

Renaissance Office Park

STAND ALONE OFFICE BUILDING
FOR SALE

OFFERING MEMORANDUM

2314 Katie Leigh Lane
Monroe, NC 28110

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2314 Katie Leigh Lane Monroe NC 28110
COUNTY	Union
NET RENTABLE AREA (SF)	1,680 SF
LAND ACRES	0.031
YEAR BUILT	2009
APN	09265013C
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$450,000
PRICE PSF	\$267.86

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,853	29,747	59,460
2025 Median HH Income	\$61,178	\$69,944	\$80,083
2025 Average HH Income	\$86,316	\$89,019	\$95,865

- This well-maintained two-story office building offers a functional layout ideal for a variety of professional uses. With +/-1,680 SF of interior space, the property features six private offices, 1.5 bathrooms, a break area/kitchenette, and an inviting waiting/reception area. This property is zoned CD (Conditional District) "Renaissance Office Park" and allows a variety of professional office uses.

02

Location

Location Summary

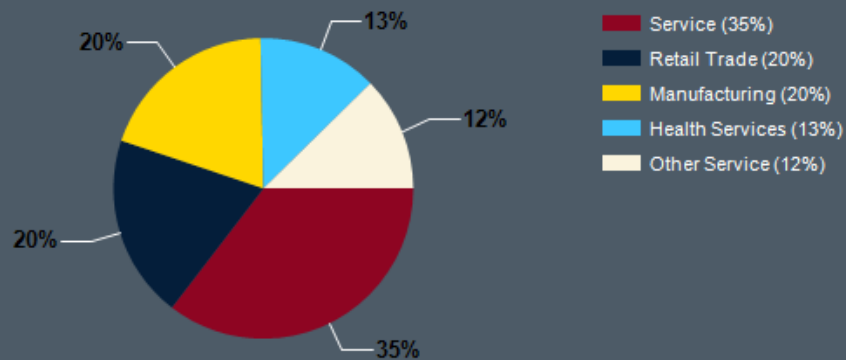
Aerial View Map

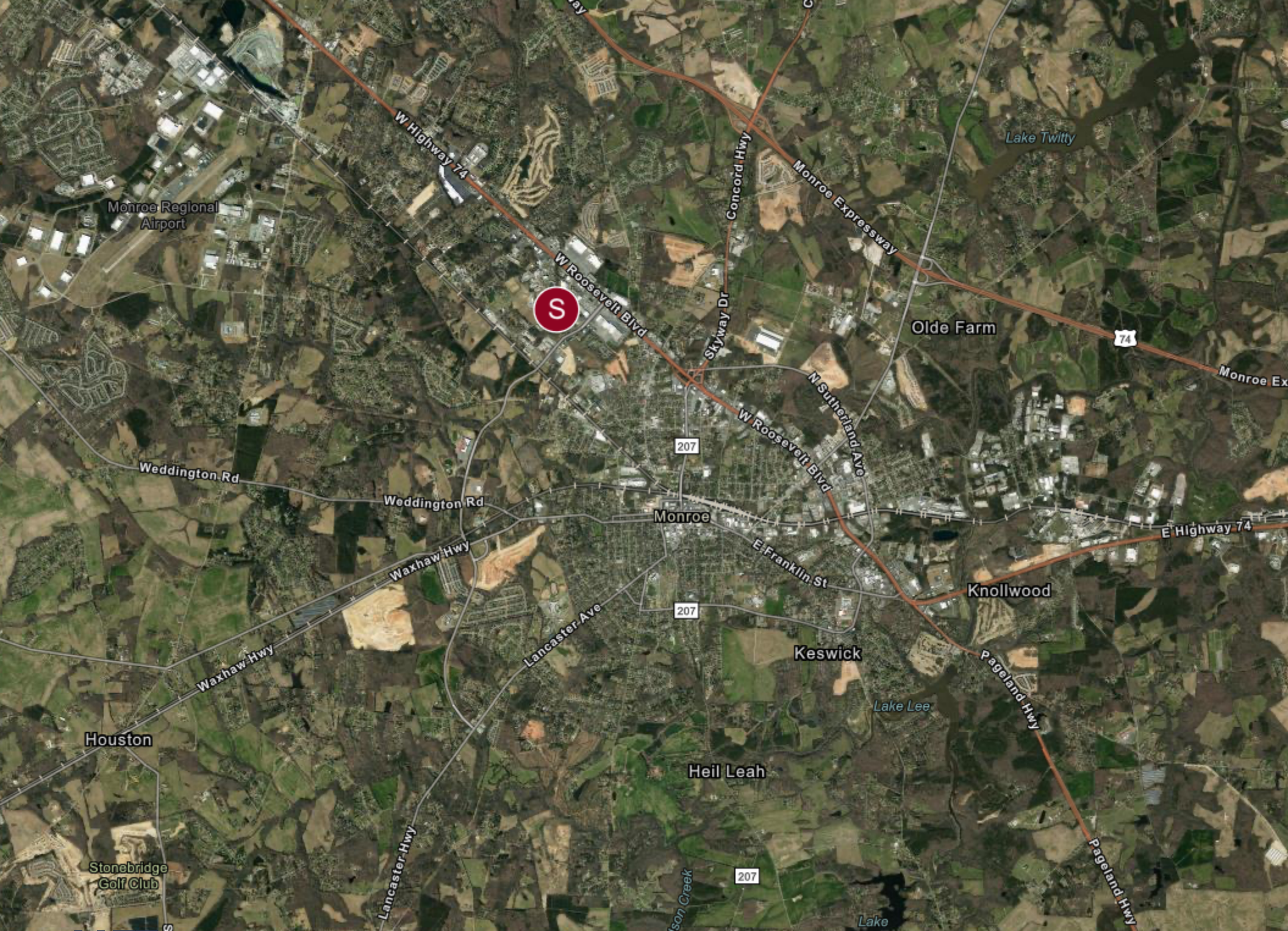
- 2314 Katie Leigh Ln is strategically located in Monroe, NC, offering convenient access to key highways and area amenities. Just 0.5 miles to Highway 74 and 2.5 miles to the Monroe Expressway, the property provides efficient connectivity to Charlotte, Matthews, and the surrounding region.

