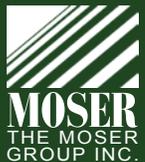


MONROE, NC | COMMERCIAL FOR LEASE



OFFERED EXCLUSIVELY BY

MACKENZIE MOSER | CCIM
Broker

O: 704.882.1700 ext. 224
M: 704.280.4649

2410 W. ROOSEVELT BLVD. SUITE A
MONROE, NC 28110 ±3,000 SF | \$22 / SF / NNN



PROPERTY OVERVIEW

2410 W. Roosevelt Blvd. in Monroe, NC is a prime location, Walmart Outparcel along a high-traffic commercial corridor with excellent visibility and easy access to major routes. Surrounding businesses include: Rolling Hills Country Club, Chick-Fil-A, Walmart Supercenter, Lowes Home Improvement, Monroe Aquatics and Fitness Center, Monroe Crossing Mall, and many other restaurants.

PROPERTY HIGHLIGHTS

- Strategically located directly on W. Roosevelt Blvd (Highway 74), this suite offers outstanding visibility and easy access for customers and clients
- CLT Metro Walmart Outparcel
- Close to abundant amenities including restaurants and retail
- High-Visibility Location on Busy US Highway 74
- High traffic counts

AERIAL VIEW



SITE LOCATION



PROPERTY DETAILS



2410

W. Roosevelt Blvd.
Monroe, NC 28110



Zoning

B3

(Neighborhood
Business)



Lease Rate

\$22 / SF

Triple Net Lease
(NNN)



Available Space

SUITE A

up to 3,000 SF



Property Type

Commercial



Parcel ID

09259156

OFFERED EXCLUSIVELY BY

MACKENZIE MOSER, CCIM

Broker

O: 704.882.1700 ext. 224

M: 704.280.4649

mmoser@themosergroupinc.com

**MOSER**
COMMERCIAL REAL ESTATE

INTERIOR PHOTOS



EXTERIOR PHOTOS



PROPERTY DEMOGRAPHICS



2410
W. Roosevelt Blvd
Monroe, NC 28110



54,500 VPD
HWY 74 & W. Roosevelt Blvd.



Population (2024)

1 mile radius	3,724	people
3 mile radius	25,516	people
5 mile radius	55,566	people



Households (2024)

1 mile radius	1,493	households
3 mile radius	8,879	households
5 mile radius	21,702	households



Average Household Income

1 mile radius	\$ 101,469
3 mile radius	\$ 92,057
5 mile radius	\$ 96,184



MOSER
COMMERCIAL REAL ESTATE