

# 4.4 Acre Commercial Lot for Sale

OFFERING MEMORANDUM

507 E Roosevelt Blvd  
Monroe, NC 28112

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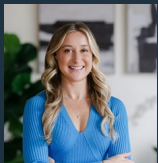
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*Exclusively Marketed by:*



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# 4.4 ACRE COMMERCIAL LOT FOR SALE

01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	507 E Roosevelt Blvd Monroe NC 28112
COUNTY	Union
PRICE	\$1,975,000
LAND ACRES	4.4
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	General Business
# OF PARCELS	1
APN	09156027

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	4,059	21,329	43,615
2025 Median HH Income	\$64,350	\$59,277	\$72,077
2025 Average HH Income	\$84,682	\$80,592	\$89,637

- 507 E Roosevelt Blvd is a 4.40-acre commercial land parcel located on Hwy 74 / E Roosevelt Blvd in Monroe, North Carolina, offering excellent visibility and accessibility with frontage on E Roosevelt Blvd, Vann St and Lockhart St. With average daily traffic counts of over 39,500 vehicles, this site is ideal for retail development, medical offices, service businesses, or mixed-use projects. The current billboard lease is below prevailing market rates, presenting a value add opportunity for a future owner.

The property is strategically positioned near Atrium Health Union West, retail centers, and other high-traffic commercial corridors, making it a strong candidate for investors seeking high-exposure commercial real estate in Monroe, NC. Zoned General Business (GB), the land offers flexibility for a variety of commercial uses and is supported by nearby utilities and infrastructure.

# 4.4 ACRE COMMERCIAL LOT FOR SALE

02

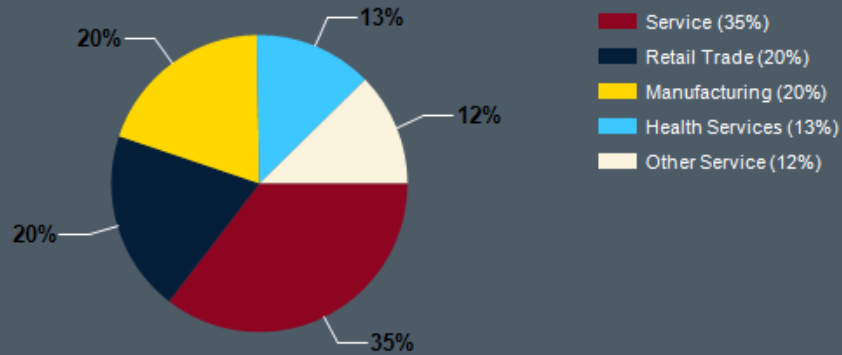
## Location

Location Summary

Aerial View Map

- Prime 4.40-acre commercial land on Hwy 74 / E Roosevelt Blvd in Monroe, NC, with high visibility and ~39,500 vehicles per day. Close to Atrium Health Union West, retail centers, and other commercial developments.

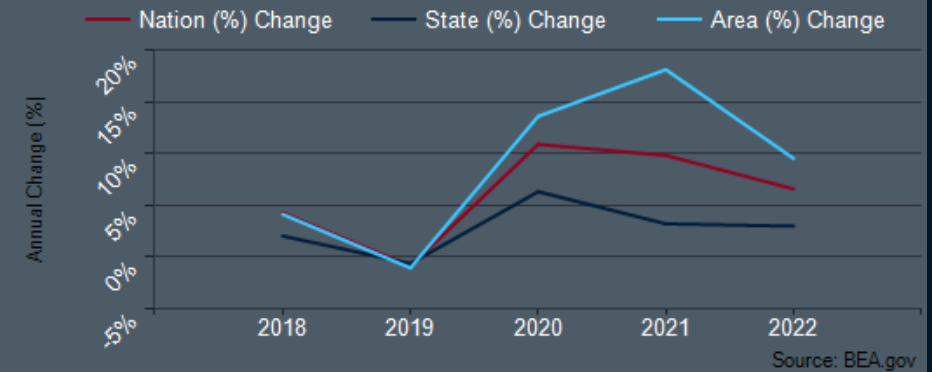
### Major Industries by Employee Count



### Largest Employers

Wal-Mart Associates Inc.	500,999
Pilgrim's Pride Corporation	500,999
City of Monroe	500,999
Union County Schools	1,000
Tyson Farms, Inc.	1,000
ATI Specialty Materials	1,000
Union County, NC	1,000
Harris Teeter	1,000

### Union County GDP Trend





# 4.4 ACRE COMMERCIAL LOT FOR SALE

03

Property Description

Property Features



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## PROPERTY FEATURES

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LAND ACRES	4.4
# OF PARCELS	1
ZONING TYPE	General Business
TRAFFIC COUNTS	39,500

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## NEIGHBORING PROPERTIES

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NORTH	Atrium Health Union West (Hospital)
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## UTILITIES

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WATER	Near Site
SEWER	Near Site
ELECTRICITY / POWER	City of Monroe
GAS / PROPANE	City of Monroe

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