



## RETAIL SPACE | FOR LEASE

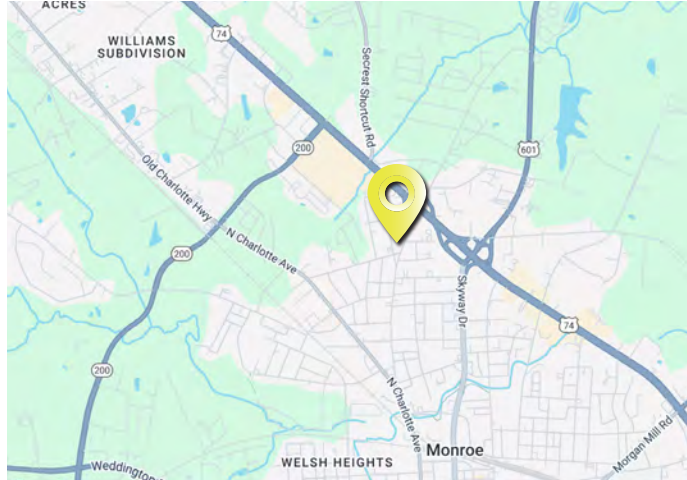
400/402 PATTON AVENUE, SUITES E & F | MONROE, NC

Two spaces, ideal for retail concepts, available separately or together in the Seacrest Plaza, minutes from heavily-trafficked Hwy 74.

**JIM WETZEL**  
c 704 491 1722  
[jwetzels@mecacommercial.com](mailto:jwetzels@mecacommercial.com)







## PROPERTY INFORMATION

### SF\*

Total - 2,600 SF

Suite E - 1,300 SF

Suite F - 1,300 SF

### FEATURES

- Can be rented separately or together - suites are side-by-side
- Ideal for retail use
- Two bathrooms per suite
- Located in Seacrest Plaza among other established businesses
- Fresh paint and newly finished floors
- Signage on building

### LEASE RATE

Call Broker for pricing

Modified Gross lease with only a small CAM, utilities based on type of use

**JIM WETZEL**

c 704 491 1722

jwetzel@mecacommercial.com

MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE





**JIM WETZEL**  
 c 704 491 1722  
 jwetzels@mecacommercial.com

**mecacommercial.com**

© 2025 Metro Realty, LLC. All rights reserved. Metro Realty, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

