



Main Intersection Lease Monroe/Charlotte Area

3301 W Roosevelt Blvd, Monroe, NC 28110



Kelly Benton

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Main Intersection Lease Monroe/Charlotte Area

\$24.00 /SF/YR

Excellent 1.45 Acre parcel on high traffic thoroughfare. Highway 74 (Roosevelt Blvd) road frontage, corner lot at major intersection. Neighboring parcel is Auto Zone, Retail strip mall across the street, dealership across the intersection. Building has quality finished space with showroom, office, kitchenette, bath, storage, lobby, and more. Garage/warehouse space is 1700 feet with oversize garage bays and loads of storage space. Paved parking in front and ample parking inside fence....

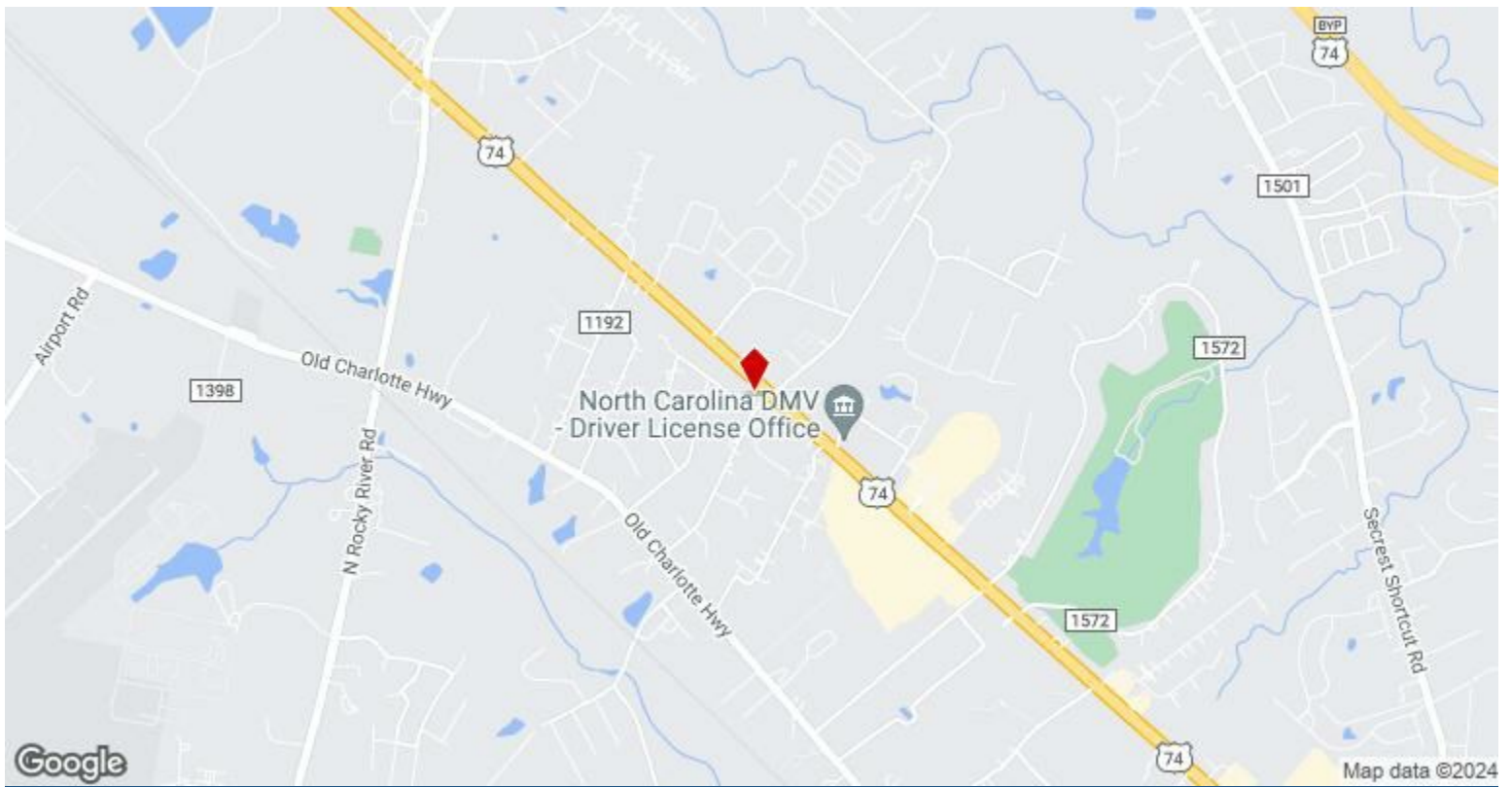
- High Traffic Count. Major intersection on main thoroughfare. Large fenced parking lot, open parking lot. Showroom.



Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	3,000 SF
Year Built:	1962
Walk Score @:	24 (Car-Dependent)
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor

Space Available	3,000 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



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Property Photos



Side parking



Side and rear parking

Property Photos



Auto Zone neighboring parcel

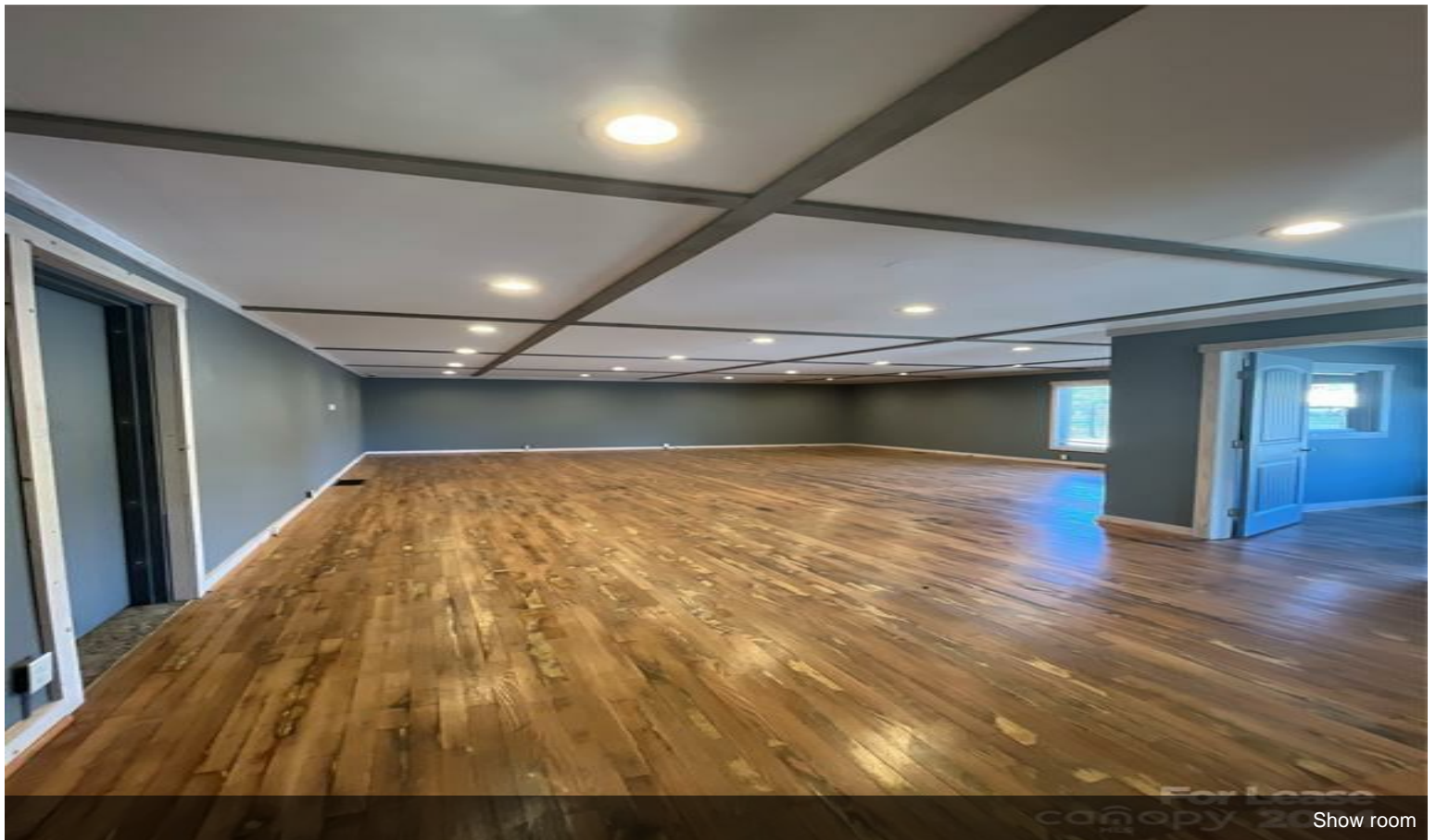


Hyundai Dealership across from intersection

Property Photos

