

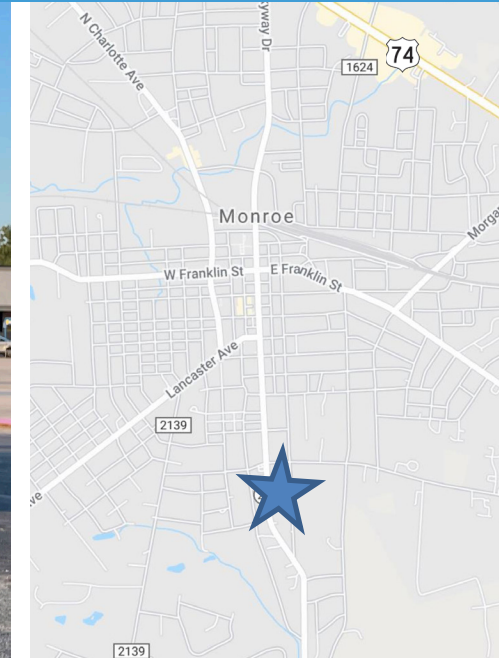
# SUNSET PLAZA

100 E. SUNSET DR, MONROE, NC 28112

FOR LEASE

**NS** New South  
Properties  
NEWSOUTHPROP.COM




## OUTPARCEL AVAILABLE FOR LEASE OR BUILD-TO-SUIT



### PROPERTY HIGHLIGHTS

- 1 Outparcel available for lease or build-to-suit (± 0.75 acres)
- Retail space fully leased
- ± 60,000 SF Food Lion anchored shopping center
- Located at the signalized intersection of E. Sunset Drive and S. Haynes Street in South Monroe
- Renovations completed including new façade, new roof, exterior painting and new pylon sign. New parking lot to be completed in late 2024.
- Ample parking

### DEMOGRAPHICS (2024)

	3 Miles	5 Miles	7 Miles
 Population	23,084	42,671	70,246
 Avg. HH Income	\$87,567	\$95,036	\$102,160
 Daytime Pop.	22,516	36,568	50,098

### BROKER CONTACT

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AERIAL

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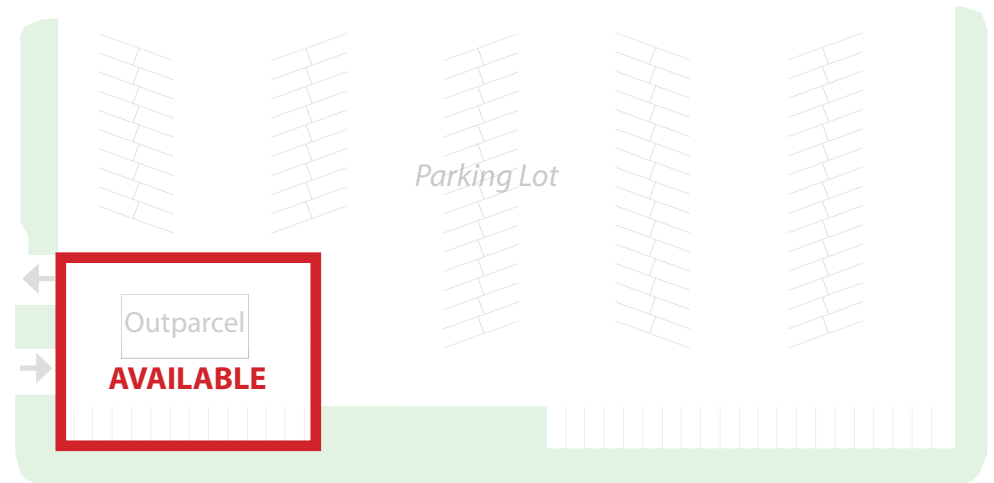
SITE PLAN

## OUTPARCEL AVAILABLE FOR LEASE OR BUILD-TO-SUIT

Suite	Tenant	SF
100	Food Lion	30,945
106	Family Dollar	8,526
108	T&M Smoke Shop	3,547
110	Monroe Family Pharmacy	3,701
114	Monster Mini Golf	11,509
	<b>TOTAL</b>	<b>58,228</b>



**\* OUTPARCEL AVAILABLE  
+/- 0.75 Acres**



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ELEVATION

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