

SALE

510 MORGAN MILL RD
510 Morgan Mill Rd Monroe, NC 28110



PROPERTY DESCRIPTION

Busy auto sales and auto body shop ideally located on Morgan Mill road. Close proximity to US-HWY 74 and downtown Monroe allows for ease of access to clientele and employees. Shop situated near multiple amenities, including restaurants, fast food, convenience stores and gas stations, hotels and more. Completely fenced-in lot allows for storage of cars, trucks and more. Climate controlled warehouse allows for continued use or new user to up-fit to desired use. OWNER OCCUPIED. DO NOT STEP ON WITH OUT EXPRESS PERMISSION

PROPERTY HIGHLIGHTS

- Office building and breakroom (1,972.2 SF)
- Warehouse/Shop (7,590 SF)
- GB (General Business Zoning)
- Ideal uses including retail, auto body/repair ship auto sales, commercial vehicle parking.
- Recently renovated office
- Climate controlled shop
- 2 drive in bay doors
- Paved Parking
- 2.24 Acres
- Completely fenced in
- Parcel ID: 09189014A

OFFERING SUMMARY

Sale Price:	\$1,499,000
Number of Units:	1
Lot Size:	2.24 Acres
Building Size:	9,507 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	164	465	1,952
Total Population	505	1,410	5,759
Average HH Income	\$53,220	\$54,554	\$68,358

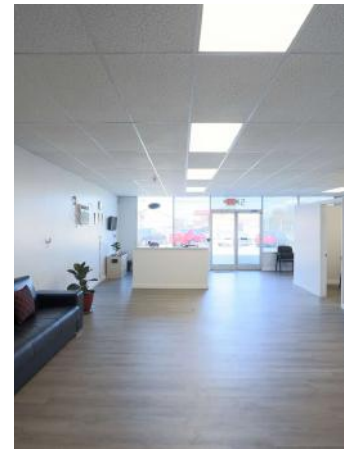
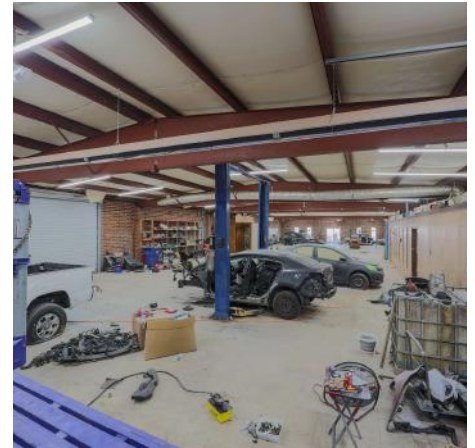
Ryan Pilsy
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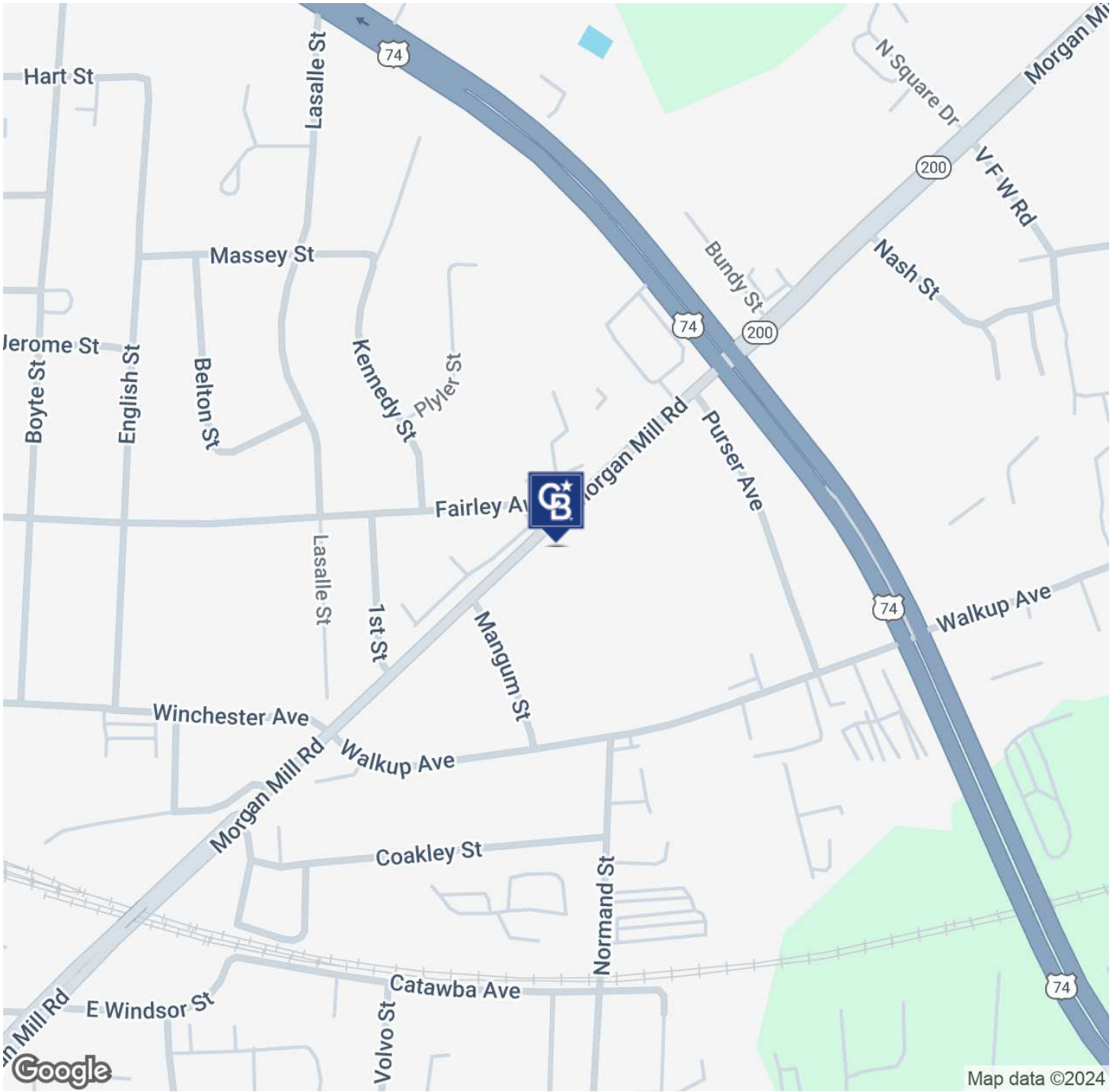


