



# 355 Venus Street

355 Venus Street  
Monroe, NC 28112

**\$1,739,743**  
PRICE

**7.00%**  
CAP RATE

**\$121,782**  
NOI



## Artha Associates

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## PRESENTED BY



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# Executive Summary

355 Venus Street · Monroe, NC 28112

ASKING PRICE

**\$1,739,743**

NOI

**\$121,782**

CAP RATE

**7.00%**

**A**rtha Associates is pleased to present 355 Venus Street, a 6,600-square-foot, single-story office building located in the heart of Monroe, North Carolina. The property offers investors a compelling opportunity to acquire a well-positioned office asset underpinned by stable, long-term cash flow.

Strategically situated within an established medical office park serving the Charlotte MSA, the property sits directly across from Atrium Health Union, a 182-bed hospital that provides comprehensive emergency services along with a broad range of specialty medical care.

The asset is 100% leased to Atrium Health on a single-tenant basis, currently operating under a new 5 year renewal with a lease expiration of September 30, 2031.

## PROPERTY DATA

Year Built	1996
Building SF	6,600
Lot Size	2.68 Acres

## Investment Highlights

**Strong Medical Sector Tailwinds:** Growing demand from healthcare users in Monroe continues to drive robust leasing velocity and elevated occupancy across the submarket.

**Investment-Grade Credit Tenancy:** The property is 100% leased to Atrium Health, an AA-rated credit tenant, currently operating under a new five-year renewal extending through September 30, 2031. Atrium Health retains an early termination option after September 30, 2029, exercisable with 90 days written notice.

**Stable, Long-Duration Income Stream:** Medical and healthcare tenants are recognized for long tenure and low turnover, characteristics that translate directly to the asset's income profile. The property benefits from a weighted average lease term (WALT) exceeding five years, delivering income stability and predictable cash flow for investors.

**Enhanced Financing Profile:** The creditworthiness of the tenant strengthens the property's financing profile and materially reduces credit risk for the incoming owner.

**Built-In NOI Growth:** The in-place lease features 2% annual rental escalations, providing organic NOI growth designed to keep pace with, or outpace, inflationary pressures.

**Favorable Lease Structure:** The asset is offered on a net lease basis, with the landlord responsible for taxes and insurance.

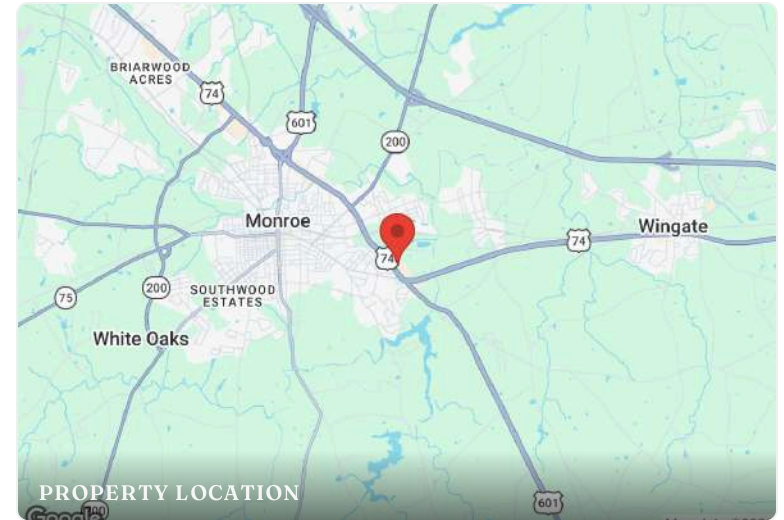
### KEY METRICS

💰 Asking Price	<b>\$1,739,743</b>
📈 NOI	<b>\$121,782</b>
🎯 Cap Rate	<b>7.00%</b>
📏 Price/SF	<b>\$263.60</b>
🕒 Occupancy	<b>100%</b>
📄 Base Rent	<b>\$132,000</b>
🔗 EGI	<b>\$132,000</b>
🏠 Building SF	<b>6,600</b>
📅 Year Built	<b>1996</b>
📄 Base Rent (10/1/26-9/30/27)	<b>132,000</b>
👤 Tenants	<b>1</b>
🏠 Units	<b>1</b>
🏢 Stories	<b>1</b>
📏 Total SF	<b>6,600</b>

# Location Highlights

355 Venus Street is located within Monroe's premier medical corridor, offering immediate proximity to the region's top-ranked hospital systems.

