

315 S Sutherland Ave.

2 STORY OFFICE BUILDING FOR
SALE

OFFERING MEMORANDUM

315 S Sutherland Ave.
Monroe, NC 28112

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315 S Sutherland Ave.

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	315 S Sutherland Ave. Monroe NC 28112
COUNTY	Union
BUILDING SF	2,308 SF
LAND ACRES	.36
YEAR BUILT	2004
APN	09191003
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$600,000
PRICE PSF	\$259.97

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,419	22,498	44,503
2025 Median HH Income	\$57,767	\$59,439	\$72,030
2025 Average HH Income	\$78,168	\$80,656	\$89,823

- Prime location across from Atrium Health Union and Monroe's medical district
- General Business Zoning allows for a variety of uses
- 2 Story building with flexible layout including a full kitchen, 3 bathrooms, reception and ample office space

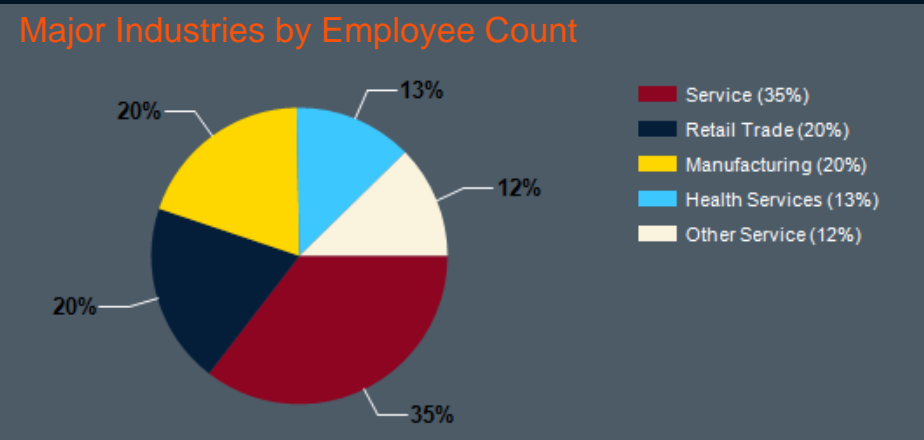
02

Location

Location Summary
Aerial View Map

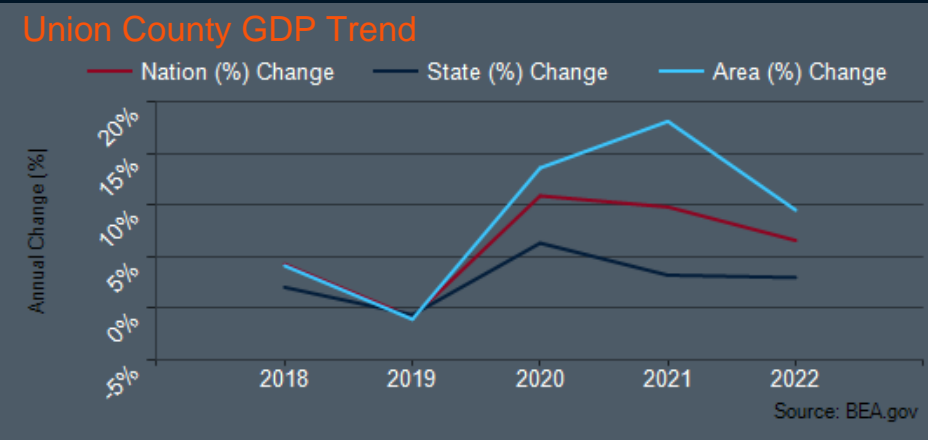
315 S SUTHERLAND AVE.