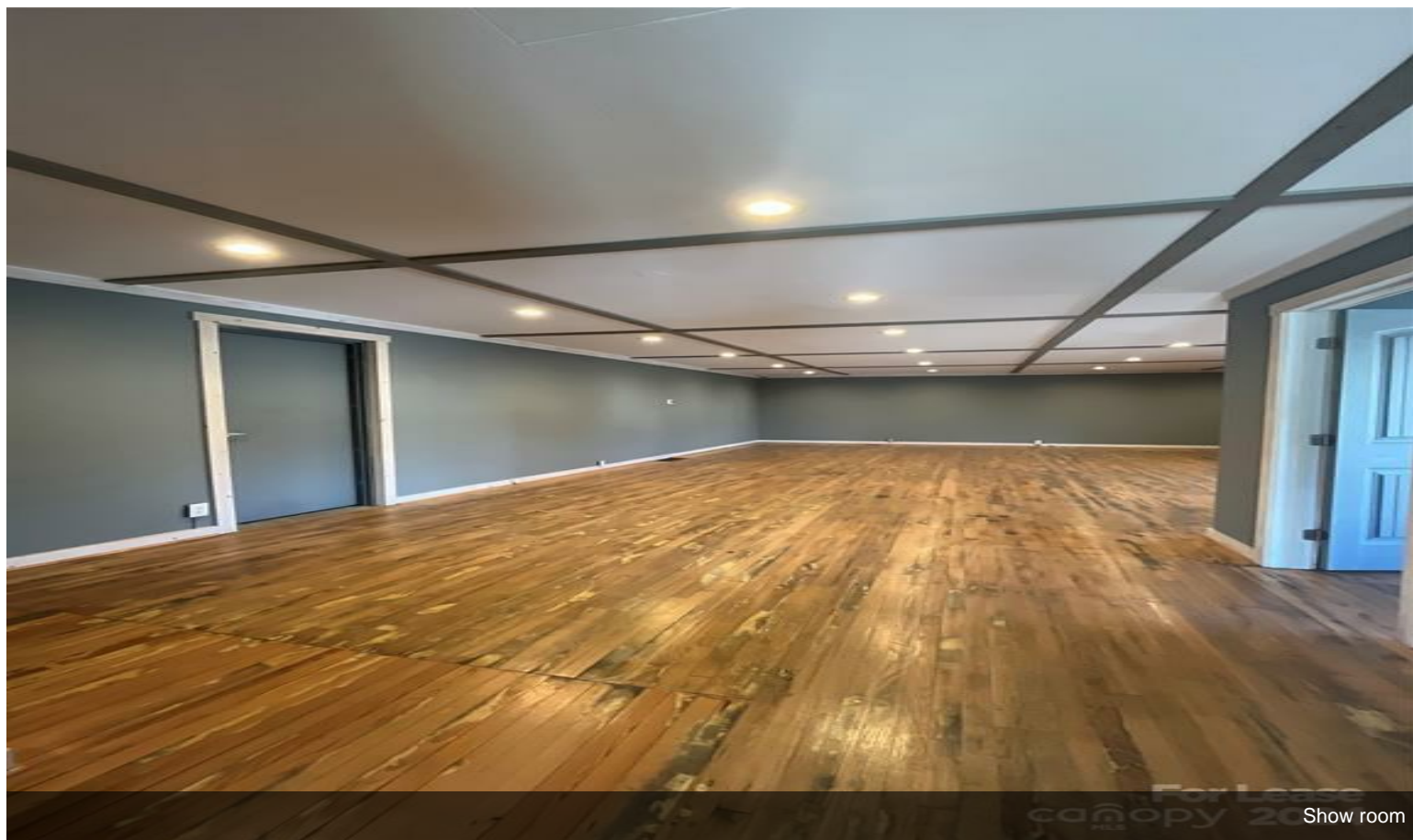


Strip mall across highway



Show room

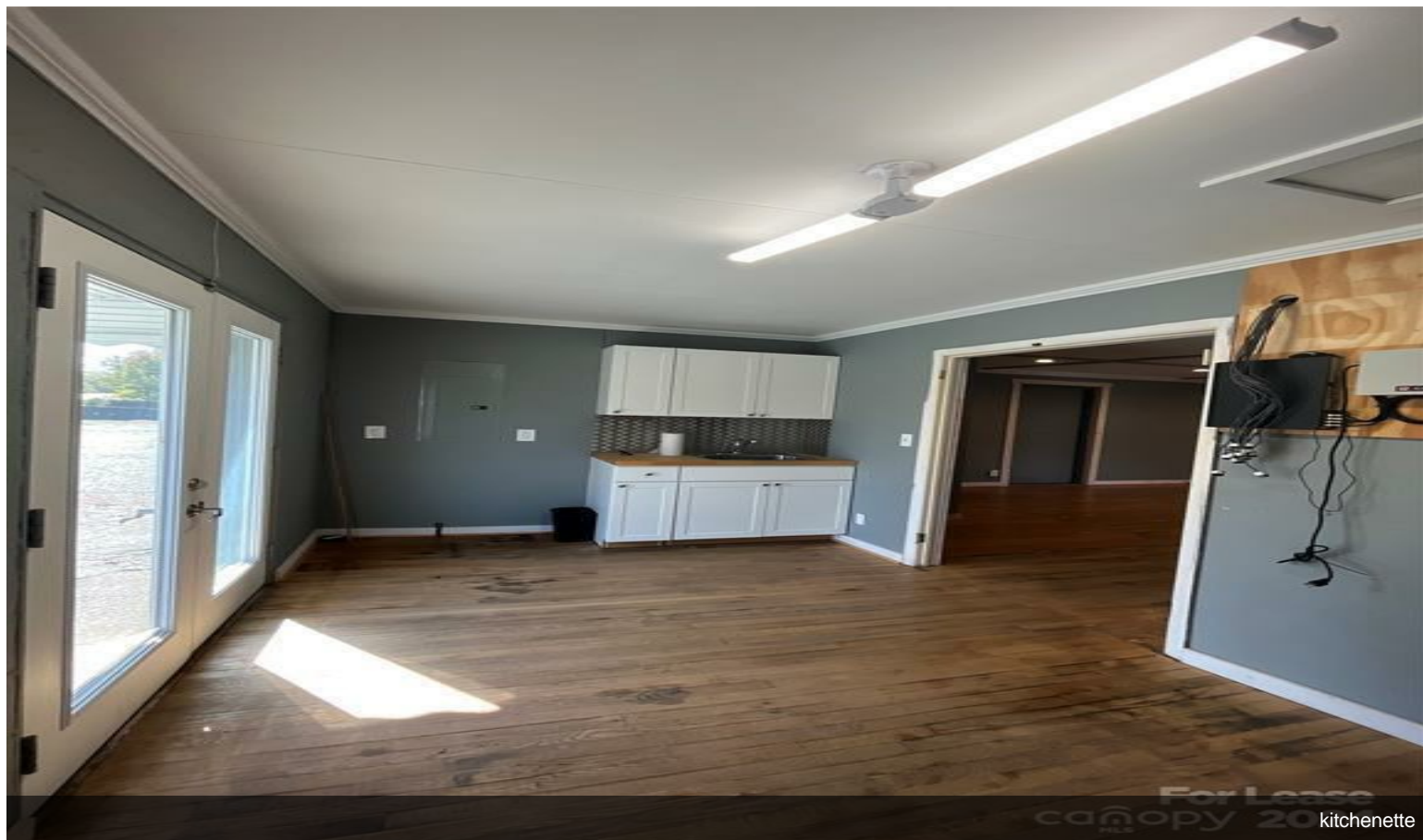
Property Photos



Property Photos



Property Photos



