



**5112 W HWY 74**  
**Monroe, NC 28110**



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# 5112 W HWY 74 NC

## Available for Sublease

Exceptional sublease opportunity located along one of Union County's most active commercial corridors. Positioned directly on West Highway 74, the property offers excellent visibility, convenient access, and strong traffic exposure of approximately 55,000 vehicles per day. The space is well suited for a variety of retail, office, medical, showroom, and service-oriented uses seeking a prominent location in a rapidly growing area. Its strategic placement within the greater Charlotte MSA provides easy connectivity to Monroe, Indian Trail, and the broader Charlotte market, making it ideal for businesses focused on customer access and regional visibility. Surrounded by established retailers, service providers, and national brands, the property benefits from strong daytime population, nearby residential growth, and continued commercial development along the Highway 74 corridor. Ample parking and straightforward access further enhance the functionality of the site for employees and clients. This sublease presents a cost-effective opportunity to secure a presence in a proven business location with long-term growth potential.

### Property Details

Address	5112 W HWY 74, Monroe, NC 28110
Availability	+/- 15,200 SF Available for Sublease
Parcel	07048006A
Zoning	RBD (Regional Business District)
Parking	Ample Parking
Traffic Counts	West Highway 74   55,000 VPD
Sublease Rate	Email for Details



### Demographics

RADIUS	2 MILE	5 MILE	10 MILE
2029 Population Projection	16,979	101,146	338,229
Household Income Median Avg	\$82,684	\$85,830	\$93,778
Household Income	\$105,339	\$106,58	\$119,747
Daytime	7,437	4 28,371	102,051



# Aerial View



Downtown Monroe – approx. 4.5 miles  
Indian Trail – approx. 8 miles  
I-485 Beltway – approx. 6 miles  
Uptown Charlotte – approx. 24 miles  
Hwy 74 – Major Retail & Traffic Corridor (±55,000 VPD)

W HIGHWAY 74





Contact for Details

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