



**FOR
LEASE**

2335 W. ROOSEVELT BLVD

MONROE, NC 28110

**2,865 SF | END CAP
FORMER VISION WORKS**

LISTING BROKER:

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PROPERTY HIGHLIGHTS

- » 6,856 SF retail strip center
- » 2,865 SF, former Visionworks end-cap unit
- » Co-anchors are Tropical Smoothie and Chipotle adjacent to Matters Firm, Firehouse Subs and The Vitamin Shoppe
- » Located on the heavily trafficked I-74 (50,000 AADT)
- » Across from Roosevelt Commons which includes Lowe's Home Improvement and Walmart Supercenter
- » Three HVAC systems two units at 5 tons and one unit at 4 tons
- » 10/1,000 SF parking ratio
- » Two dedicated right turn ingress/egress points
- » Building and monument signage available

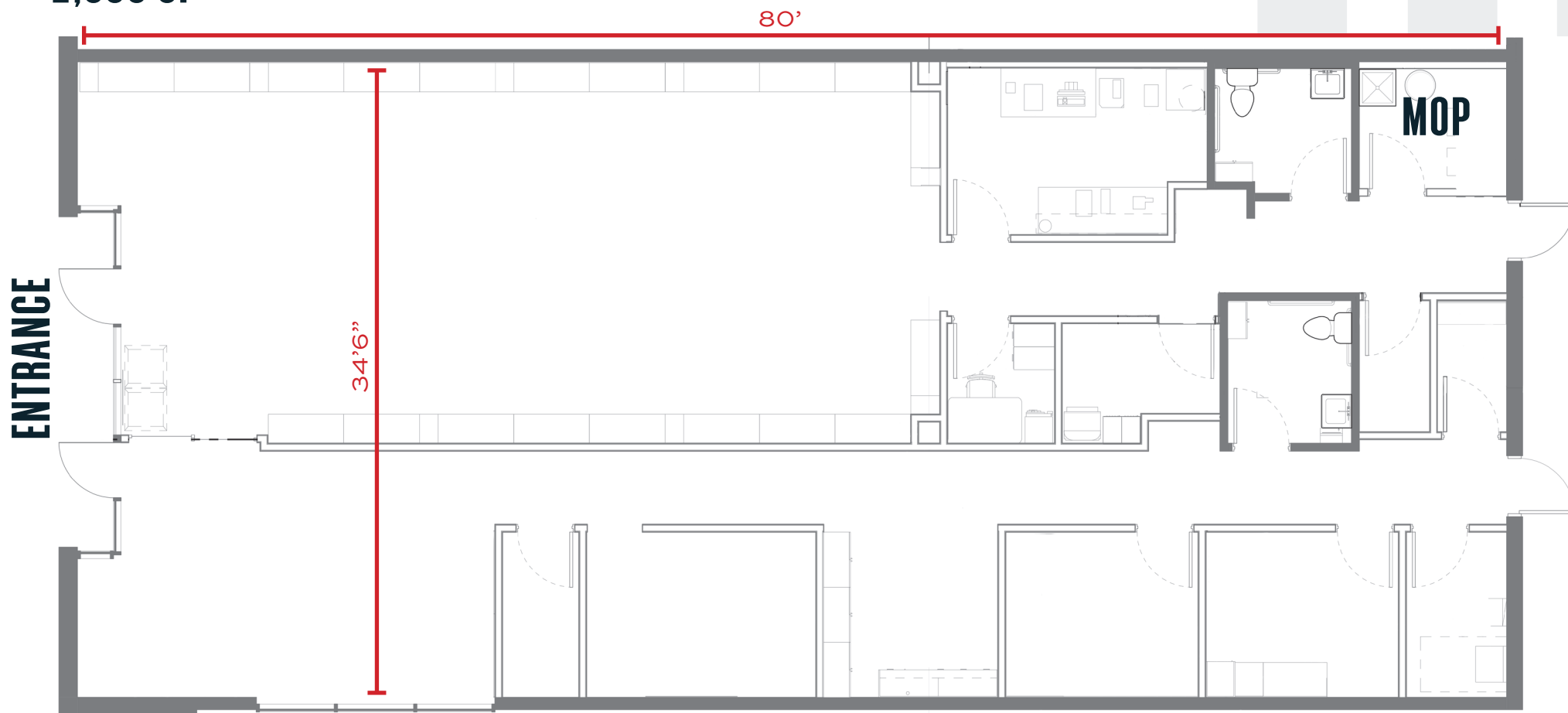


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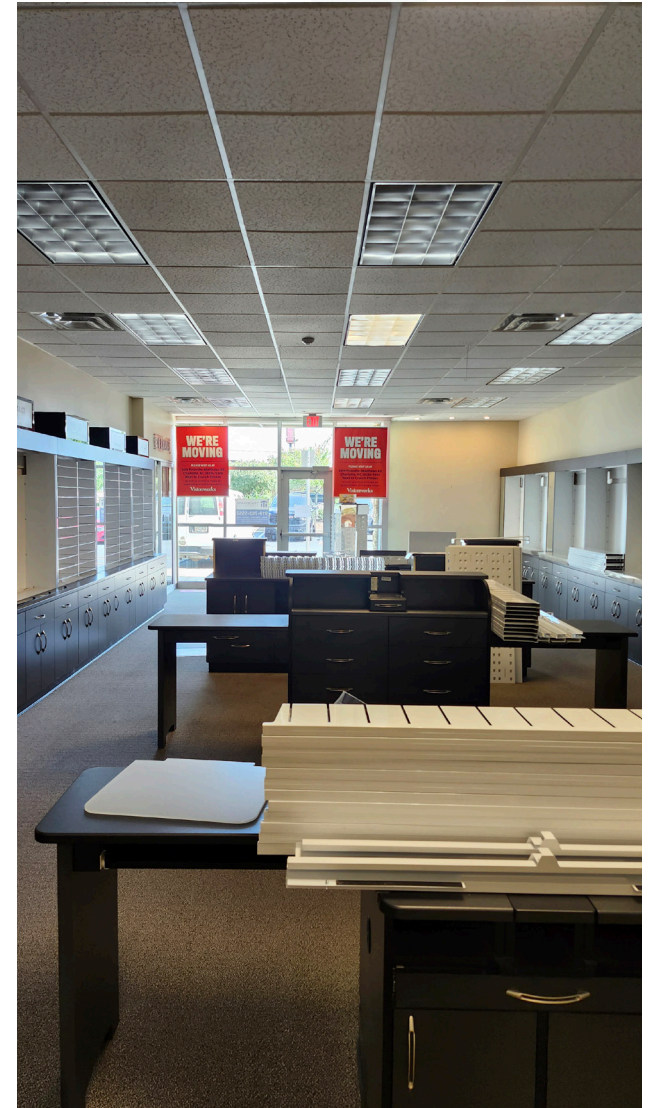
FLOOR PLAN 2,865 SF