Property Photos



Storage/ back lobby

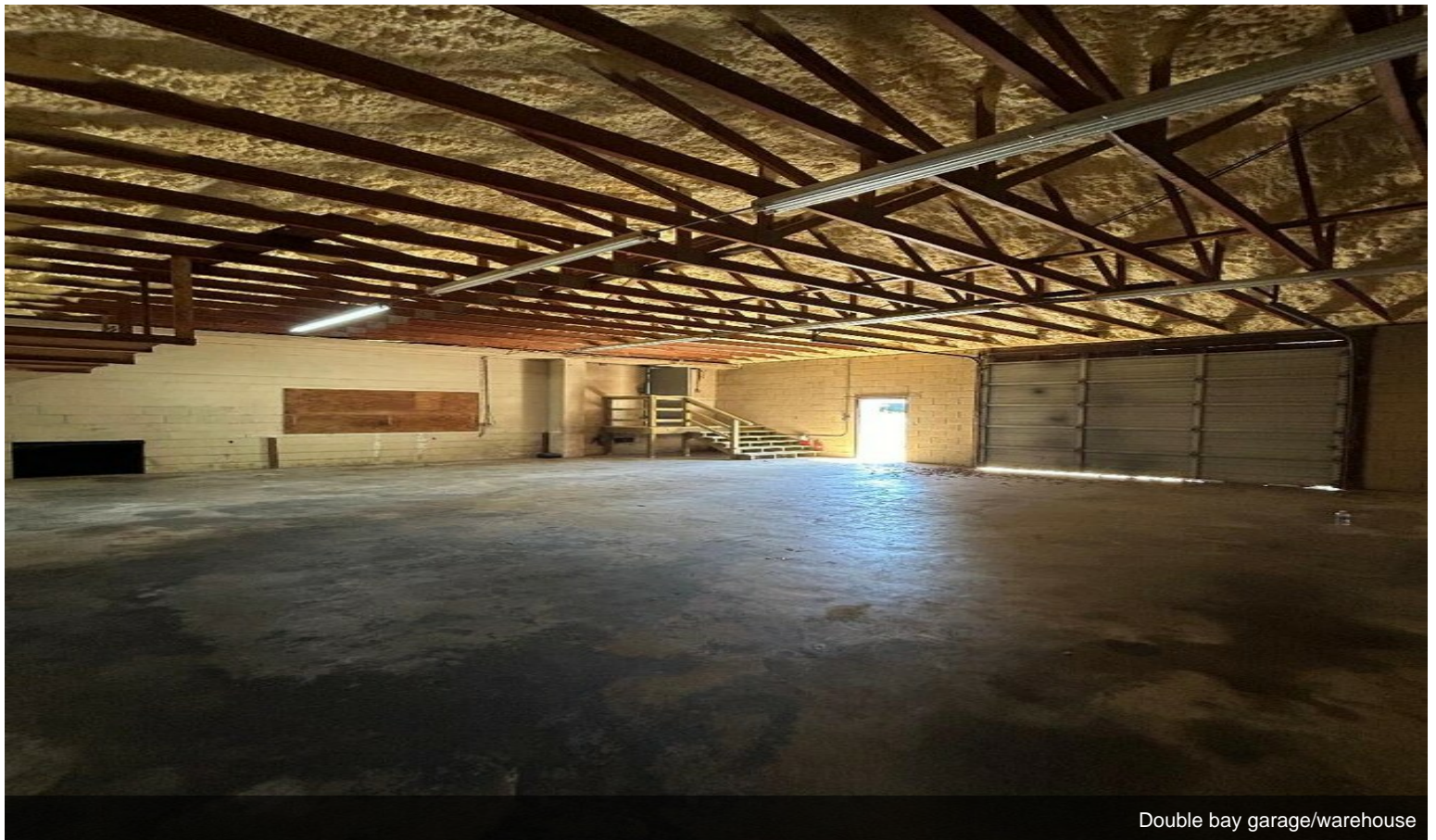


Garage/warehouse

Property Photos

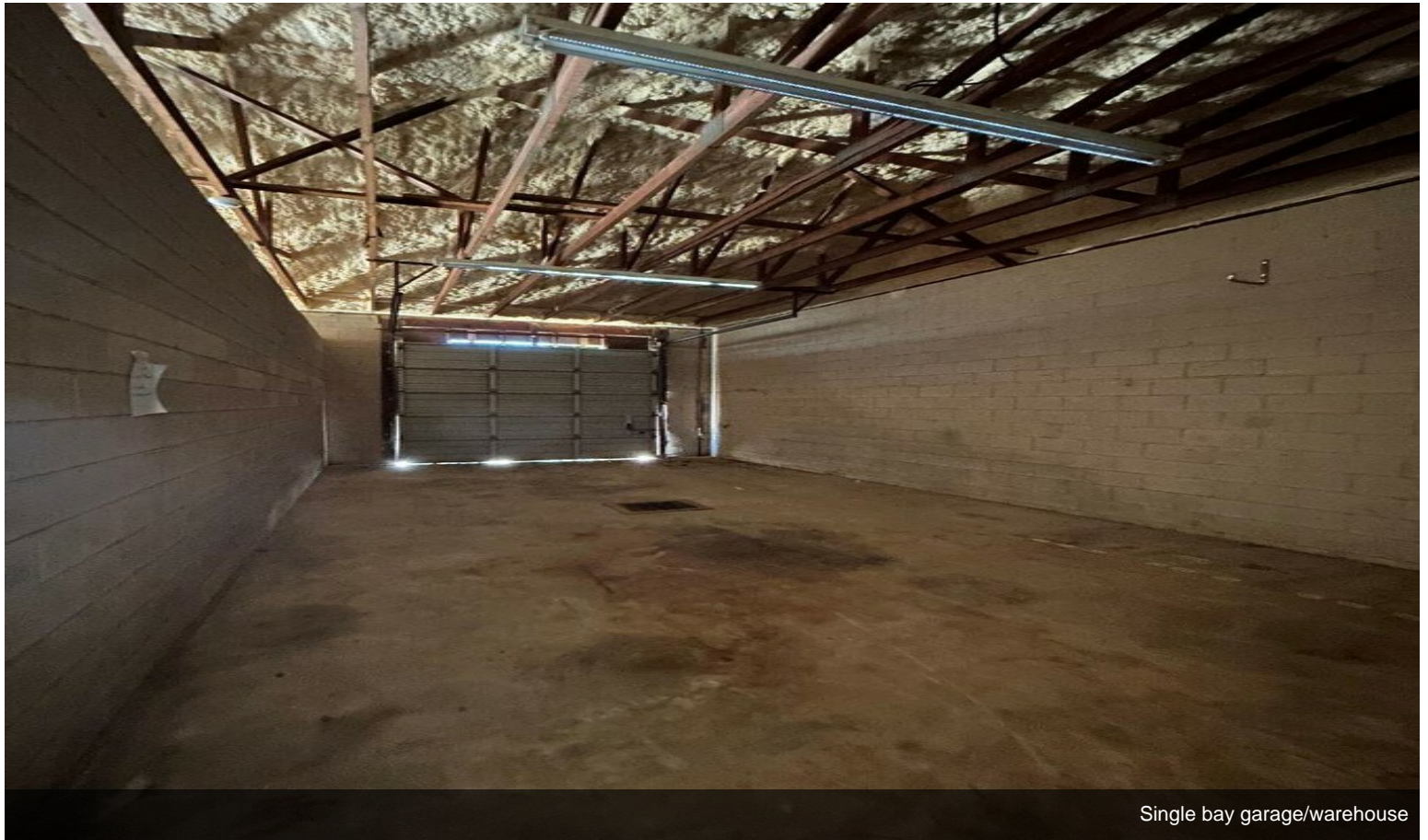


Garage/workshop/warehouse