Positioned within a well-established commercial corridor, the building is only 1 mile from Atrium Health Union Hospital, 2 miles from Downtown Monroe, and is within close proximity to national retailers, dining options, and professional services.

This location combines visibility, accessibility, and proximity to major roads—an ideal setting for professional use.

Major Industries by Employee Count





03

Property Description

Property Features

Floor Plan

Property Images

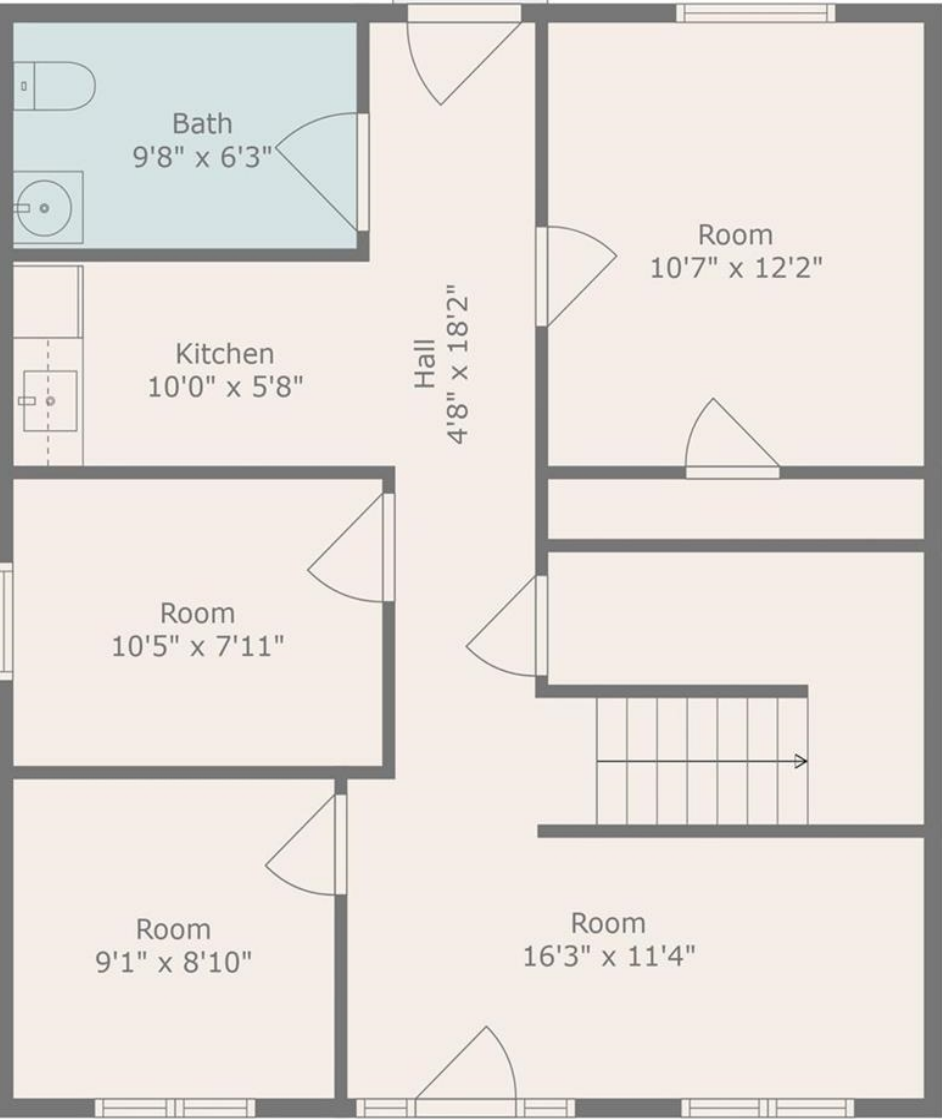
PROPERTY FEATURES

NET RENTABLE AREA (SF)	1,680
LAND ACRES	0.031
YEAR BUILT	2009
# OF PARCELS	1
ZONING TYPE	CD
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
PARKING RATIO	5.95/1000
ELEVATOR	N/A
CEILING HEIGHT	10

