



2613 - 2617 EXECUTIVE POINT DRIVE

Monroe, NC 28110



PROPERTY DESCRIPTION

The property presents an attractive value-add investment opportunity with 9,548 SF currently leased and 11,813 SF available for lease or owner-user occupancy, allowing for immediate upside through lease-up. The building is configured as a combination of office and workspace/flex areas, offering flexibility for a wide range of users.

PROPERTY HIGHLIGHTS

- Multiple private offices and open workspace areas
- Ideal for office, service or flex users
- Roll-up door
- Warehouse/storage uses permitted via special use permit
- Strong access to US-74, Monroe Expressway and I-485
- Ceiling heights of 10' - 14'
- New Roof
- Units separately metered

LOCATION DESCRIPTION

This property offers a compelling combination of excellent highway access, strong traffic exposure, proximity to Charlotte and access to a growing population base, making it well-suited for office, flex, light industrial or service-oriented users seeking both convenience and regional connectivity.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$13.50 SF/yr (NNN)
Available SF for Lease:	3,715 SF (2617A) 8, 098 SF (2617) 11,813 SF Combined
Lot Size:	1.54 Acres
Building Size:	21,361 SF
NOI:	\$85,386.00
Zoning:	GB
Year Built:	2000
Parcel ID:	09363006J, 0936006G

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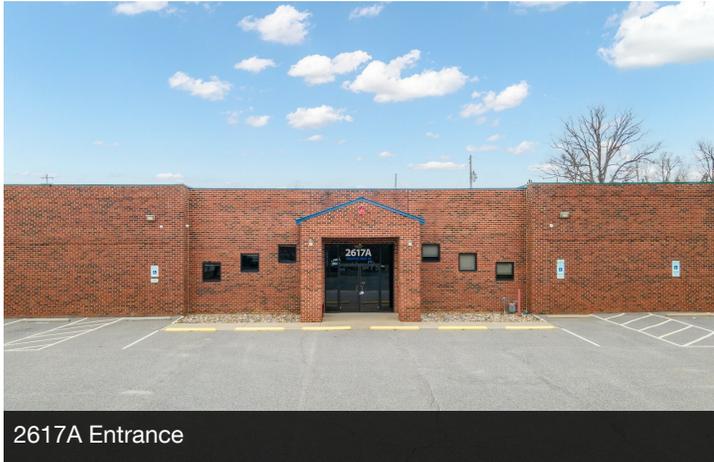
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2617A Entrance



Rear Elevation



Front Elevation

PROPERTY HIGHLIGHTS

- SALE
- 2613 is a Tenant occupied NNN lease through October 31, 2028 with two additional 3-year term options to renew
- Two parcels
- Units are separately metered for electrical
- 2617A was built in 2019
- New roof
- Updated lighting
- Currently configured as three units, it has the flexibility to convert into four separate units, each equipped with its own restroom and HVAC system.

LEASE

- Fully conditioned
- Roll-up door on side of building
- Ceiling heights range from 10' - 14' with removal of drop ceiling
- Warehouse / Storage uses permitted via special use permit
- 2617A provides large restroom with shower