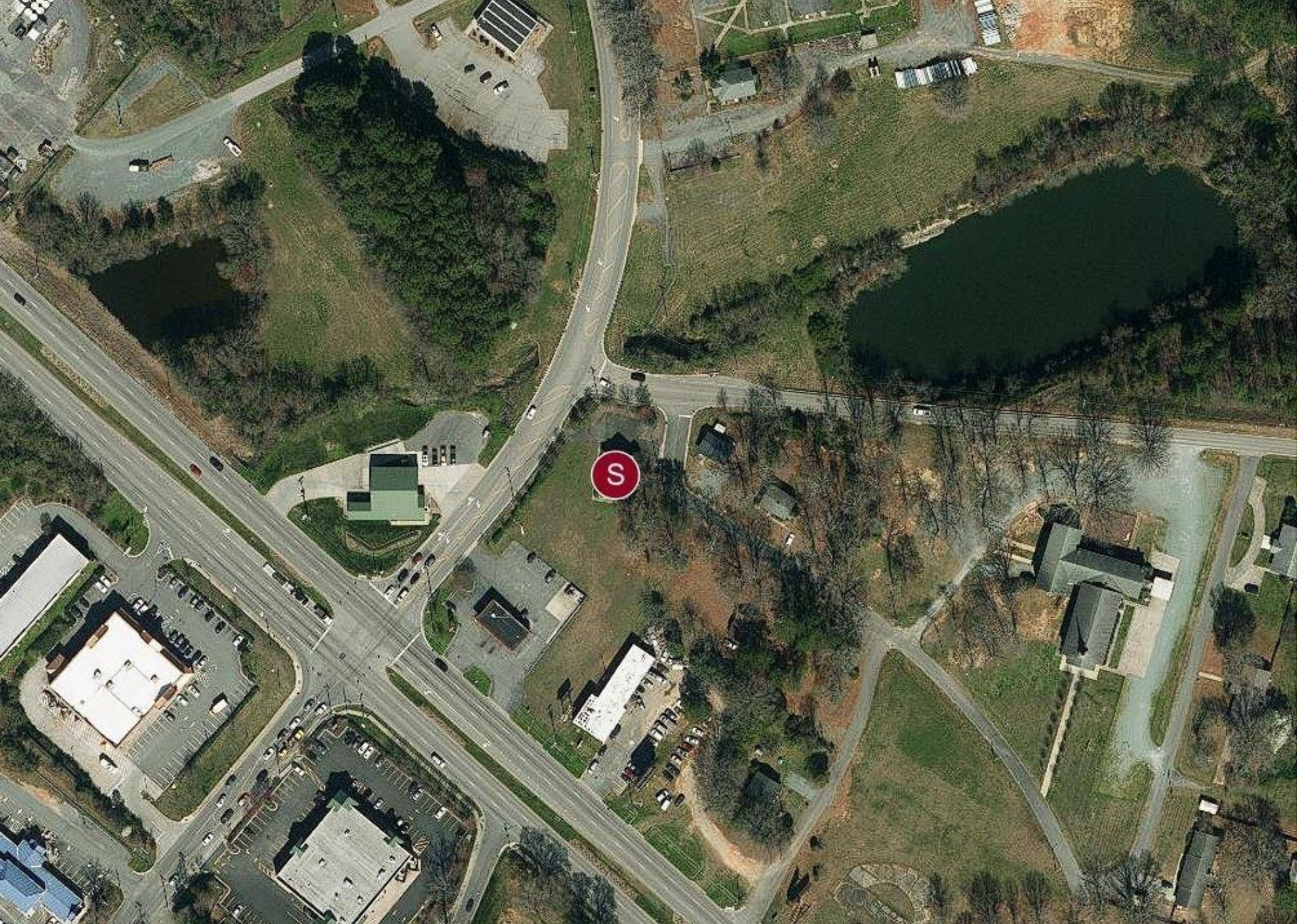
- 315 S Sutherland Ave, Monroe, NC 28112, is situated near U.S. Highway 74 across from Atrium Health Union. The site offers strong visibility, easy vehicular access, and dedicated parking. It's ideal for medical, professional office, or service-oriented uses. Proximity to Monroe's growing commercial corridor enhances long-term value potential.



Largest Employers

Wal-Mart Associates Inc.	500,999
Pilgrim's Pride Corporation	500,999
City of Monroe	500,999
Food Lion	500,999
Tyson Foods, Inc.	1,000
ATI Specialty Materials	1,000
Harris Teeter	1,000
Union County, NC	1,000





03

Property Description

Property Features

Floor Plan

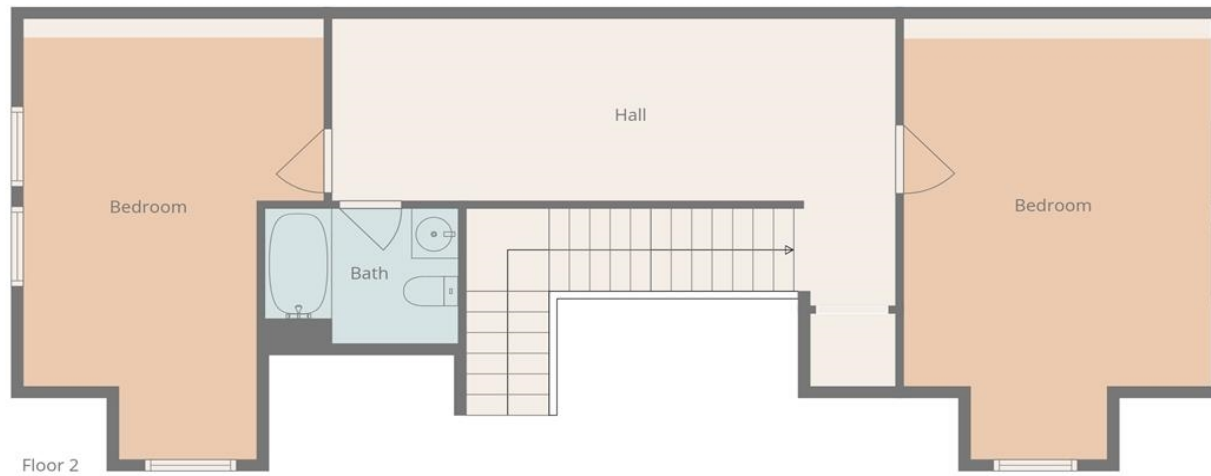
315 S SUTHERLAND AVE.

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	2,308
LAND ACRES	.36
YEAR BUILT	2004
# OF PARCELS	1
ZONING TYPE	GB
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
ELEVATOR	No

CONSTRUCTION

FOUNDATION	Crawl Space
FRAMING	Off Frame Modular
EXTERIOR	Vinyl
PARKING SURFACE	Paved



Floor 2



Floor 1

Room Sizes Not For Sqft Calculation. All Measurements Require Professional Verification.