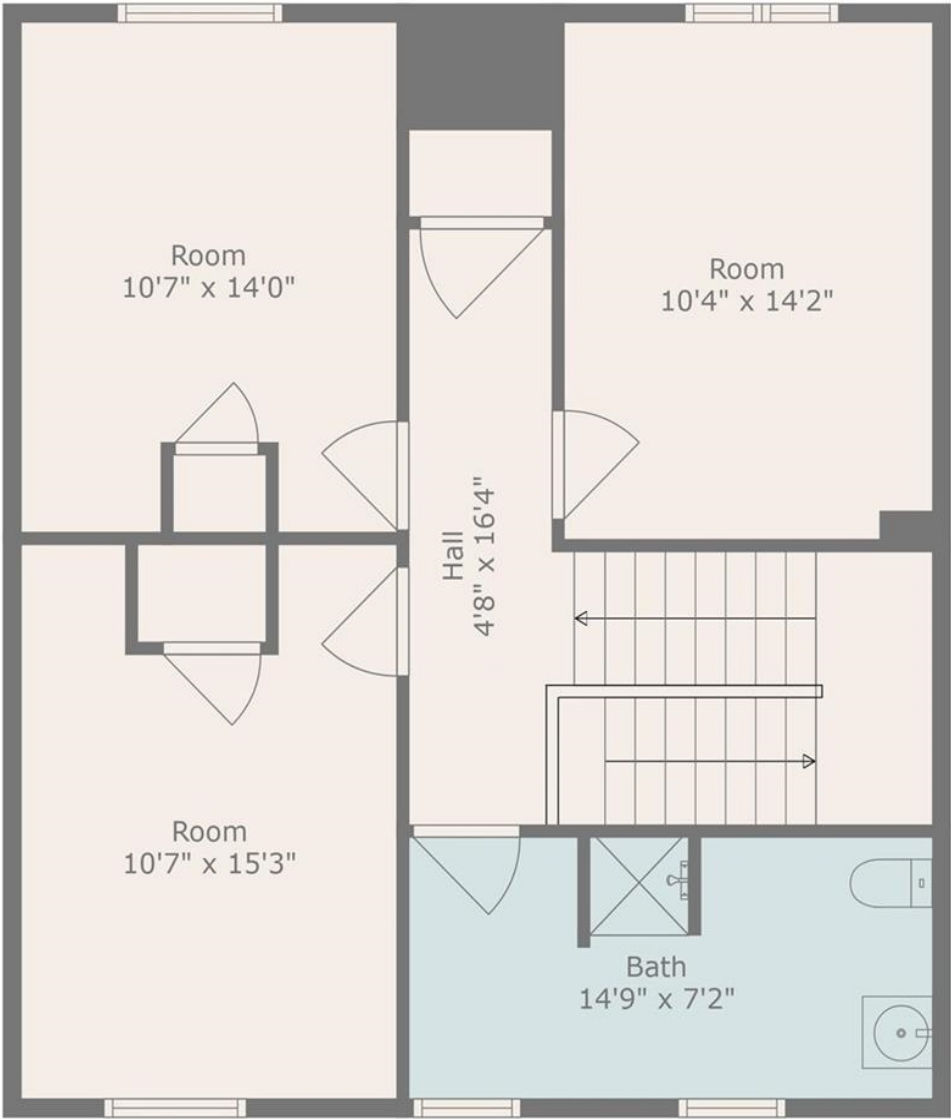
CONSTRUCTION

FRAMING	Wood
EXTERIOR	Brick
PARKING SURFACE	Asphalt

Patio
4'4" x 4'1"