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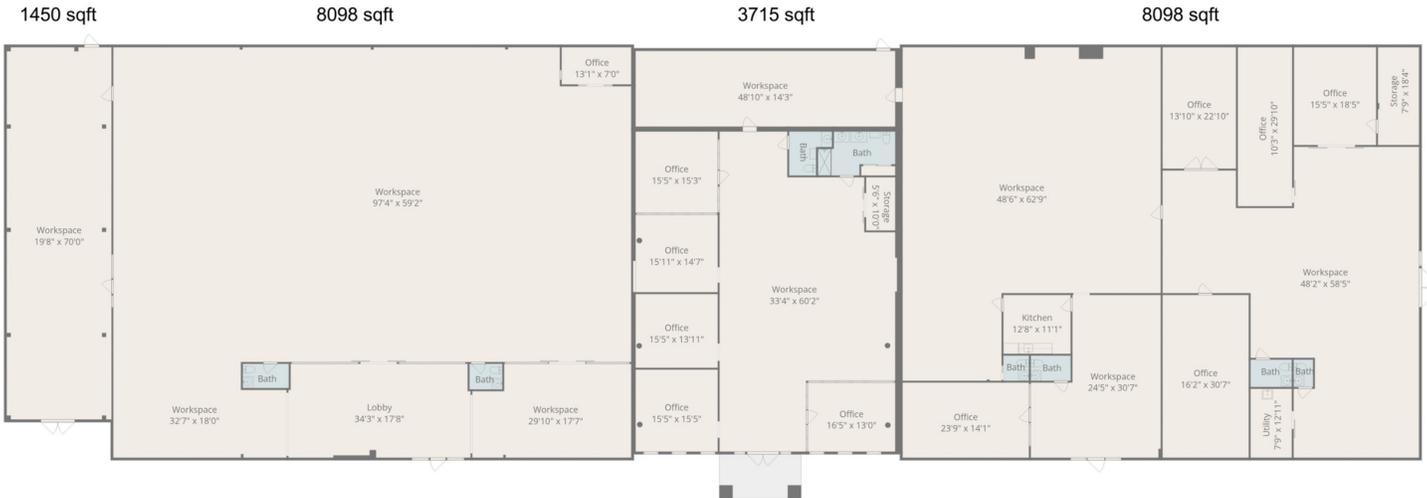
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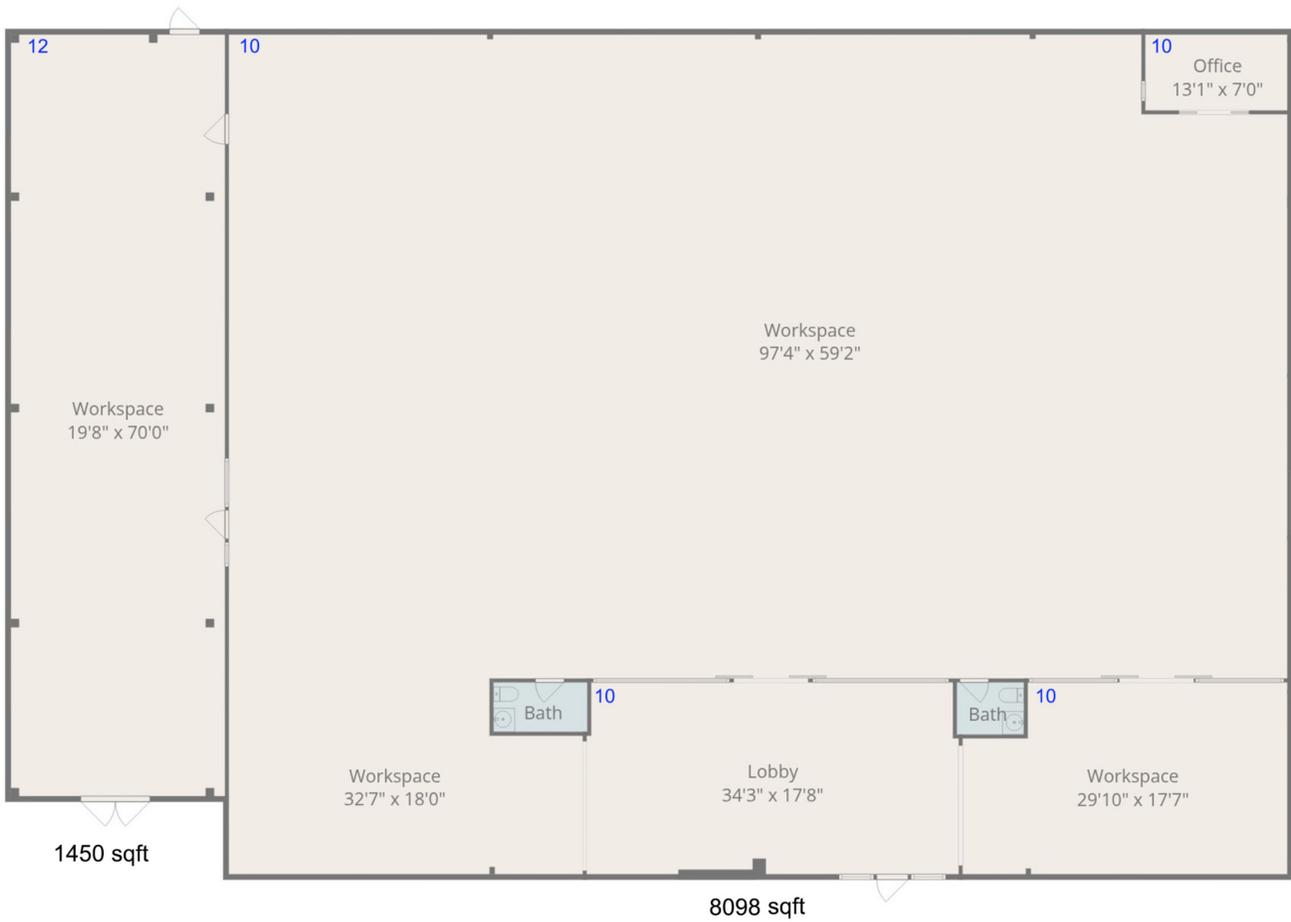
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2613 Executive Point Drive - Currently Leased

