,380 sf combined)	Immediate, shell condition
Building D1	1,140 sf (2,380 sf combined)	Immediate, shell condition
Building E	Fully Leased	Fully Leased
Building E1	1,160 sf	Immediate, shell condition
		Call for Rates

PROPERTY HIGHLIGHTS

THE PARK AT MONROE

The Park at Monroe is the premier retail and medical office mixed-use development within Monroe, NC, part of the thriving Charlotte (MSA). Adjacent to Novant Health's Monroe Medical Facility, the Property benefits from its "main and main" location at the fully signalized intersection of US-74 and Wellness Boulevard, across from Poplin Place, a 100% occupied Target anchored power center boasting +1.2 million annual visits at the only target location within a 15 mile radius.

The Property features a high-quality mix of retail and medical tenants including Novant Health, Mosaic Pediatric Therapy, Partners Behavioral Health, DentalWorks, Berkebile Eye Care, Latino Community Credit Union, Verizon Wireless, AT&T, The Olive Garden and Starbucks.



Fully signalized intersection of US-74 & Wellness Blvd.



Conveniently located on US-74, just 15 miles from Charlotte.



High quality "Medtail" mix of medical and retail tenants.



+42,000 VPD on US-74.



SURROUNDING AREA

Adjacent Poplin Place Shopping Center is anchored by Target which has over 1.2 million visits annually and is the only Target within 15 miles.



DEMOGRAPHICS

Population:



1 Mile: 2,671
 3 Mile: 19,718
 5 Mile: 70,649

Median Age:



1 Mile: 37.7
 3 Mile: 35.4
 5 Mile: 35.1

Households:



1 Mile: 1,030
 3 Mile: 7,318
 5 Mile: 24,598

Average Household Income:



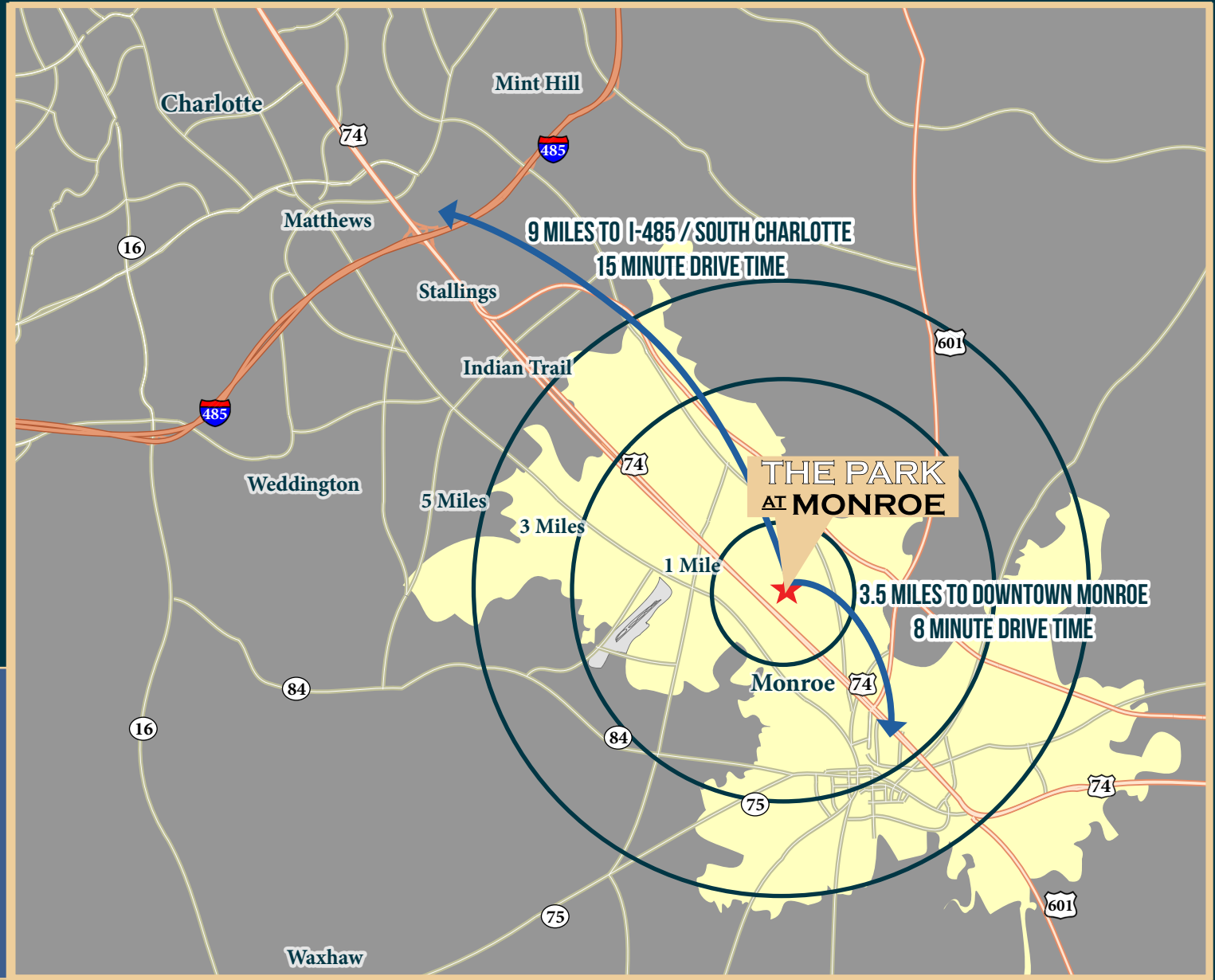
1 Mile: \$90,789
 3 Mile: \$92,663
 5 Mile: \$99,373



\$2 Billion
Buying Power
 (5 miles)



- 73,307 Daytime Population
- 2,759 Total Businesses
- 30,985 Employees



Dave Allison
 Vice President
 dallison@srenc.com
 M: 704-301-5676



BLDG D

Fully Leased



BLDG D1

Can be combined
for 2,380 sf

Available Space
1,140 sf

Available Space
1,240 sf

Available Space
1,240 sf



BLDG E

Fully Leased

BERKEBILE EYE CARE



BLDG E1

Available Space
1,160 sf

Dental
Works

LOTTING

LOTTING

LOTTING



THE PARK AT MONROE

Retail & Medical Space
For Lease

Click for Drone
Aerial Flyover

YouTube



For More Information, contact:

Dave Allison
Vice President
dallison@srenc.com
M: 704-301-5676

THE PARK AT MONROE

www.theparkatmonroe.com



NAI Southern Real Estate
4201 Congress Street, Suite 170
Charlotte, NC 28209
srenc.com / 704-375-1000

Copyright 2023 NAI Southern Real Estate. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S) OR BY REPRESENTATIVE AGENCIES; SOUTHERN REAL ESTATE COMPANY OF CHARLOTTE, INC. AND NAI GLOBAL. ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.