

**+/-3,884 SF
Retail/Flex Unit
for Lease**

KASS APPLIANCES
NEW • USED • PARTS • REPAIR

OPEN

12
Months

Shop
without
credit
Compre
sin crédito

1635

1635 A Morgan Mill Rd.
Monroe, NC 28110

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THE SPACE

Location	1635 A Morgan Mill Rd. Monroe, NC 28110
County	Union
APN	09188115
Square Feet	3,884
Annual Rent PSF	\$15.00
Lease Type	MG

HIGHLIGHTS

- +/- 3,884 SF Unit
- \$15.00/SF MG
- 3 Phase Power
- 1 office, 2 restrooms
- 10'x8' dock door
- +/-1.1 Acre Lot
- Zoning: GB - General Business

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,291	24,312	44,694

AVERAGE HOUSEHOLD INCOME

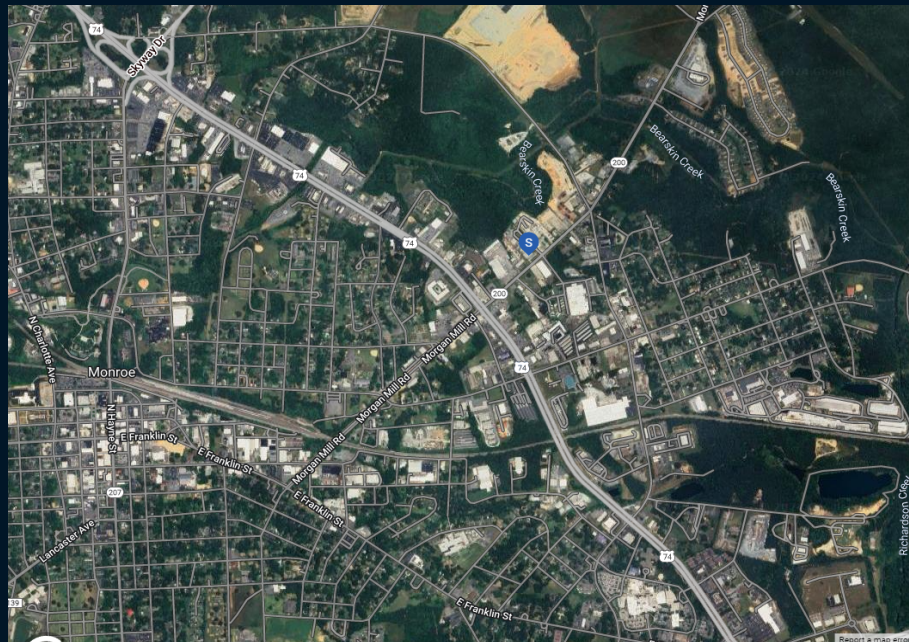
1.00 MILE	3.00 MILE	5.00 MILE
\$74,263	\$86,557	\$92,187

NUMBER OF HOUSEHOLDS

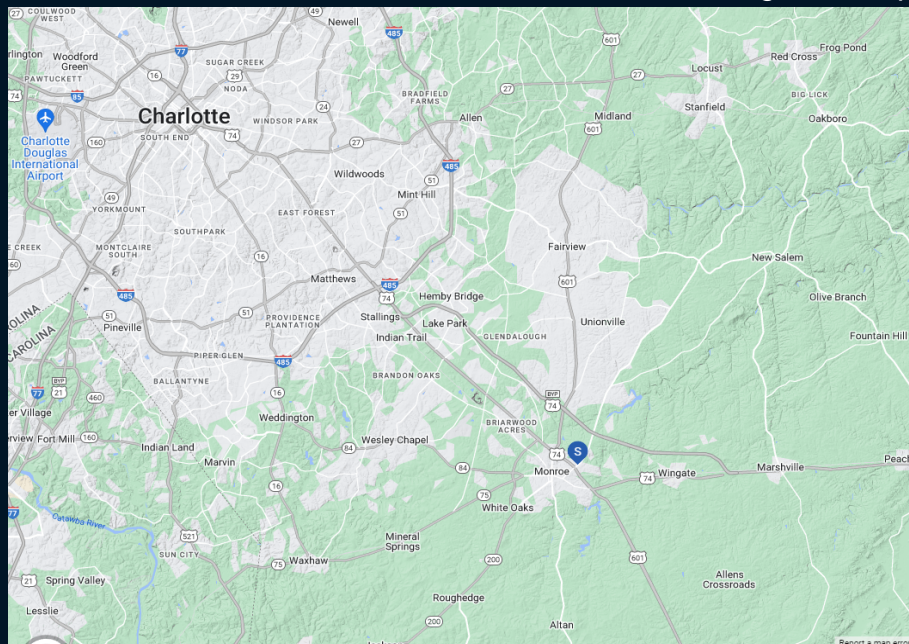
1.00 MILE	3.00 MILE	5.00 MILE
1,304	8,565	15,636

- Located on Morgan Mill Rd in Monroe, NC. Convenient access to the Monroe Bypass from the Morgan Mill exit. .2 Miles from Hwy 74.

