



1826 Pageland Highway

Monroe, North Carolina 28112

White Store Rd



Site

Pageland Hwy

18,000 VPD

Available for Sale

+/- 2,480 SF on +/- 1.07 AC

Property Overview

1826 Pageland Highway Available for Sale

The Nichols Company presents 1826 Pageland Hwy, an industrial property for sale in Monroe, NC. This property offers excellent visibility and frontage on Pageland Hwy, featuring +/- 2,480 SF on +/- 1.07 acres. It includes a service garage with two drive-in bays and is located just 1 mile from Hwy 74, providing easy access to Charlotte and 3.2 miles from downtown Monroe.

Property Details

Address 1826 Pageland Highway | Monroe, NC, 28112

Availability +/- 2,480 SF Available for Sale

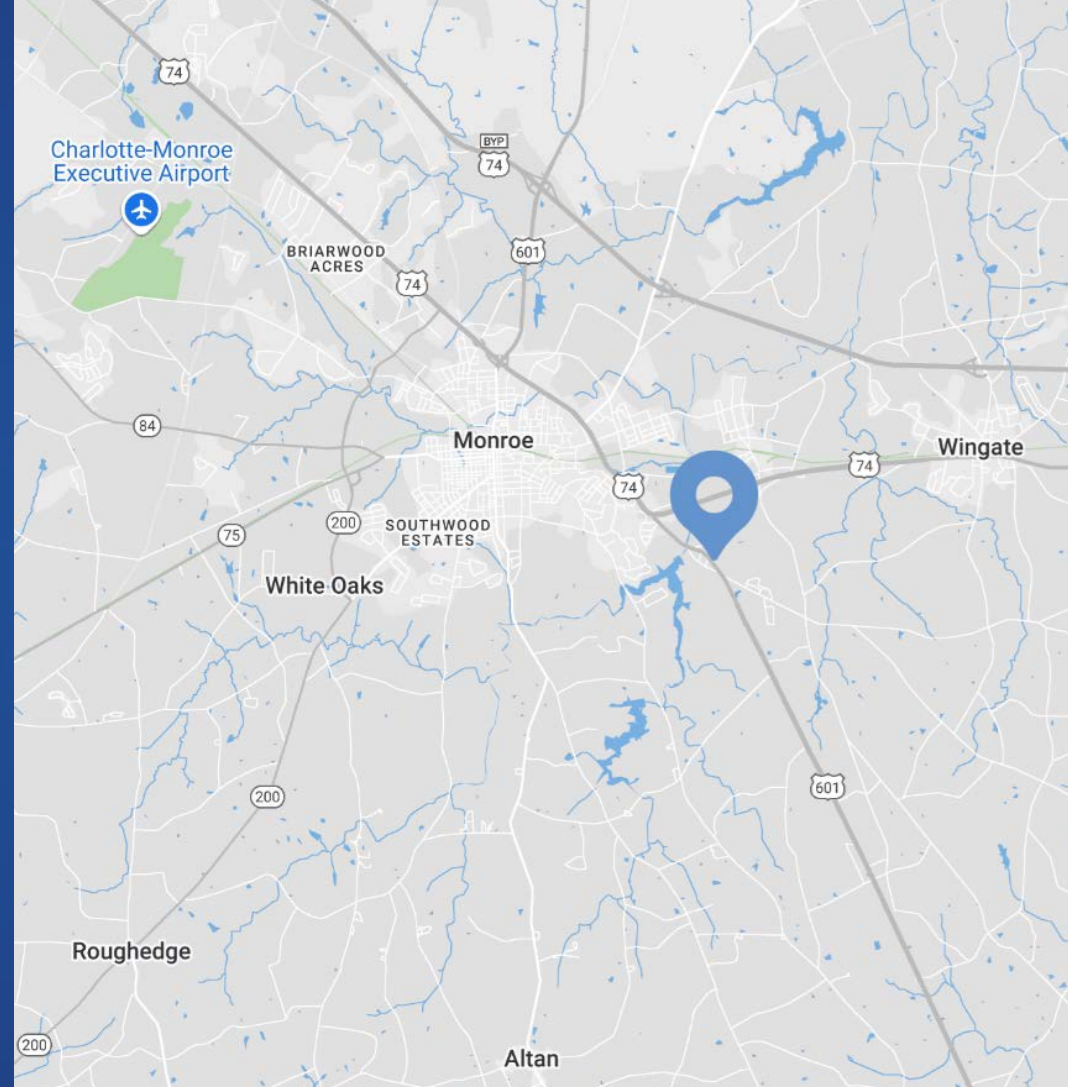
Acreage +/- 1.07 AC

Parcel 09125137

Zoning Commercial Mixed Office/Medical

Traffic Counts Pageland Hwy | 18,000 VPD

Sale Price Call for Details



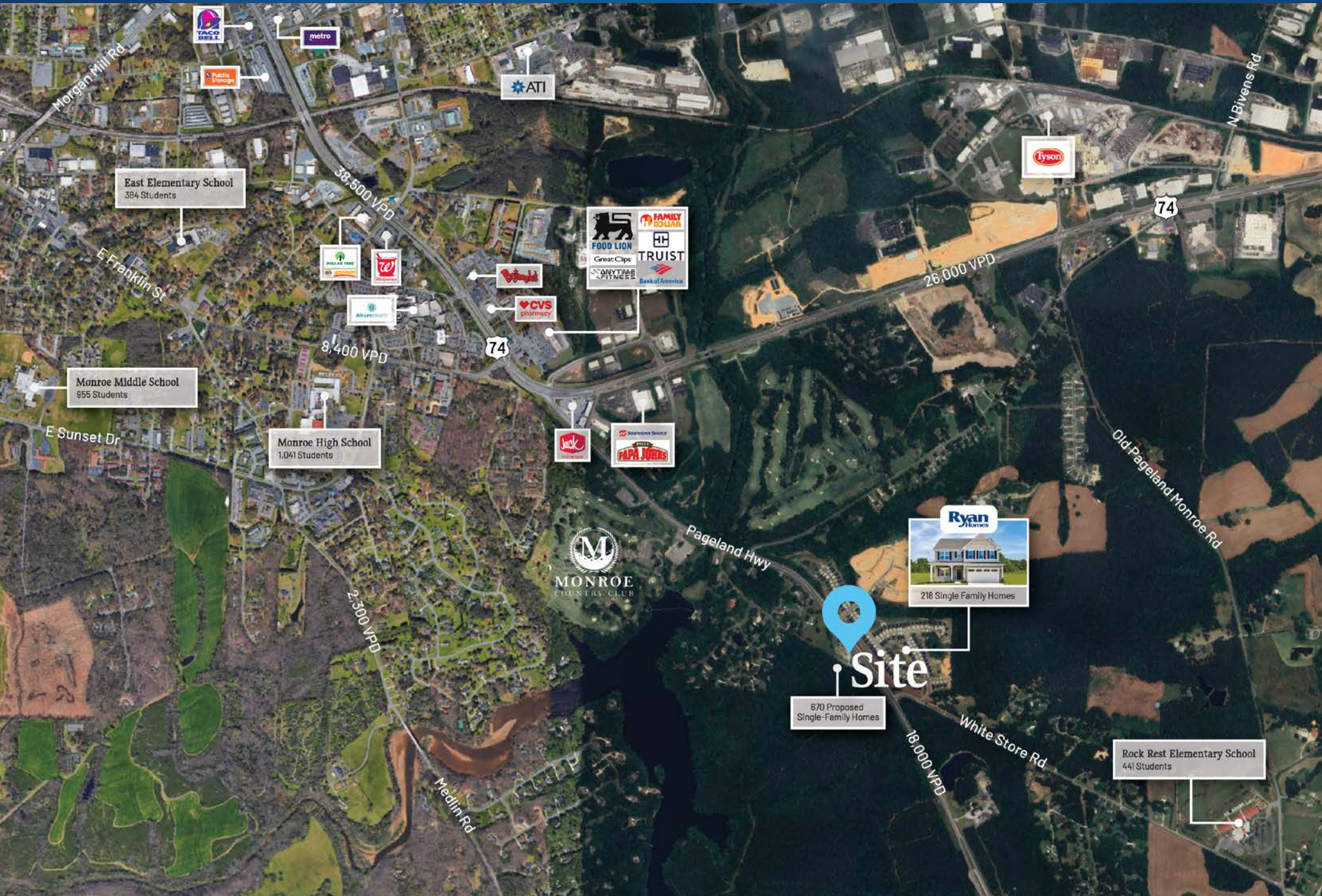
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	1,382	15,446	35,856
Avg. Household Income	\$107,952	\$82,533	\$85,291
Median Household Income	\$83,415	\$57,252	\$62,493
Households	442	5,178	12,051
Daytime Employees	975	13,172	21,244

Property Photos



Market Overview



Monroe

North Carolina

Monroe, a vibrant and progressive city, is the heart of retail, government, culture, and industry in Union County. Its extensive Historic District, with stately homes and a revitalized downtown, attracts businesses globally to its industrial hub and ever-growing retail marketplace. City-led revitalization efforts are transforming downtown into a family-friendly destination, featuring live music, antique car shows, and outdoor movies, alongside the charming, tree-lined streets. The historic Union County Courthouse and Main Street also serve as scenic backdrops for major film productions. South Piedmont Community College, located on Old Charlotte Highway, bolsters Monroe's economic and educational growth with diverse degree programs, continuing education, and workforce training.





218 Single Family Homes

670 Proposed
Single-Family Homes

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.