

# Monroe Crossing

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

OFFERING MEMORANDUM

2160 Commerce Drive  
Monroe, NC 28110



**Emily Cline**  
MW Commercial Realty, LLC  
Partner  
(704) 280-1314  
emily@mwcommercialrealty.net  
Lic: 303799

**Mark Wright**  
MW Commercial Realty, LLC  
Owner/Broker  
(704) 634-7429  
mark@mwcommercialrealty.net  
Lic: 188484



# 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

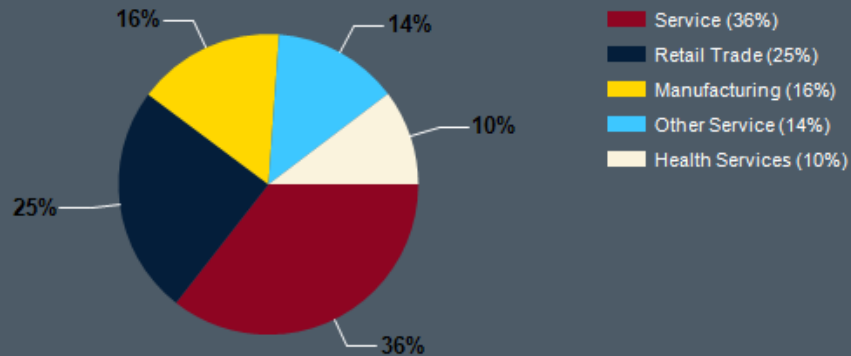
---

MAJOR TENANT/S	Leonard Hess DDS
----------------	------------------

---

- 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



### 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

### Union County GDP Trend