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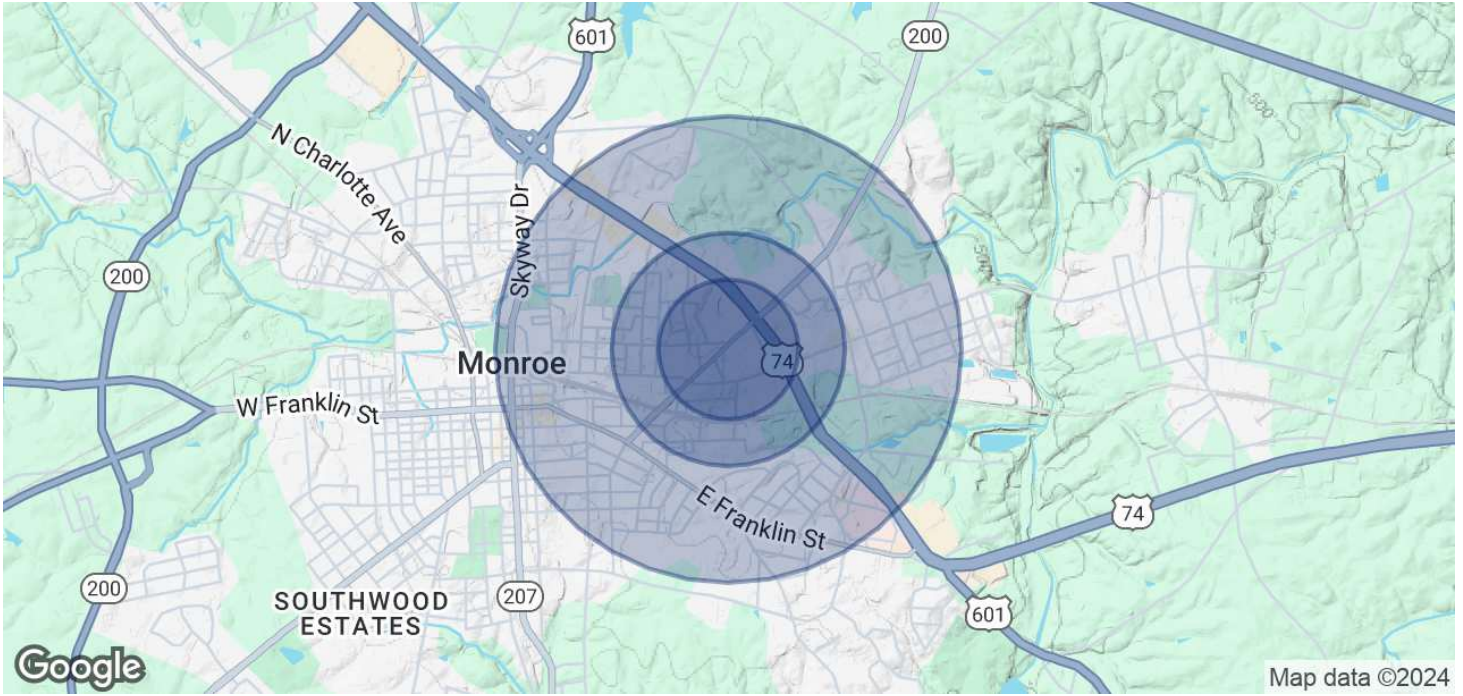
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	505	1,410	5,759
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	164	465	1,952
# of Persons per HH	3.1	3	3
Average HH Income	\$53,220	\$54,554	\$68,358
Average House Value	\$273,247	\$275,008	\$294,467

Demographics data derived from AlphaMap

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