

Office For Sale

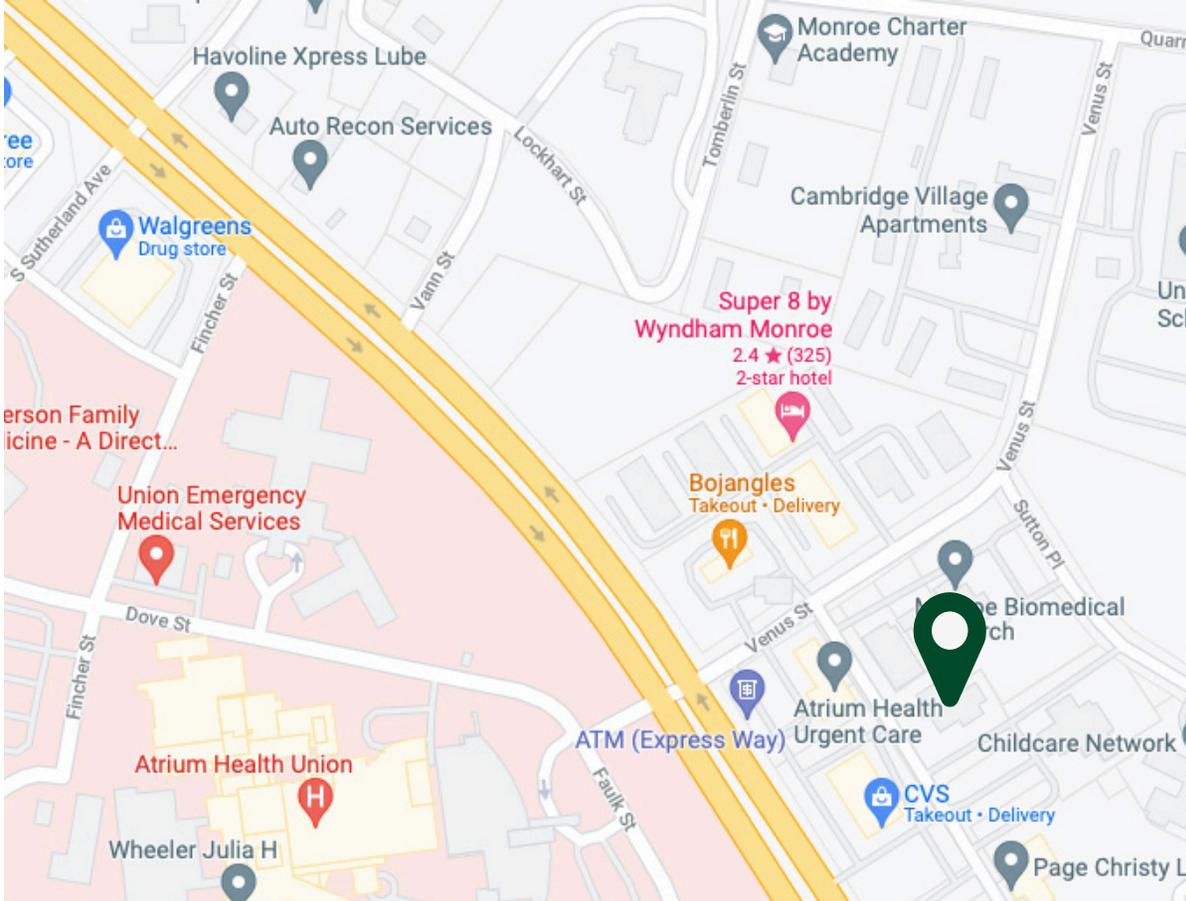
- Located in an OPPORTUNITY ZONE *(See next page)
- +/- 6,100 SF Multi Tenant Medical Office Building

701 E. Roosevelt
Boulevard, Building 200
Monroe, NC 28112



Isaac Harrow
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Building Highlights

Property Address	701 E. Roosevelt Boulevard, Building 200 Monroe, NC 28112
Building Size	+/- 6,100 SF
Available SF	+/- 2,922 SF
Leased SF	+/- 3,334 SF
Acreage	+/- 1.1 AC
Submarket	Union County
Parcel ID	09156015B

- Located across from the Atrium Monroe Hospital in Monroe in an existing Medical Park.
- Great opportunity for an owner-user to occupy office space and have rental income. Please inquire to receive rental income information.

*Opportunity Zone

The Opportunity Zones Program (Sec. 13823) provides tax incentives for qualified investors to re-invest unrealized capital gains into low-income communities throughout the state, and across the country...

