

THE PARK AT MONROE

Retail & Medical Space
Available for Lease



+/- 1,140 - 2,380 SF Retail & Medical Spaces for Lease

THE PARK AT MONROE

Wellness Boulevard, Monroe, NC 28110

FOR LEASE

CONTACT BROKER FOR PRICING

Burns Bissell
(704) 816-0182
BBissell@MetCapCRE.com

Rianne Bell
(704) 351-4131
RBell@MetCapCRE.com

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Market Aerial



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Property Overview

LOCATION OVERVIEW

Located in the heart of the Monroe retail/medical corridor these multi-tenant buildings are along W Hwy 74 (35,000 VPD). The center is anchored by Novant Health and is situated across from a Target-anchored power center.

AVAILABILITY

Address	Size
D1 - 3010-3014 Winston Ave	1,140 - 2,380 SF
D1- 3026 Winston Ave	1,240 SF
E1 - 2988 Monroe Way	1,160 SF



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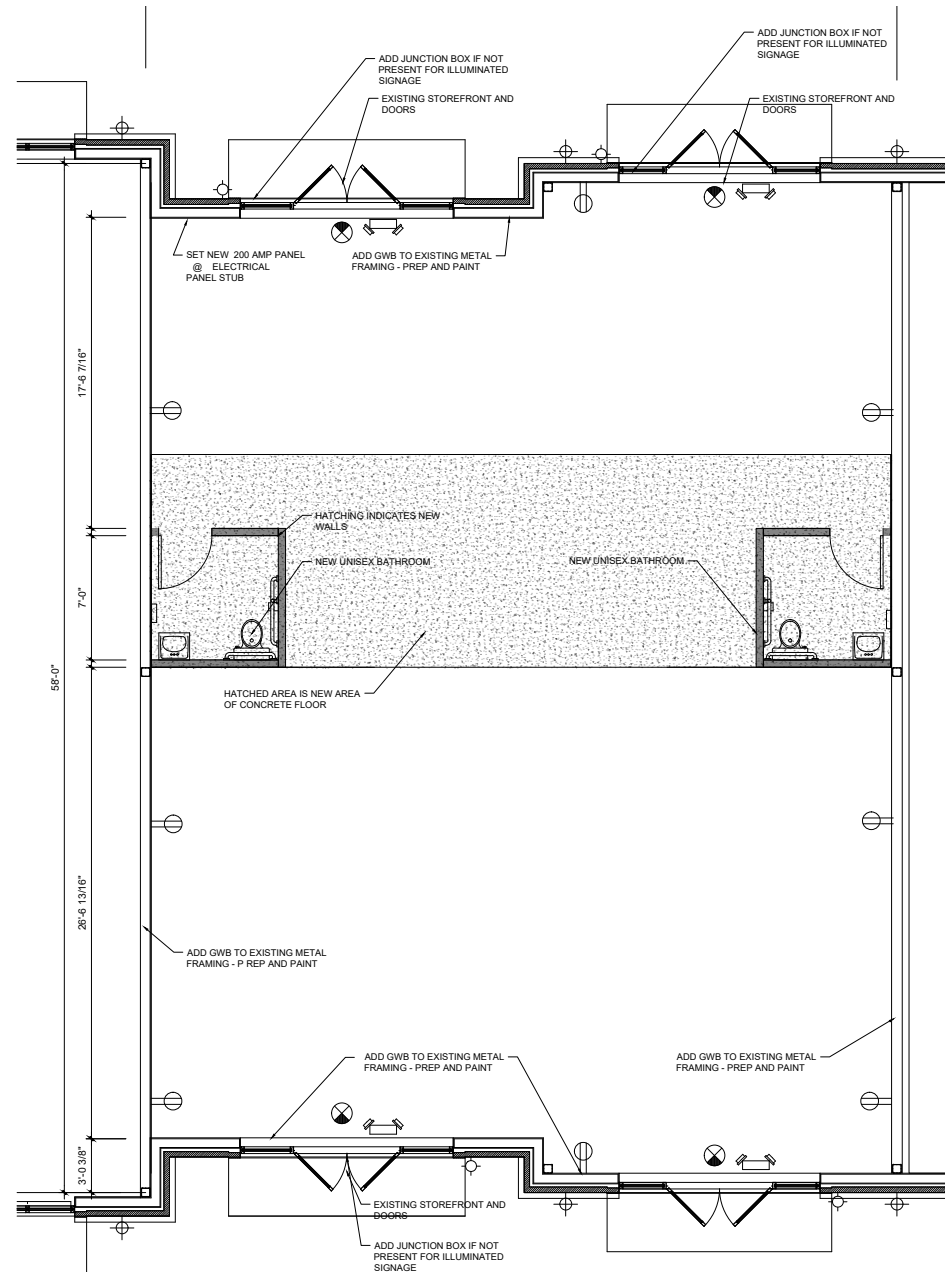
Floor Plan

Building D1

3010-3014 WINSTON AVE
+/- 1,140 - 2,380 SF

**Can be demised*

Note: Layouts reflect a proposed warm shell condition. As of the date of this brochure, the spaces remain in cold dark shell condition and do not yet include electrical panels, drywall (GWB), or the restrooms shown.



