

1506 MORGAN MILL ROAD

..... Monroe, North Carolina 28110



BUILD-TO-SUIT MEDICAL OFFICE

2,500 -10,000 SF Available For Lease



1506 Morgan Mill Road offers a 1.22-acre commercial development opportunity in Monroe, North Carolina. Zoned GB (General Business), the site provides excellent visibility and access near the intersection of Morgan Mill Road and Roosevelt Boulevard (US-74).

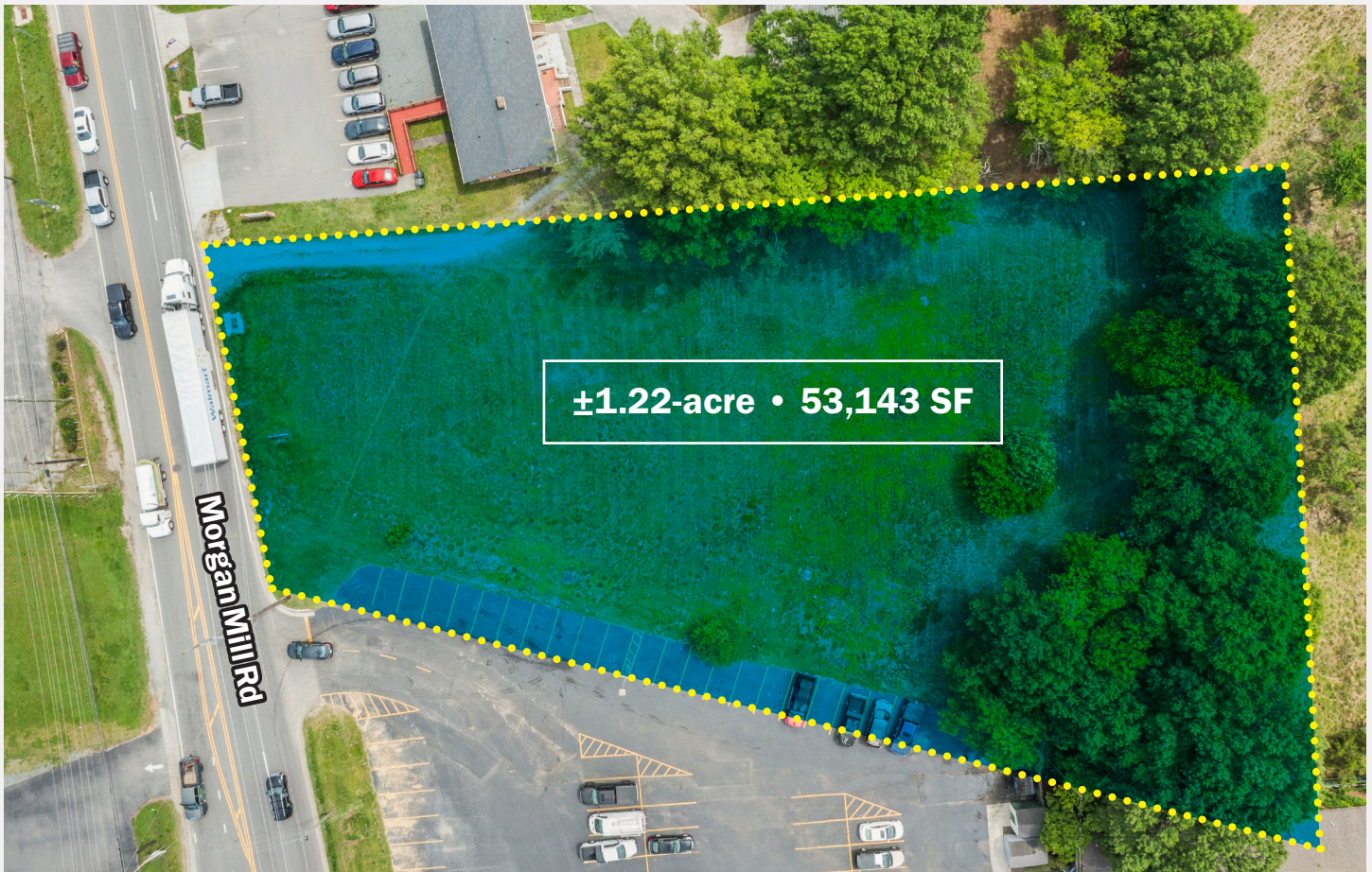
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Located within the growing Charlotte MSA, the property benefits from strong population growth and increasing healthcare demand. Surrounded by established medical providers, the site is well suited for medical office, outpatient care, specialty clinics, wellness services, and other commercial uses.