Locator Map



Regional Map

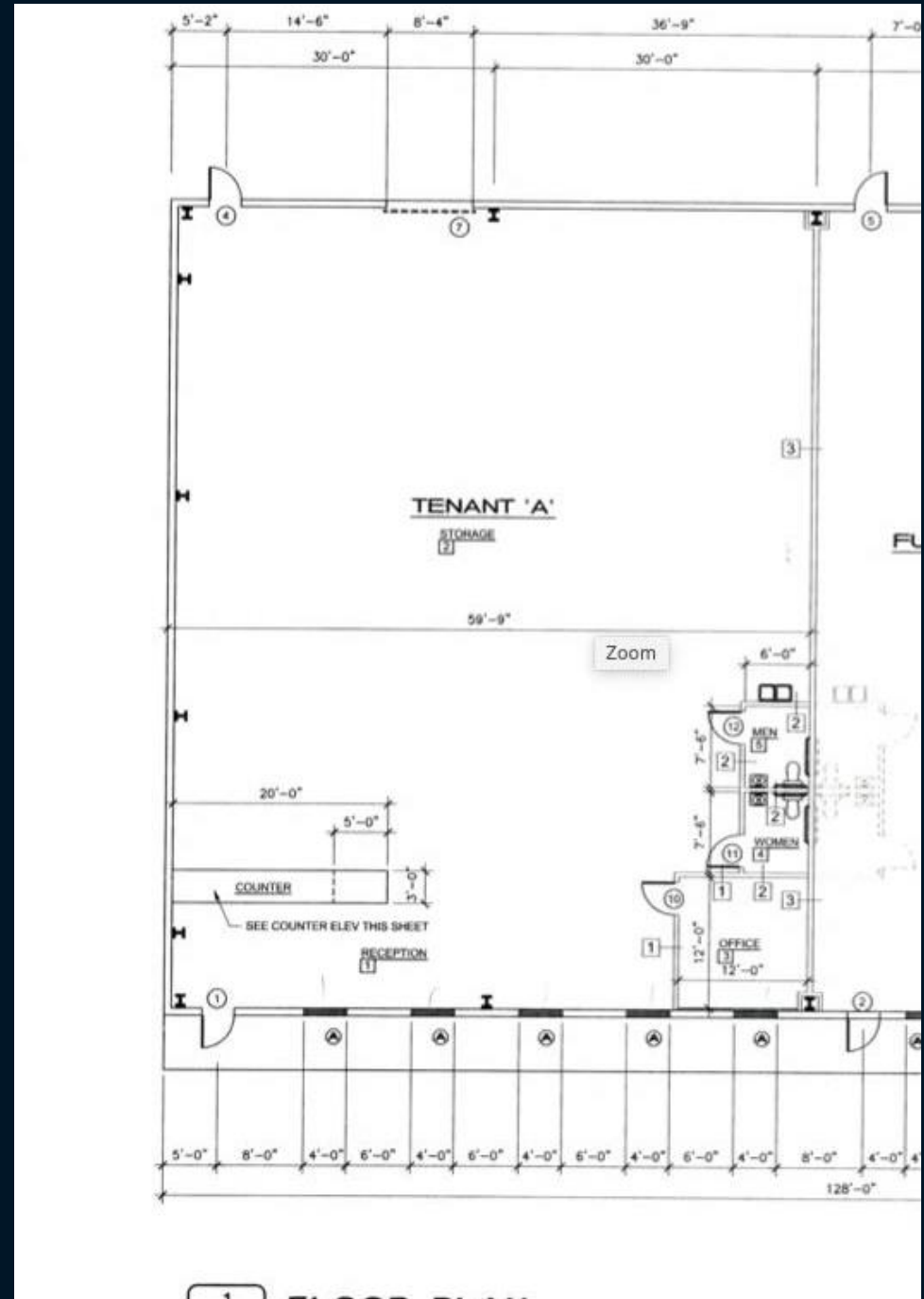


PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	9,600
LAND ACRES	1.129
YEAR BUILT	2004
YEAR RENOVATED	2024
ZONING TYPE	GB
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	3 Phase
LIGHTING	LED





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