

RETAIL FOR LEASE

2725 OLD MONROE ROAD

Stallings, NC 28104



PROPERTY DESCRIPTION

Positioned on Stallings Road, where visibility meets potential, your business gains the spotlight it deserves. This town is on the rise, with a community that's eager to support local businesses. Capitalize on the buzz and foot traffic as you become an integral part of the town's vibrant story.

PROPERTY HIGHLIGHTS

- With an expansive layout, the possibilities are endless – whether you're curating an entertainment venue, a showroom, or a dynamic retail, this property is a blank canvas.
- Part of Stallings proposed Downtown District area
- Large green space available providing both indoor/outdoor uses with ample parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	+/- 12,216 SF
Lot Size:	4.14 Acres
Building Size:	12,216 SF
Zoning:	CITY
Ceiling Height:	12' to drop ceiling, 15.8' to steel beams
Roll-up Doors:	4
Parcel Number:	07126007A
Year Built:	1973

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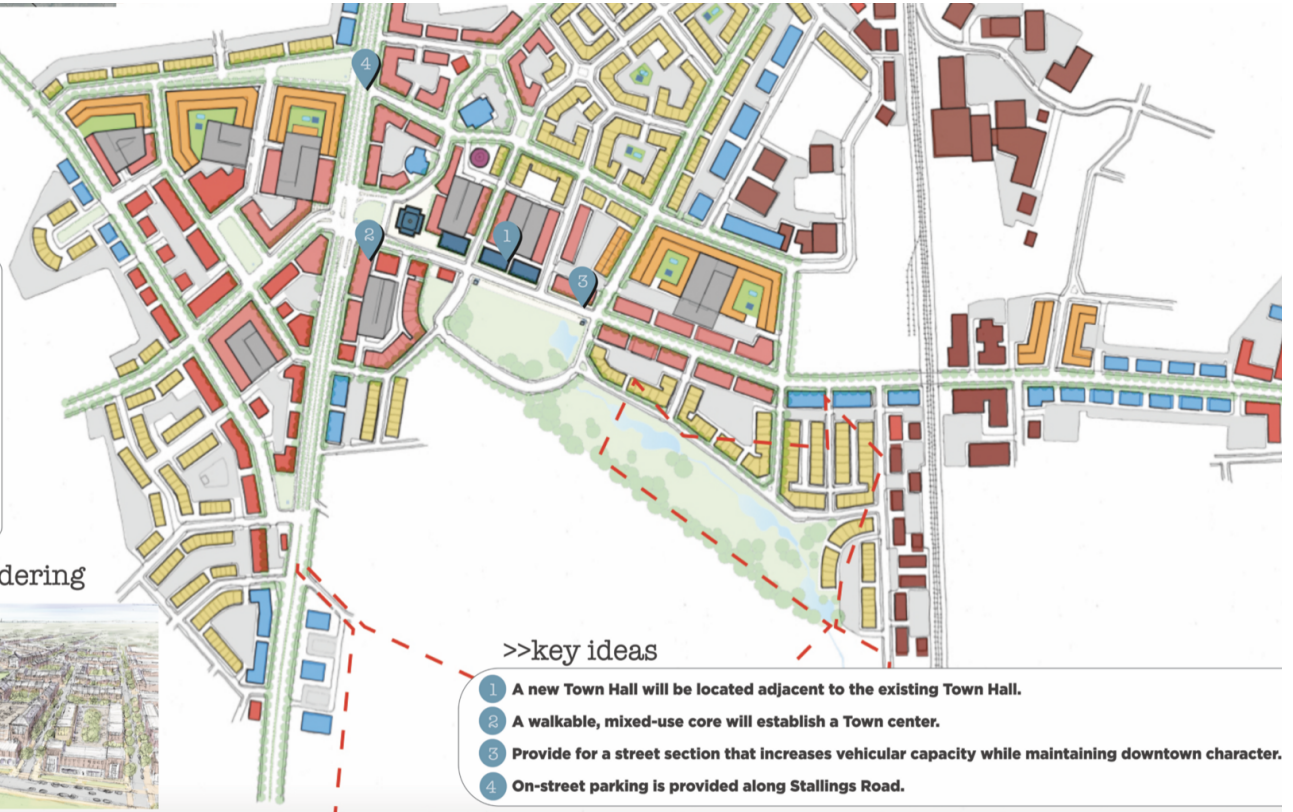
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proposed land use

- and use legend:
- ATTACHED RESIDENTIAL
 - MULTI-FAMILY
 - MIXED USE
 - RETAIL
 - OFFICE
 - WORKPLACE
 - CIVIC
 - UTILITY
 - SURFACE PARKING
 - STRUCTURED PARKING
 - MUNICIPAL LIMITS

bird's-eye rendering



>>key ideas

- 1 A new Town Hall will be located adjacent to the existing Town Hall.
- 2 A walkable, mixed-use core will establish a Town center.
- 3 Provide for a street section that increases vehicular capacity while maintaining downtown character.
- 4 On-street parking is provided along Stallings Road.