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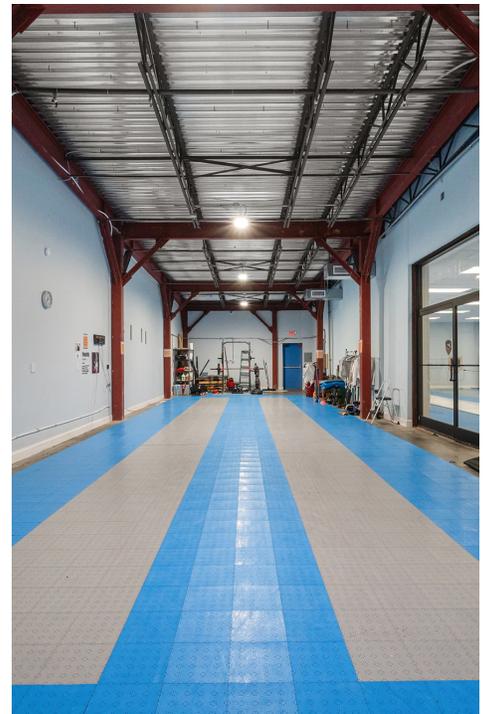
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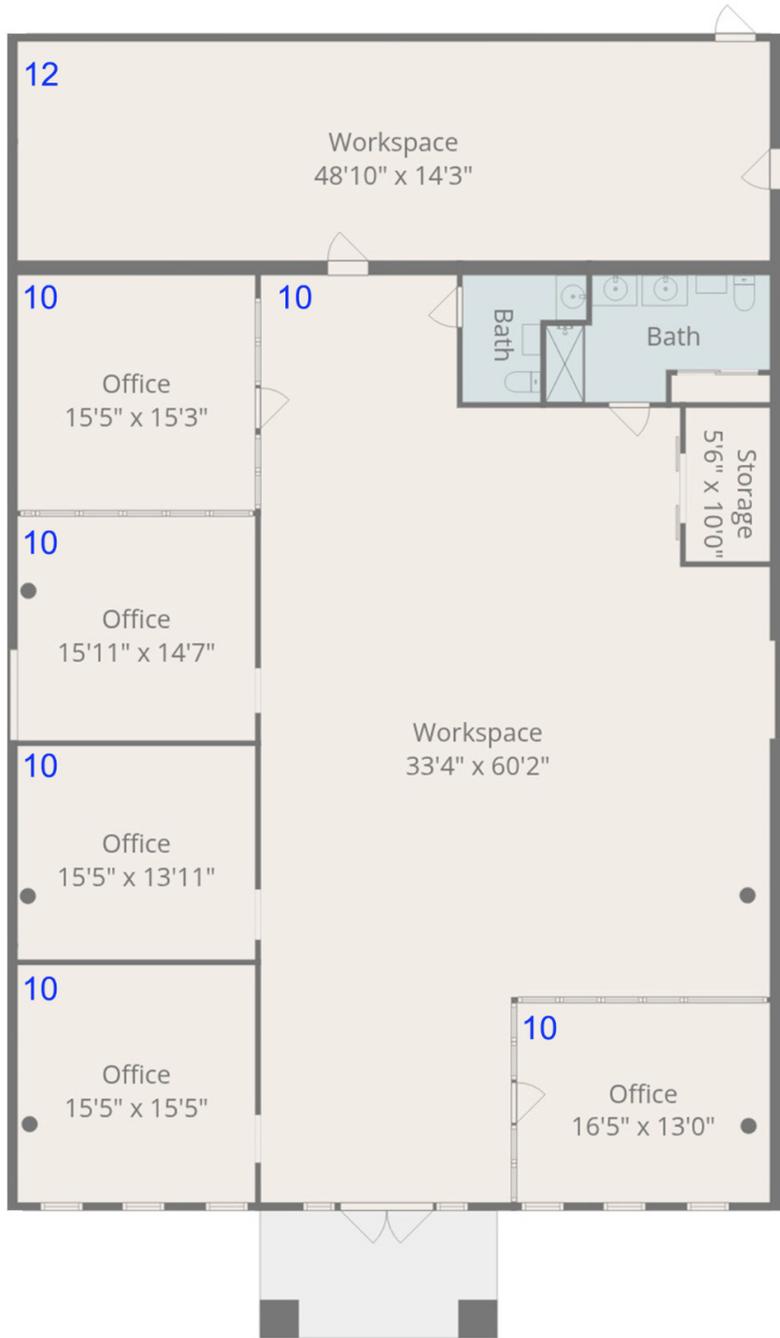
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2617 A Executive Point Drive Floorplan - 3,715 SF **3715 sqft**