Adjacent medical campuses and healthcare facilities create a natural referral network for medical-office tenants at the property.



## LOCATION

ADDRESS	355 Venus Street
CITY	Monroe
STATE	North Carolina
ZIP CODE	28112
COUNTY	US

## AIRPORTS

Charlotte-Monroe Executive Airport	6.5 mi
Charlotte Douglas International Airport	29.6 mi
Concord-Padgett Regional Airport	30.0 mi

## HIGHWAYS

East Roosevelt Boulevard	0.2 mi
Pageland Highway	0.3 mi
West Roosevelt Boulevard	0.6 mi
Andrew Jackson Highway	1.8 mi



EXIT





  
Atrium Health

  
Atrium Health  
Union  
Park Management

RESERVED  
PARKING  
  
UNION PARK  
A100

# Photo Gallery



## Photo Gallery (continued)



# Rent Roll

SUITE	TENANT	SF	% OF BLDG	RENT/SF	MONTHLY	ANNUAL RENT	REIMB/SF	START	END	INCR %
A	Atrium Health Union Pain Management	6,600	100.0%	\$20.00	\$11,000.00	\$132,000.00	\$0.00	06/14/05	09/30/31	2.0%
<b>Total</b>		<b>6,600</b>	<b>100.0%</b>	<b>\$20.00</b>	<b>\$11,000.00</b>	<b>\$132,000.00</b>	<b>\$0.00</b>			