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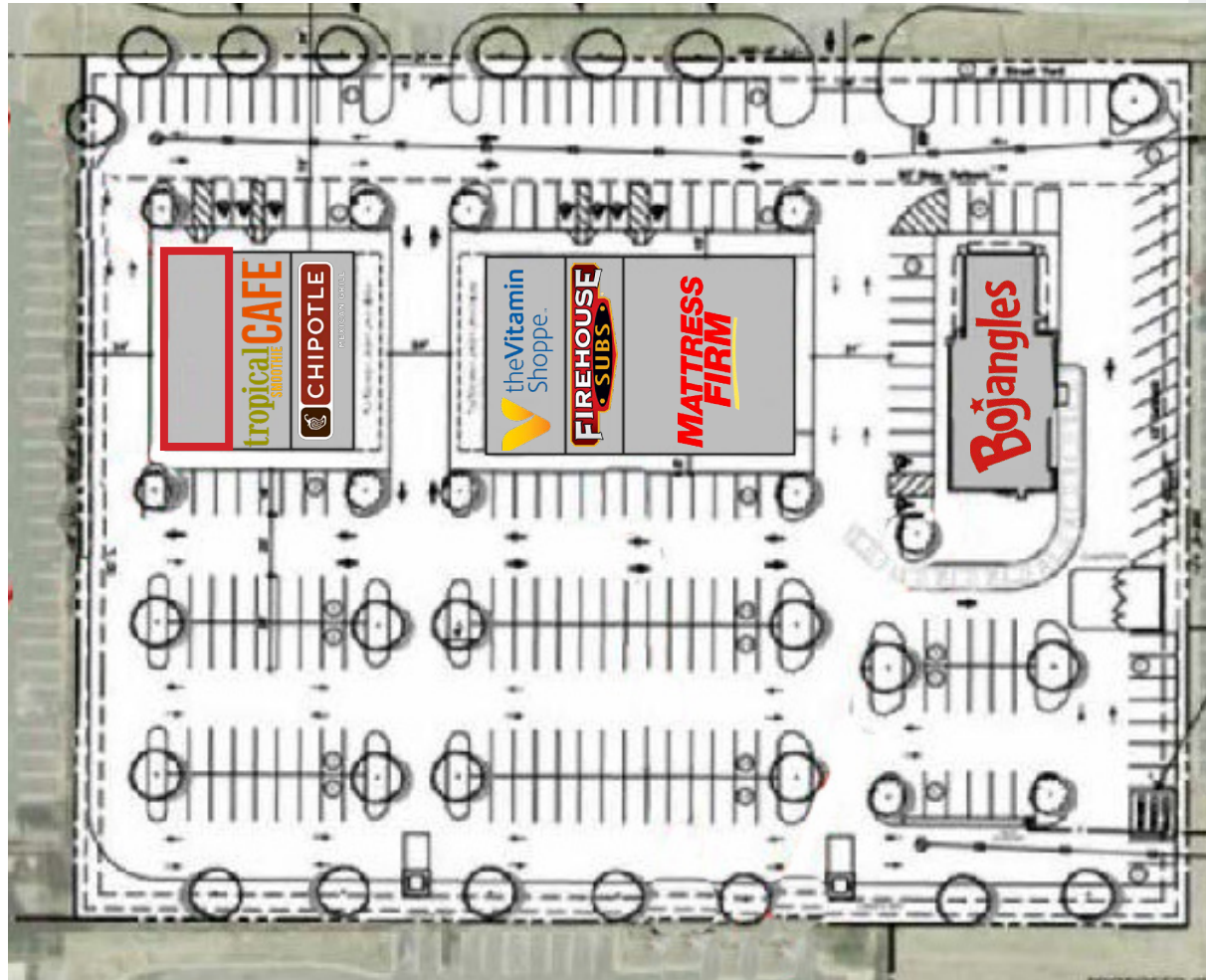