Floor 1



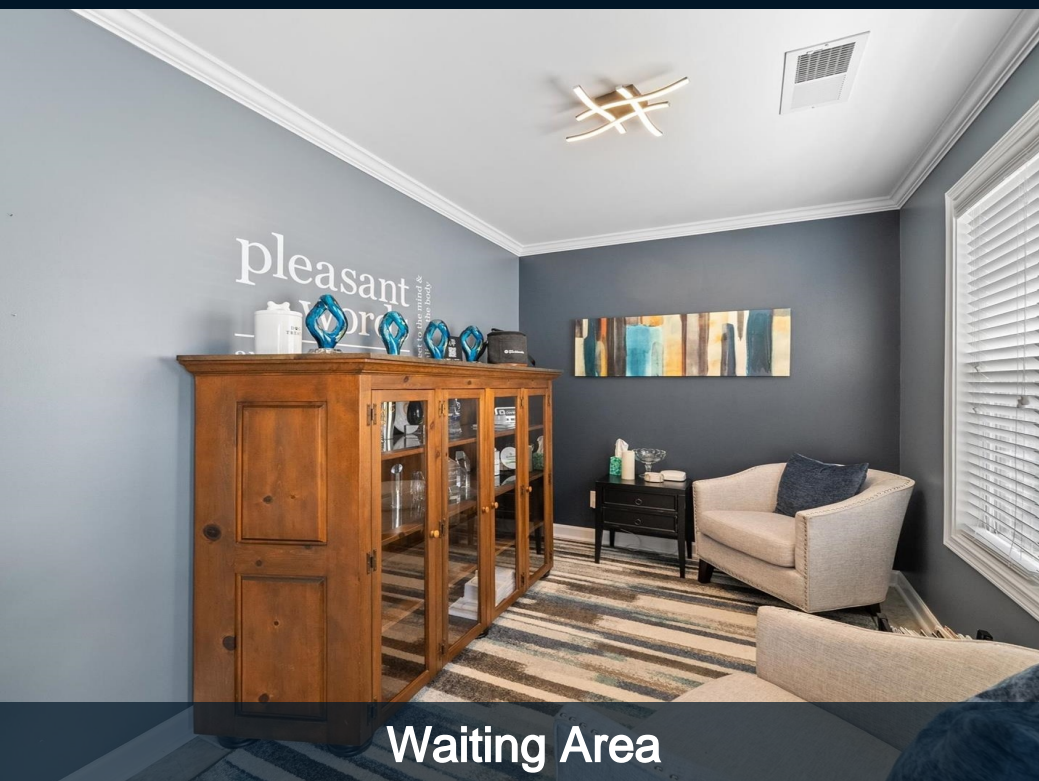
Floor 2



Office or Conference Room



Private Office



Waiting Area



Kitchenette