GLA **6,600 SF**

% LEASED **100.0%**

AVG RENT/SF **\$20.00**

TENANTS **1**

AVG LEASE TERM **5.3 yrs**

## Notes

Rents shown reflect rates in place 10/1/26-9/30/27

**Suite A** — \*Atrium has early termination right after 9/30/29 with 90 days notice

# Valuation Summary

## KEY METRICS

**\$1,739,743**

ASKING PRICE

**7.00%**

CAP RATE

**\$121,782**

NOI

Price/SF \$263.60

Vacancy Factor 0%

INCOME/SF  
**\$20.00**

EGI/SF  
**\$20.00**

EXPENSES/SF  
**\$1.55**

NOI/SF  
**\$18.45**

## INCOME

Base Rental Income \$132,000

**Effective Gross Income** **\$132,000**

## EXPENSES

Property Tax \$5,697

### GENERAL EXPENSES

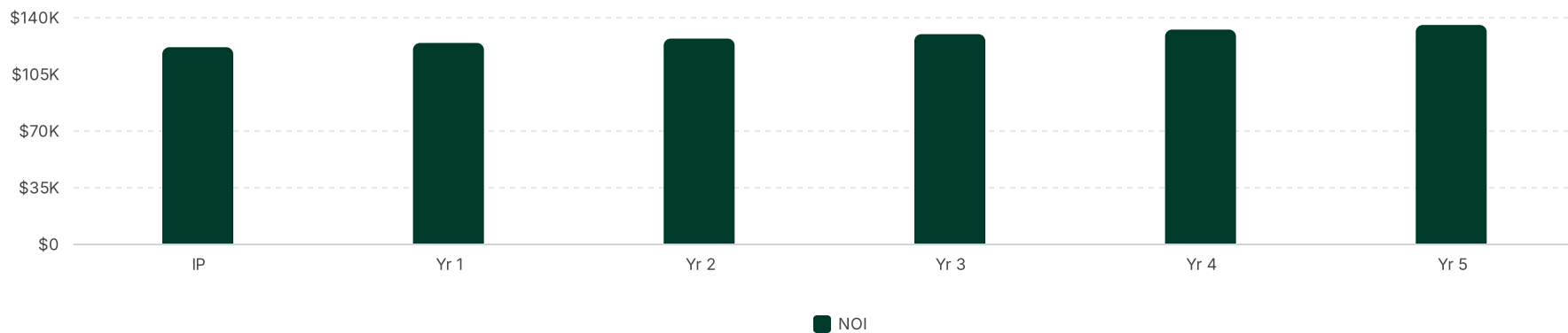
Insurance \$4,521

**Total Expenses** **\$10,218**

# Cash Flow Projection

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rental Revenue	\$132,000	\$134,640	\$137,333	\$140,079	\$142,881	\$145,739
<b>Effective Gross Income</b>	<b>\$132,000</b>	<b>\$134,640</b>	<b>\$137,333</b>	<b>\$140,079</b>	<b>\$142,881</b>	<b>\$145,739</b>
Property Tax	(\$5,697)	(\$5,697)	(\$5,697)	(\$5,697)	(\$5,697)	(\$5,697)
General Expenses	(\$4,521)	(\$4,521)	(\$4,521)	(\$4,521)	(\$4,521)	(\$4,521)
<b>Total Operating Expenses</b>	<b>(\$10,218)</b>	<b>(\$10,218)</b>	<b>(\$10,218)</b>	<b>(\$10,218)</b>	<b>(\$10,218)</b>	<b>(\$10,218)</b>
<b>Net Operating Income</b>	<b>\$121,782</b>	<b>\$124,422</b>	<b>\$127,115</b>	<b>\$129,861</b>	<b>\$132,663</b>	<b>\$135,521</b>
<i>Cap Rate</i>	7.00%	7.15%	7.31%	7.46%	7.63%	7.79%

## NET OPERATING INCOME



# Tenant Profiles



**Atrium Health** AA

Medical · Charlotte, NC · Est. 1943

<https://atriumhealth.org/>

Square Feet: **6,600 SF**

Lease Exp.: **9/30/31**

Locations: **1,400+**

Headquartered in Charlotte, Atrium Health operates more than 1,400 care locations and 40 hospitals across North Carolina, South Carolina, Georgia, and Alabama, delivering primary care, behavioral health, and nationally recognized specialty services through institutes including Levine Cancer, Levine Children's, and Sanger Heart and Vascular. In December 2022, Atrium combined with Advocate Aurora Health to form Advocate Health, one of the largest nonprofit health systems in the country, powered by 150,000 teammates and academically anchored by Wake Forest University School of Medicine. At 355 Venus Street, Atrium operates as Atrium Health Union Pain Management, supporting the Atrium Health Union hospital campus directly across the street. The tenant recently executed its fourth five-year renewal, extending occupancy through September 30, 2031.

# Market Overview

## Market Overview: Monroe, NC

Monroe is the county seat of Union County and the 28th most populous city in North Carolina. Positioned within the rapidly growing Charlotte metropolitan area, the city's population expanded from 32,797 in 2010 to 34,551 in 2020.

As of mid-2026, Monroe's population is estimated at approximately 42,738, reflecting a 3.24% annual growth rate that significantly outpaces state and national averages and underscores the city's emergence as one of the most dynamic submarkets within the Charlotte MSA.



