

Monroe Crossing

+/- 1,290SF OFFICE/RETAIL UNIT
FOR LEASE

OFFERING MEMORANDUM

2160 Commerce Drive
Monroe, NC 28110



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MW
COMMERCIAL REALTY
LLC

THE SPACE

Location	2160 Commerce Drive Monroe, NC 28110
County	Union
APN	09264030A
Square Feet	1290
Annual Rent PSF	\$25.00
Lease Type	NNN

HIGHLIGHTS

- +/-1,290 End Cap Unit
- \$25.00/SF NNN
- CC-MX1 Zoning
- Parking Ratio 5.8/1000
- Outparcel to Monroe Crossings Mall

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,345	28,587	53,440

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$67,197	\$88,962	\$95,951

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,308	10,359	19,078

PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	6,000
LAND ACRES	.7
YEAR BUILT	2005
YEAR RENOVATED	2022
ZONING TYPE	CC-MX1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	5.83/1,000 SF
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

CONSTRUCTION

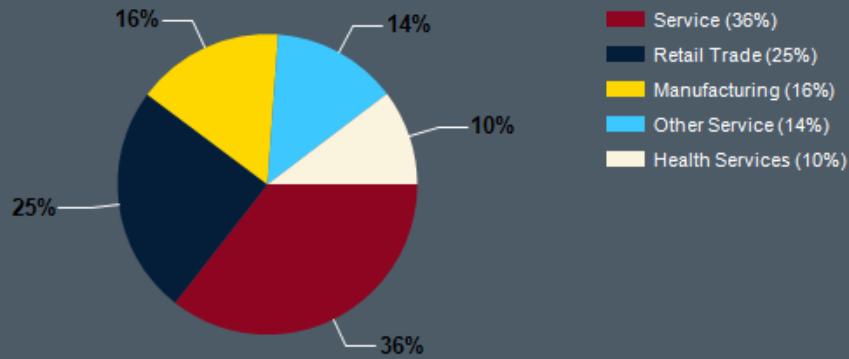
FOUNDATION	Slab
EXTERIOR	Brick
PARKING SURFACE	Asphalt

TENANT INFORMATION

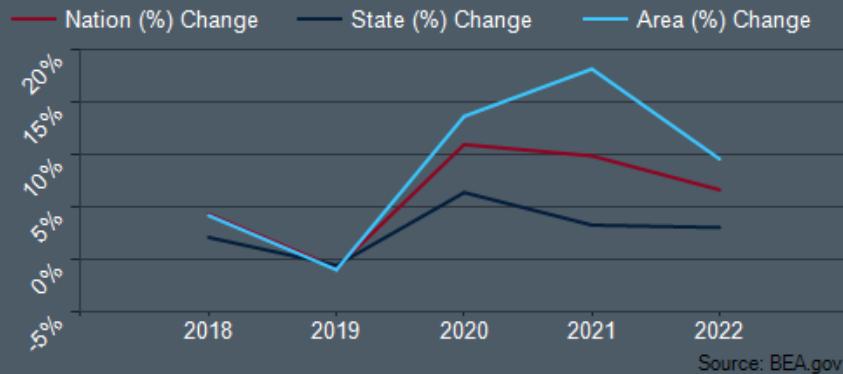
MAJOR TENANT/S	Leonard Hess DDS
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- 2160 Commerce Drive offers an exceptional location for businesses seeking visibility and convenience. This property is an outparcel to the Monroe Crossing Mall, providing seamless access to a variety of business options. With easy access to Highway 74 and Highway 601, this location ensures strong traffic and accessibility for customers and businesses alike.

Major Industries by Employee Count



Union County GDP Trend



Largest Employers

Carolina's Healthcare System Union	4,000
Tyson	3,000
Schindler	480
Central United Methodist Church	2,500
Berry Global Inc - Monroe Plant	1,000
Glenmark Pharmaceuticals Inc USA	500
Pilgrim's Pride Corporation	1,000
ATI Specialty Materials	500