267.223.4533
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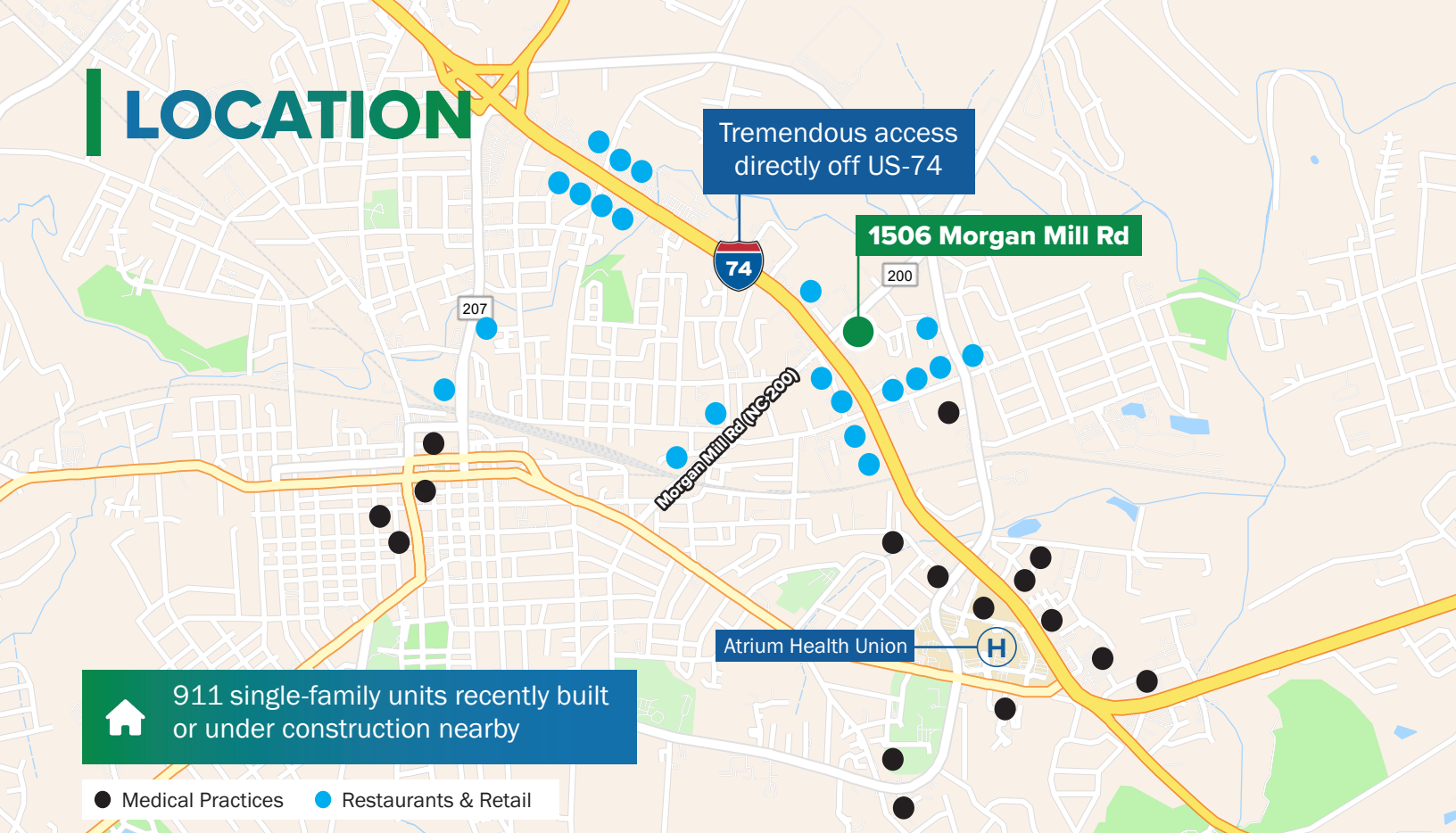
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PROPERTY HIGHLIGHTS



- ±1.22-acre (53,143 SF) commercial land parcel
- Approved for Medical Office Development
- Prime location along Morgan Mill Road right off US-74
- Excellent visibility with traffic counts exceeding 50,000 vehicles per day nearby
- Situated within the rapidly growing Charlotte-Concord-Gastonia MSA
- Strong surrounding demographics with nearly 26,500 residents within a 3-mile radius
- Utilities available to the site, including electricity and water
- Moderate-to-low flood risk location; not located within a Special Flood Hazard Area (SFHA)
- Minutes from downtown Monroe and major retail amenities

LOCATION



Located in Monroe, North Carolina,

1506 Morgan Mill Road offers a prime location near Roosevelt Boulevard (US-74) with excellent access to downtown Monroe and the Charlotte metro area.

Surrounded by growing residential communities, strong demographics, and an established healthcare network that includes numerous medical providers and Novant Health facilities, the site is well suited for medical, retail, service, or commercial development.

Major Manufacturing Developments

ATI Specialty Materials

\$300M 272,000 SF facility that will create 130 precision manufacturing jobs in Monroe

Briolf USA

\$30.5 Million 50,000 SF facility that will create 100 manufacturing jobs

Windsor Windows and Doors

570,000 SF facility recently opened creating 200 new jobs in Monroe

New Residential Developments

Simpson Farms

194 single-family homes
71 acres

Scotch Meadows

162 single-family homes
47 acres

Stewarts Crossing

169 single-family homes
89 acres

Sun Oaks

154 single-family homes
71 acres

Yardly

151 single-family &
Duplex apartments

Sutton Place Townhomes

81 attached townhomes

WHERE VISIBILITY MEETS OPPORTUNITY



Atrium Health

1506 Morgan Mill Rd

Morgan Mill Rd



For Leasing Opportunities:

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A FOUNDATION FOR FUTURE GROWTH

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