### KEY FACTS

Population	42,738
Area	24.9 sq mi
Elevation	591 ft
County	Union County
Incorporated	January 1, 1843
State	North Carolina

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>3,883</b>	Population	<b>21,506</b>	Population	<b>43,386</b>
Median HH Income	<b>\$65,375</b>	Median HH Income	<b>\$59,405</b>	Median HH Income	<b>\$72,019</b>
Households	<b>1,333</b>	Households	<b>7,568</b>	Households	<b>15,381</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,770	19,486	34,336
2010 Population	3,885	20,736	39,157
2025 Population	3,883	21,506	43,386
2030 Population	3,966	22,630	47,023
2025-2030 Growth Rate	0.42 %	1.02 %	1.62 %
2025 Daytime Population	9,315	32,365	53,504

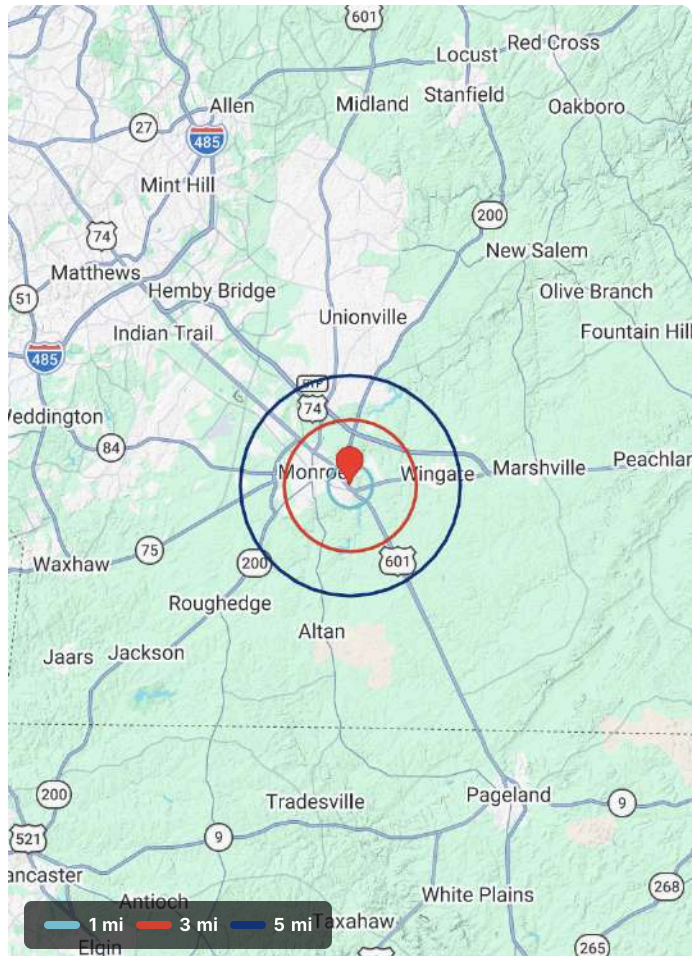
  

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,178	6,314	11,727
2010 Total Households	1,275	6,724	13,167
2025 Total Households	1,333	7,568	15,381
2030 Total Households	1,380	8,079	16,987
2025 Avg. Household Size	2.78	2.78	2.67
2025 Owner Occupied Housing	631	4,076	9,972
2030 Owner Occupied Housing	678	4,480	11,294
2025 Renter Occupied Housing	702	3,492	5,409
2030 Renter Occupied Housing	703	3,599	5,693
2025 Vacant Housing	89	503	907
2025 Total Housing	1,422	8,071	16,288

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	133	635	1,100
\$15,000-\$24,999	127	590	1,243
\$25,000-\$34,999	88	666	1,064
\$35,000-\$49,999	200	1,324	2,280
\$50,000-\$74,999	177	1,137	2,201
\$75,000-\$99,999	180	1,036	2,182
\$100,000-\$149,999	171	1,204	2,950
\$150,000-\$199,999	208	658	1,355
\$200,000 or greater	49	318	1,007
Median HH Income	\$65,375	\$59,405	\$72,019
Average HH Income	\$85,948	\$80,636	\$89,662

<b>\$65,375</b> MEDIAN HH INCOME	<b>\$85,948</b> AVG HH INCOME
<b>47.3%</b> OWNER OCCUPIED	<b>52.7%</b> RENTER OCCUPIED
<b>6.3%</b> VACANCY RATE	<b>0.42 %</b> 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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EXCLUSIVELY OFFERED BY



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