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SITE PLAN



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LOCATION MAP



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POPLIN PLACE

ROLLING HILLS COUNTRY CLUB

ROOSEVELT COMMONS

MONROE SHOPPING CENTER

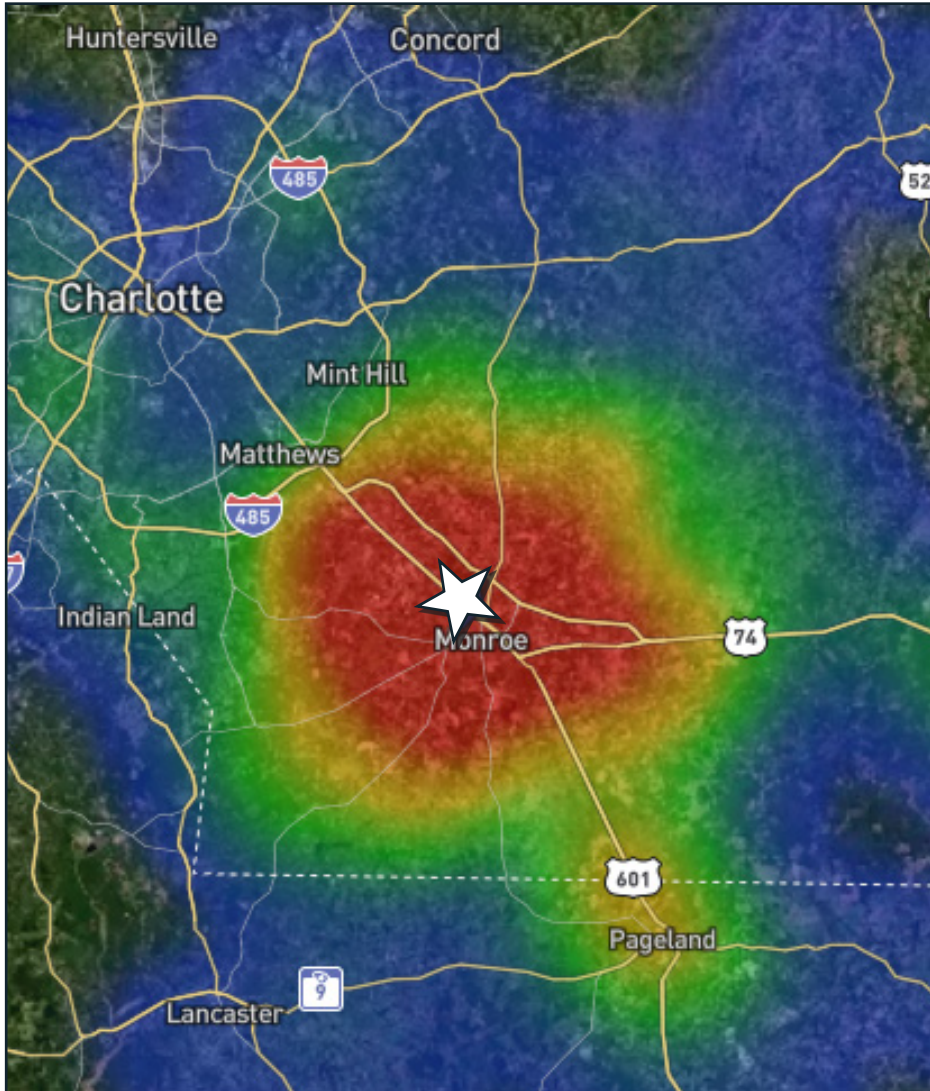
MONROE CROSSING MALL

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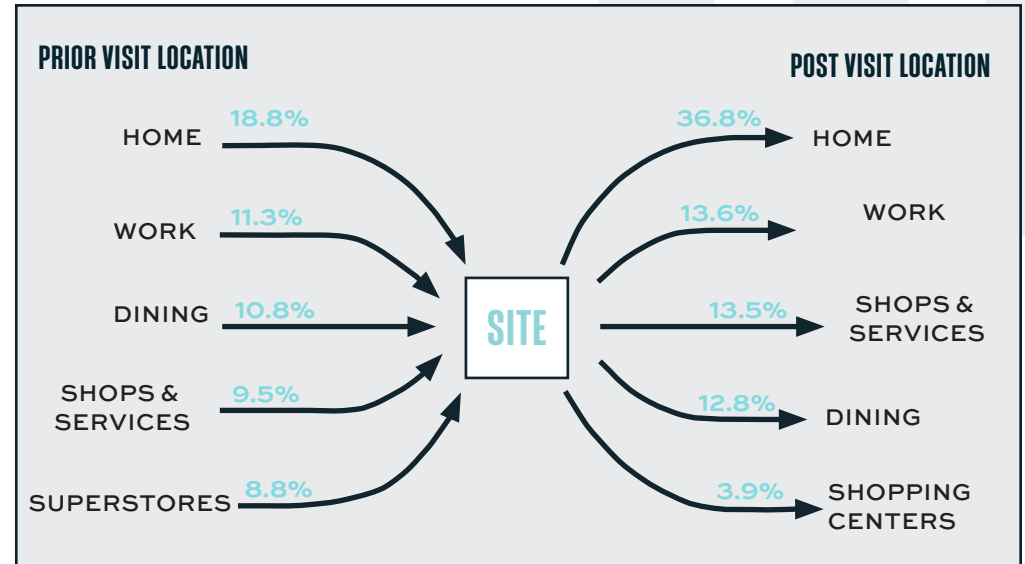
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CUSTOMER JOURNEY HEAT MAP