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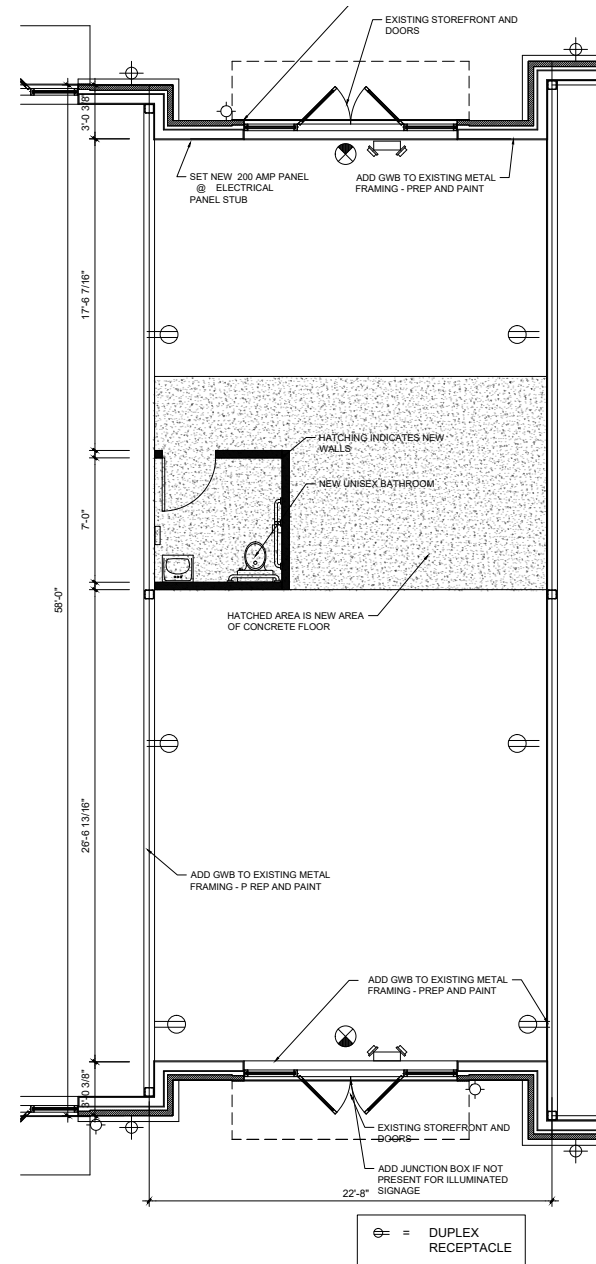
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Floor Plan

Building D1

3026 WINSTON AVE
+/- 1,240 SF

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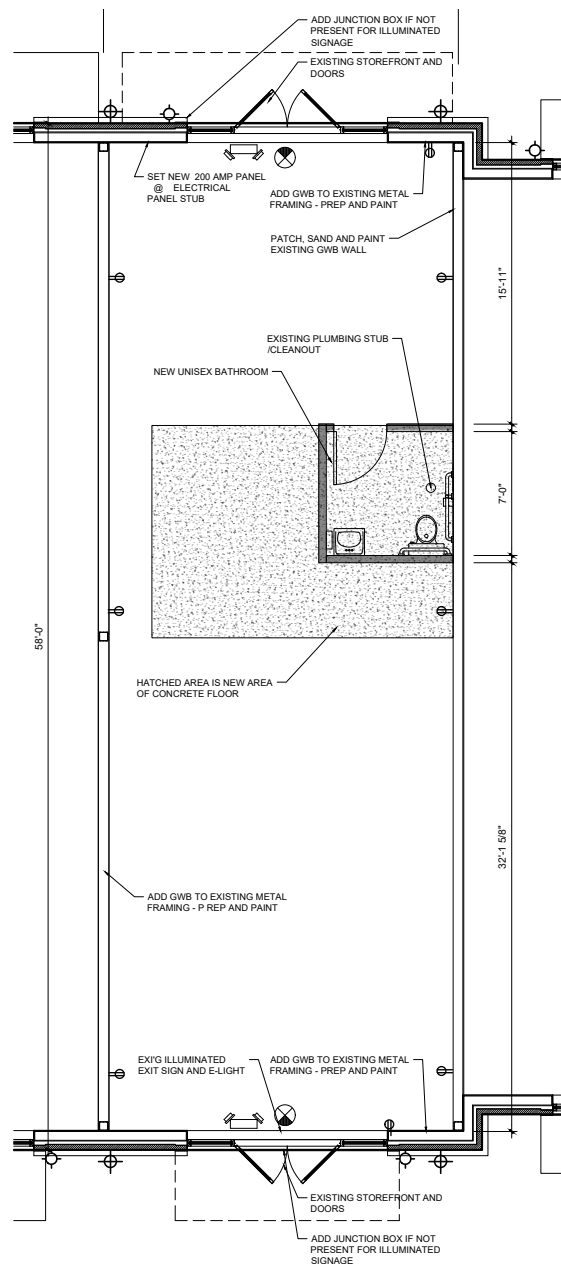
Floor Plan

Building E1

2988 MONROE WAY

+/- 1,160 SF

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Demographic Profile

MONROE | NORTH CAROLINA



\$99,277
Average HH Income



7,605
Households



1,109
Businesses



13,062
Employees



20,445
Population



1.97%
Annual Population Rate of Change



Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	4,004	20,445	71,556
2029 Projected Population	4,202	21,732	77,556
Households			
2024 Estimated Households	1,642	7,605	24,996
2029 Projected Households	1,726	8,123	27,275
Household Income			
2024 Estimated Avg Household Income	\$114,609	\$99,277	\$105,110
Businesses			
2024 Total Businesses	323	1,109	2,784
2024 Daytime Population	3,859	13,062	31,394

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