Rendering of Stallings proposed Downtown District

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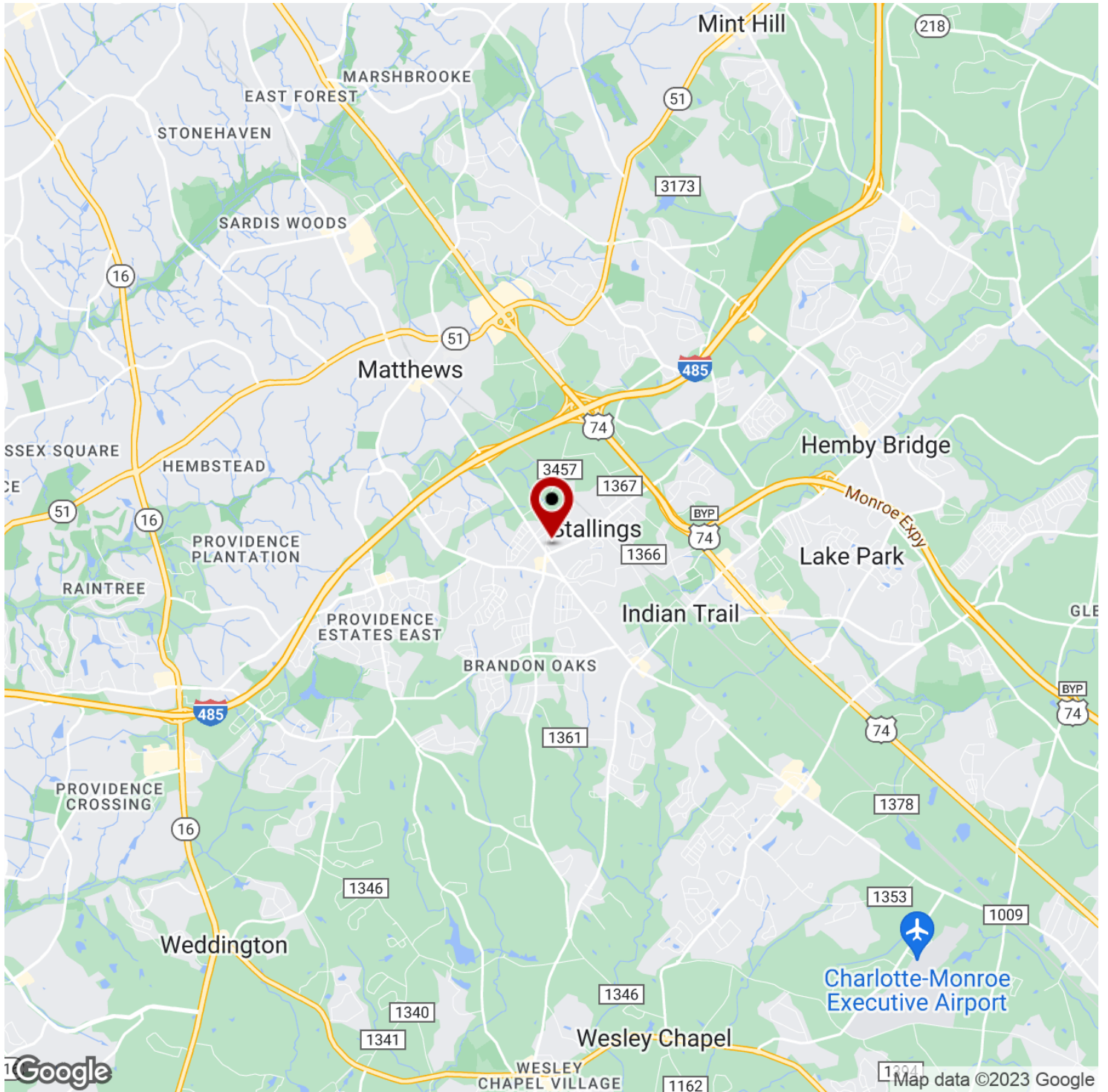
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