CUSTOMER JOURNEY LOCATION VISITS



CUSTOMER VISIT STATS

14 MIN
AVG STAY

695
AVG HRLY VISITS

5,600
MONTHLY VISITORS

6,500
MONTHLY VISITS

1.16
VISIT FREQUENCY

**As of Aug, 2024. Data provided by Placer.ai*

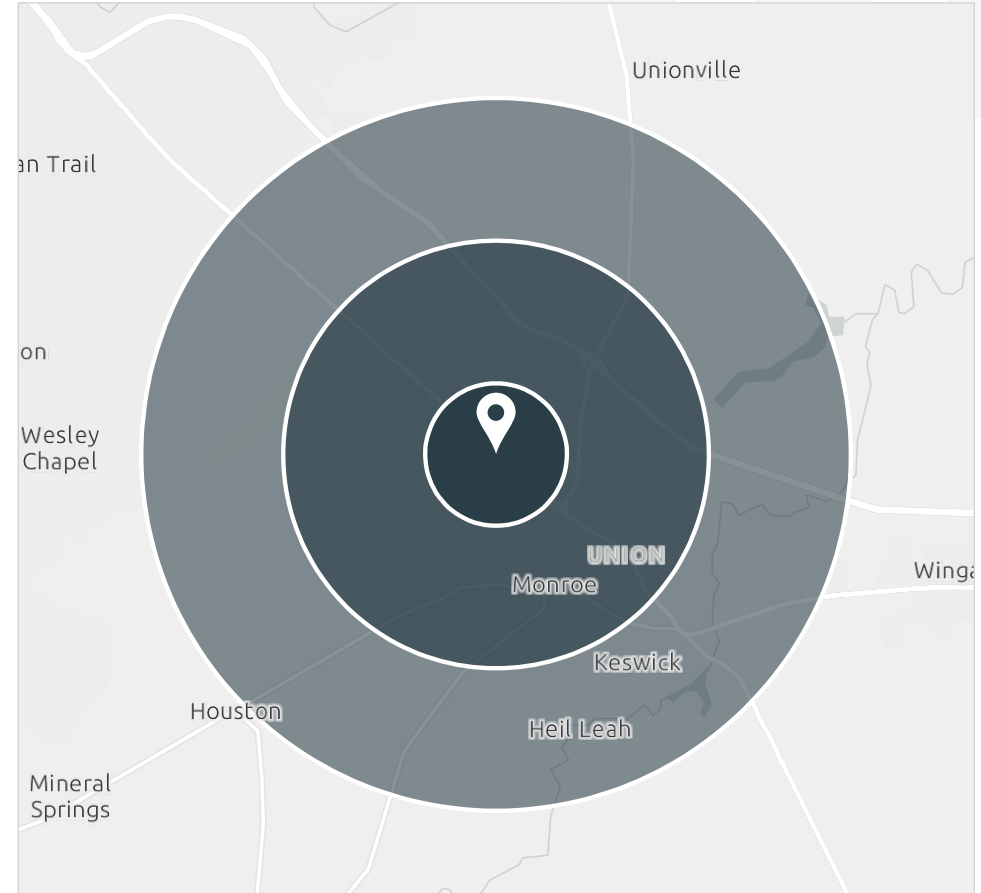
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 POPULATION	3,724	26,516	555,66
2029 POPULATION (PROJECTED)	3,911	28,776	60,805
2024 HOUSEHOLDS	1,621	9,518	19,643
2029 HOUSEHOLDS (PROJECTED)	1,708	10,350	21,629
OWNER-OCCUPIED HOUSING UNITS	950	5,808	13,414
RENTER-OCCUPIED HOUSING UNITS	671	3,710	6,229
2024 AVERAGE HOUSEHOLD INCOME	\$101,469	\$92,057	\$96,184
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$119,224	\$110,064	\$114,161



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