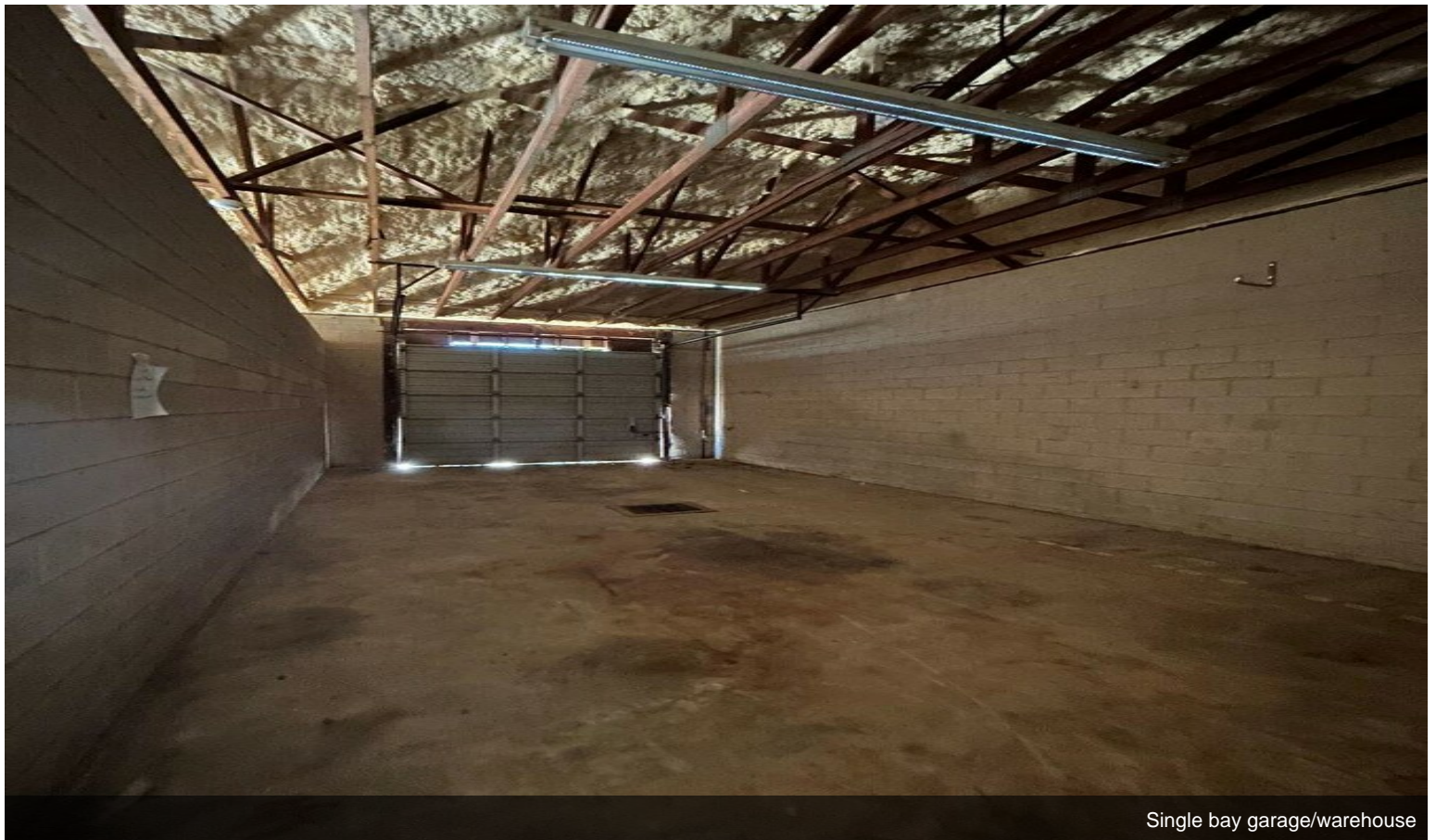


Double bay garage/warehouse

Property Photos



Single bay garage/warehouse



Single bay garage/warehouse

Property Photos