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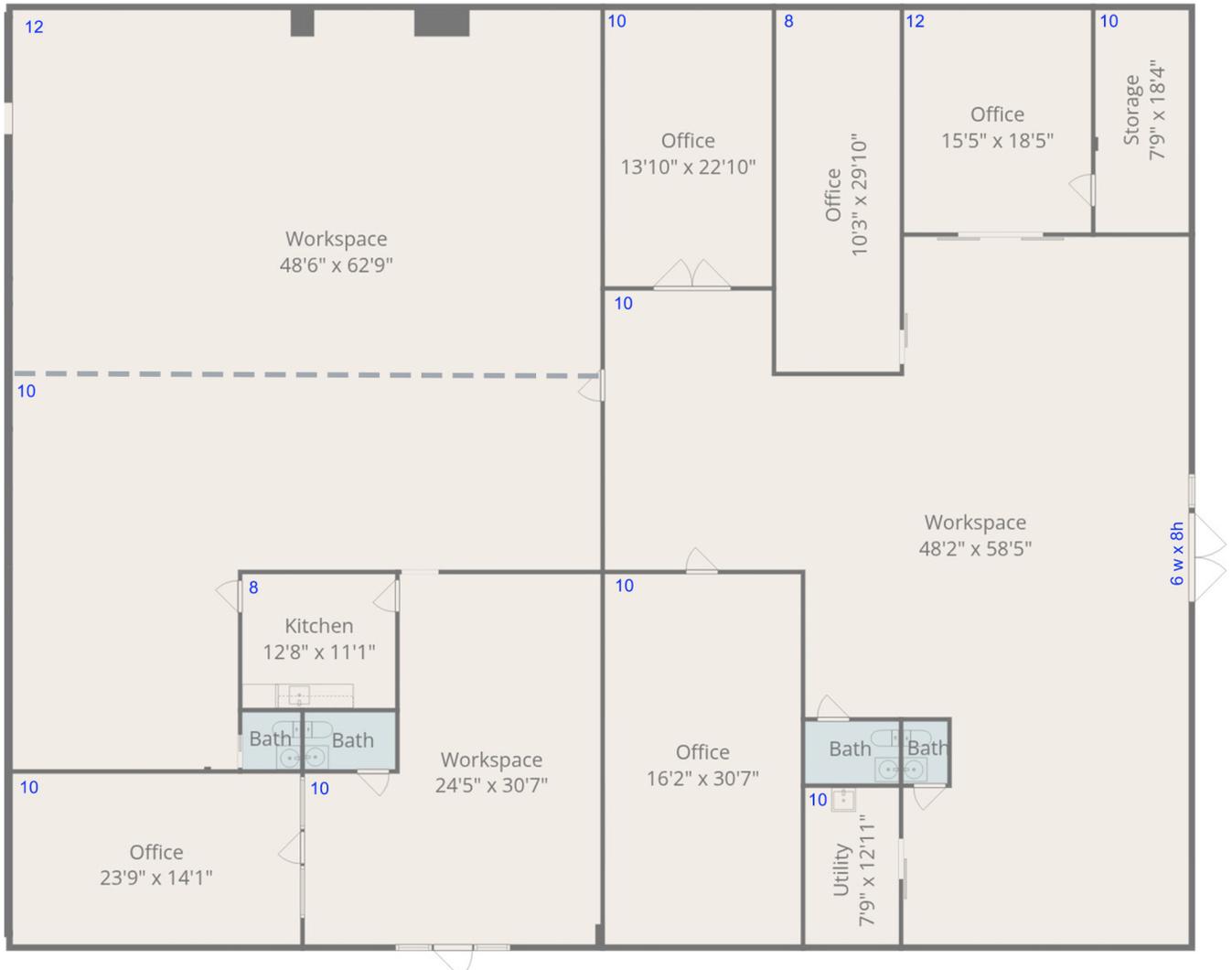
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8098 sqft

