### 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** (980) 339-9174

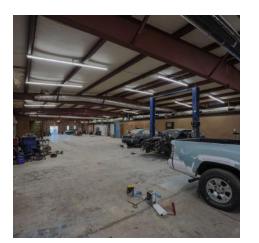


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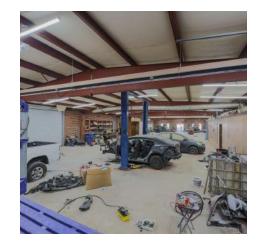
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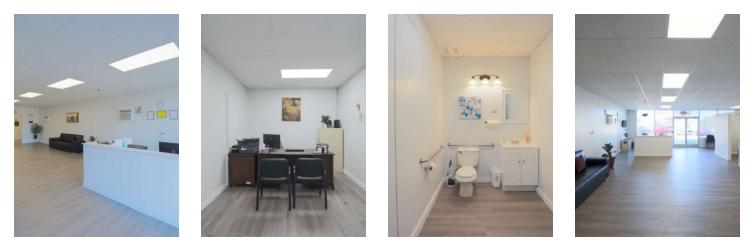












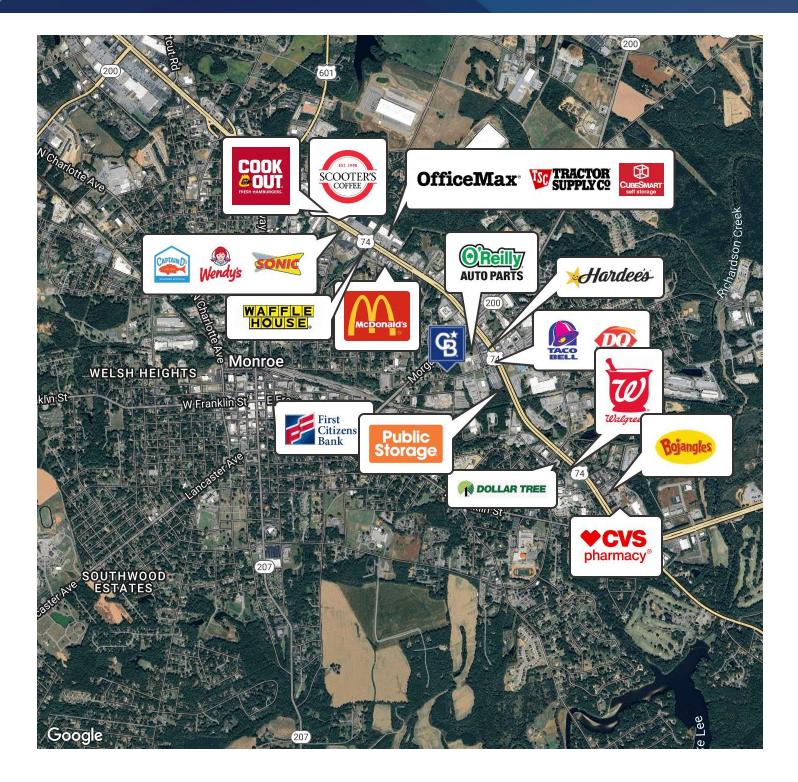
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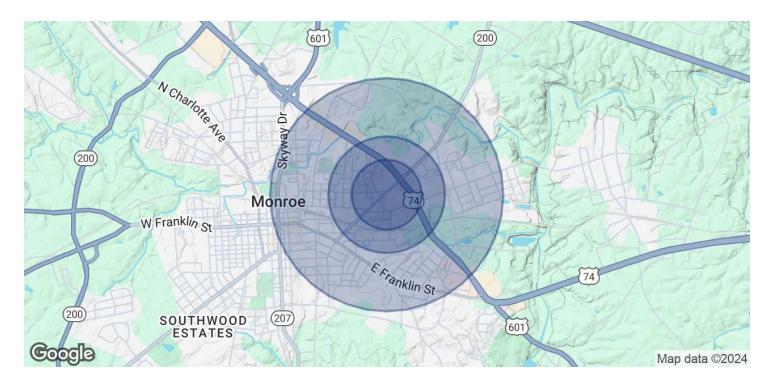
Morgan Mi N Square Dr Lasalle St 74 Hart St JEWRd 200 Bundy St. Nash St Massey St 74 (200) Kennedy St lerome St English St Belton St Boyte St lorgan Mill Rd purser Ave ශු් Fairley A Lasalle St Walkup Ave Mangum St 74 1st St Winchester Ave Morgan Mill Rd Walkup Ave Coakley St Normand St A Mill Rd Catawba Ave 74 E Windsor St S Volvo Coorle Map data ©2024

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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

	10121110036110103	104	405	1,302
	# of Persons per HH	3.1	3	3
Average House Value \$273,247 \$275,008	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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