Investments made by qualified entities known as Opportunity Funds into certified Opportunity Zones will receive three key federal tax incentives to encourage investment in low-income communities including:

- Temporary tax deferral for capital gains reinvested in an Opportunity Fund
- Step-up in basis for capital gains reinvested in an Opportunity Fund
- Permanent exclusion from taxable income of long-term capital gains

Source: <https://public.ncommerce.com/oz/#section-overview>

Demographics

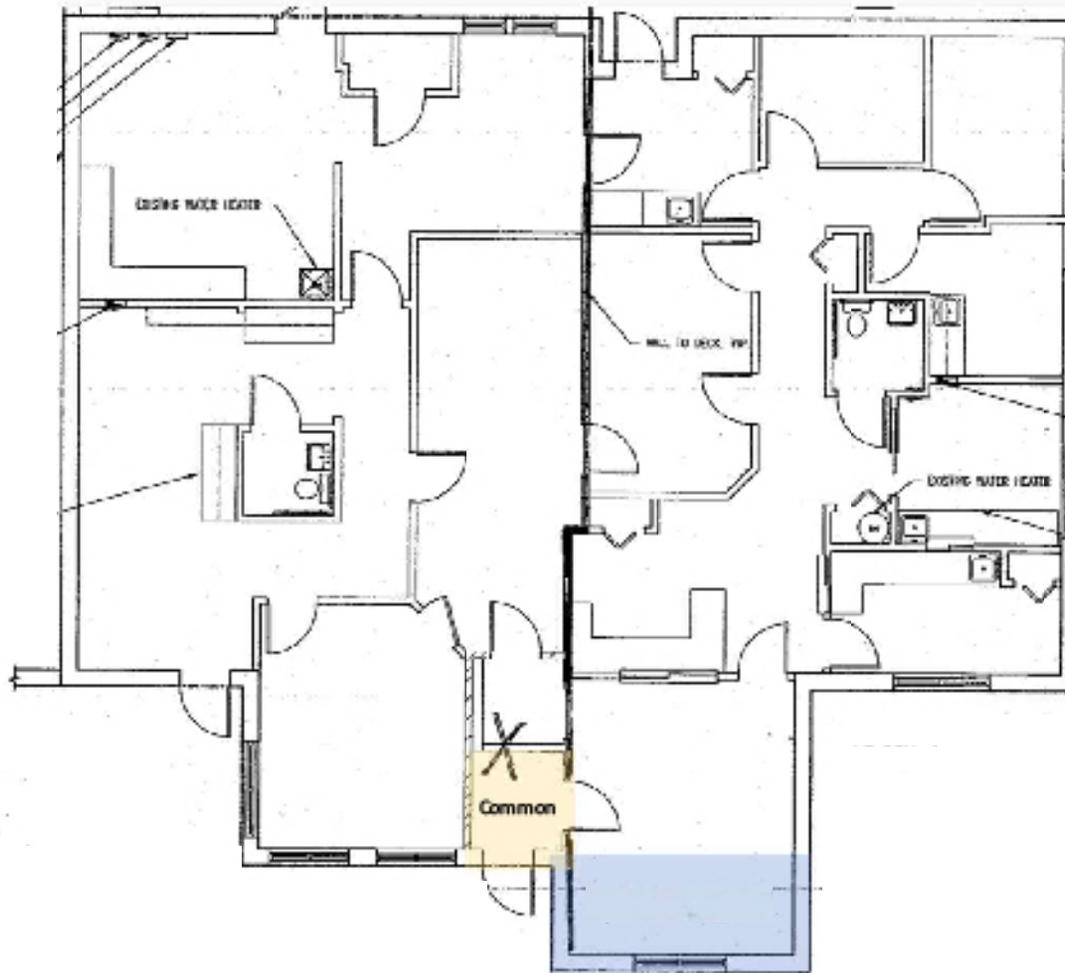
	3 Mile	5 Mile	10 Mile
Population	20,612	40,341	125,012
Households	6,730	13,571	42,138
Average HH Income	\$47,974	\$72,881	\$90,065

Asking:

\$1,416,477 (6.5% CAP)

Floorplan

Available Unit



Krysta Bragg, FNP

Atrium Health Union

E Independence Blvd (74)

Camp Sutton
Historic Marke

Atrium Pain
Management

Darst
Dermatology

Monroe
Biomedical
Research

Dr. Philip Igbinadolor
Dentistry

FOR SALE

200A- Pinnacle
Dermatology

200B - Available
for lease or owner
occupancy
(~3,000 SF)

Daymark
Recovery Services

New 6,000 sqft Medical Building

Construction
beginning Fall 2023



Dr. Philip Igbinalolor
Dentistry

FOR SALE

200A
Pinnacle
Dermatology

200B
Available for lease
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Atrium Pain
Management

Darst Dermatology

Darst
Dermatology

Monroe
Biomedical
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Daymark
Recovery Services

Medical Park Zone
Renovation Scheduled
Summer 2023



+/- 6,100 SF Office Building

Available for Sale



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