2617 Executive Point Drive - 8,098 SF

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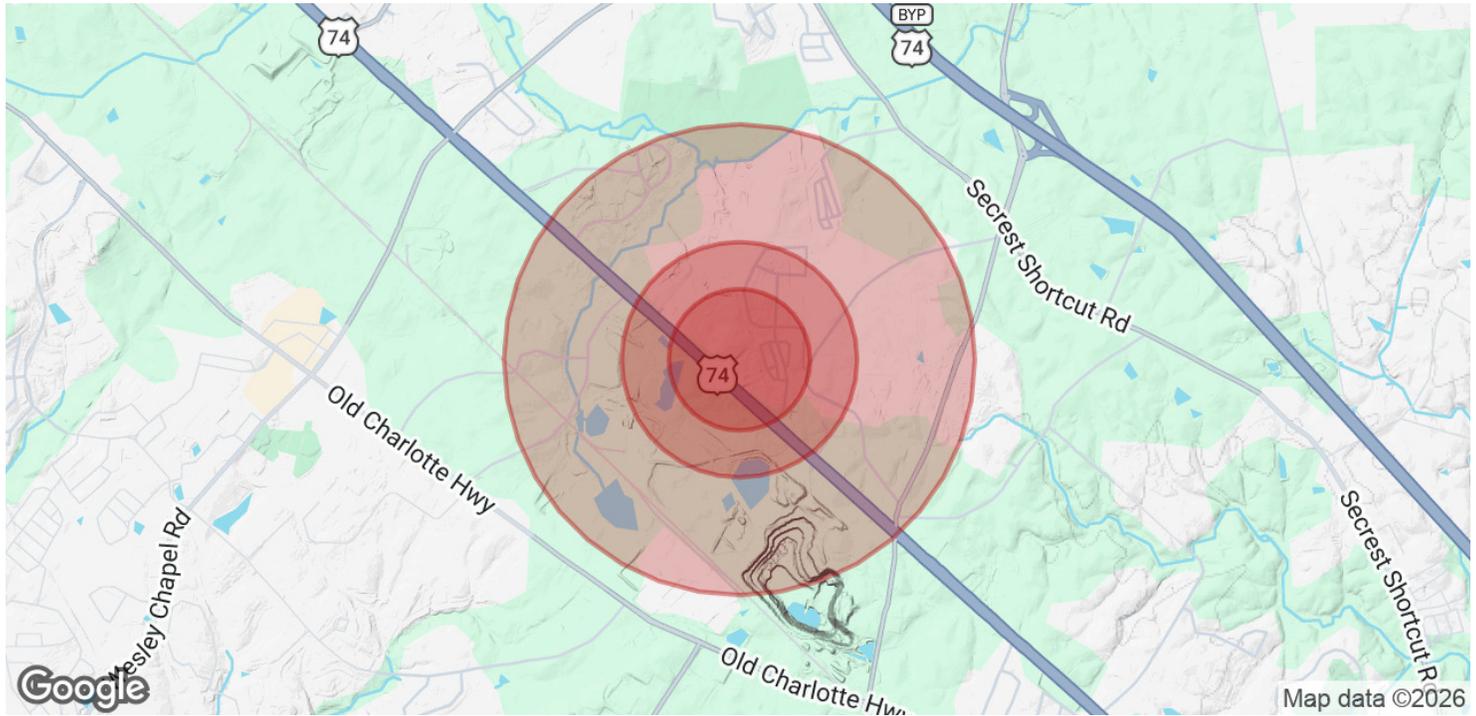
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	385	1,176	3,152
Average Age	37	37	37
Average Age (Male)	35	36	36
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	416	1,113
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$83,872	\$85,486	\$91,002
Average House Value	\$322,370	\$323,506	\$326,871

Demographics data derived from AlphaMap

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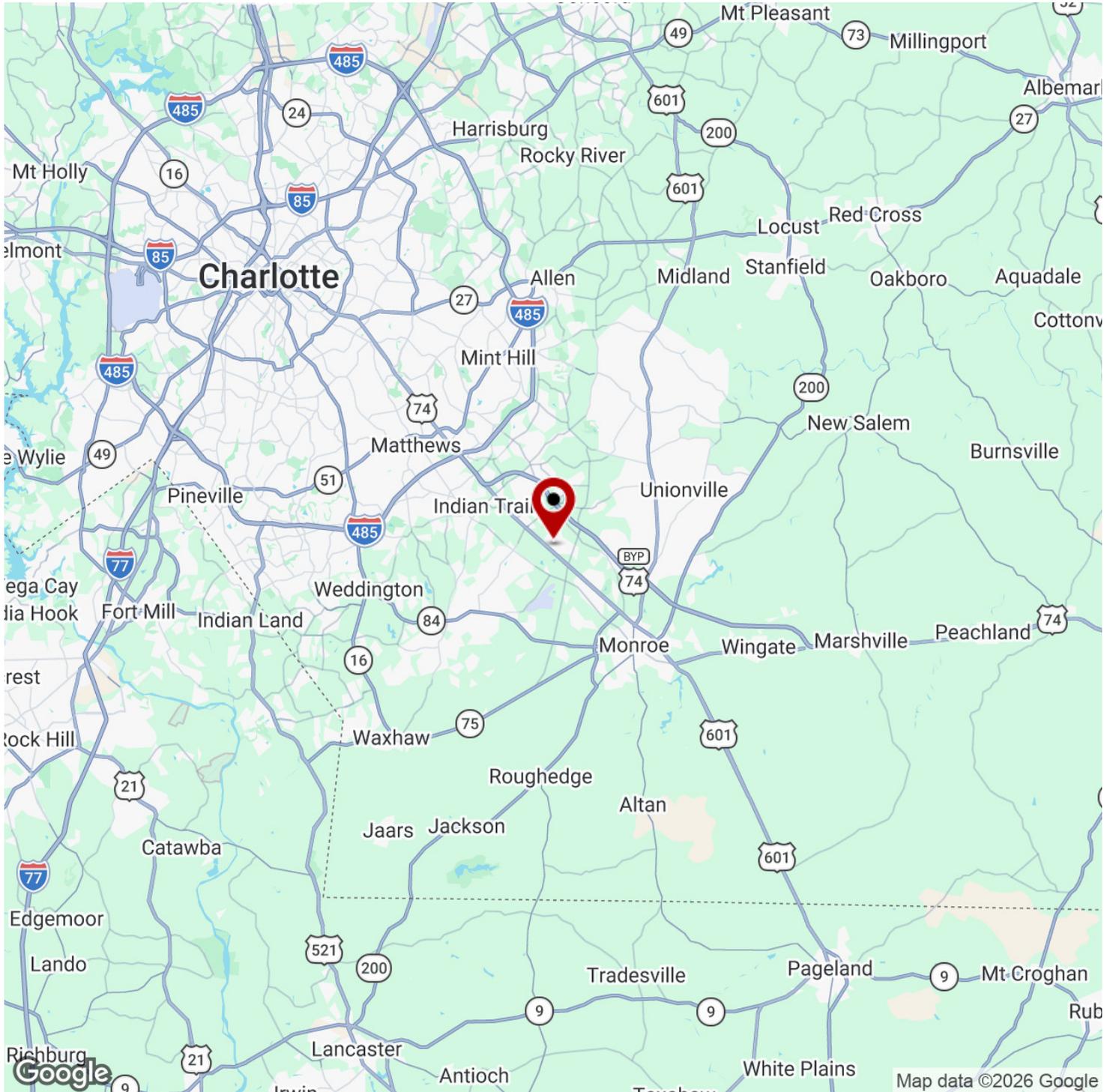
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