

Union Village

VALUE-ADD MULTI-TENANT
RETAIL OFFERED AT \$3,750,000

OFFERING MEMORANDUM

1008 W ROOSEVELT BLVD
Monroe, NC 28110

Emily Cline

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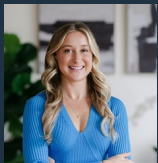
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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

UNION VILLAGE

OFFERING SUMMARY

ADDRESS	1008 W ROOSEVELT BLVD Monroe NC 28110
COUNTY	Union
SUBMARKET	Union county
BUILDING SF	20,000 SF
LAND ACRES	2.4
APN	09186014
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,750,000
PRICE PSF	\$187.50
OCCUPANCY	100%
NOI (CURRENT)	\$281,435
CAP RATE (CURRENT)	7.50%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	3,621	25,983	42,568
2023 Median HH Income	\$52,955	\$57,207	\$62,803
2023 Average HH Income	\$75,156	\$81,711	\$87,890



- MW Commercial Realty is pleased to offer Union Village Shopping Center, located at 1008 W Roosevelt Blvd in Monroe, NC. This 20,000-square-foot retail property is fully occupied by 9 tenants across 11 units. Offered at \$3,750,000, this investment provides stable income with the potential for immediate value-add opportunities. Beginning December 1, 2024 the annual gross scheduled rent is \$280,704.00.

One of the key advantages of Union Village is the shorter lease terms, which allow for rental adjustments in line with market rates, giving an investor the chance to add significant value. Recent renovations, including a new roof and gutters in 2023, the replacement of several HVAC units and a fresh coat of paint in 2024, mean that the property is in excellent condition and ready for continued performance.

Strategically positioned along busy Highway 74, the shopping center benefits from excellent visibility and traffic flow, bolstered by shadow tenants such as Office Max and Tractor Supply. This well-maintained, income-generating asset presents an ideal opportunity for an investor to capitalize on its current cash flow while implementing rent increases and potential improvements for future value growth.



02

Rent Roll

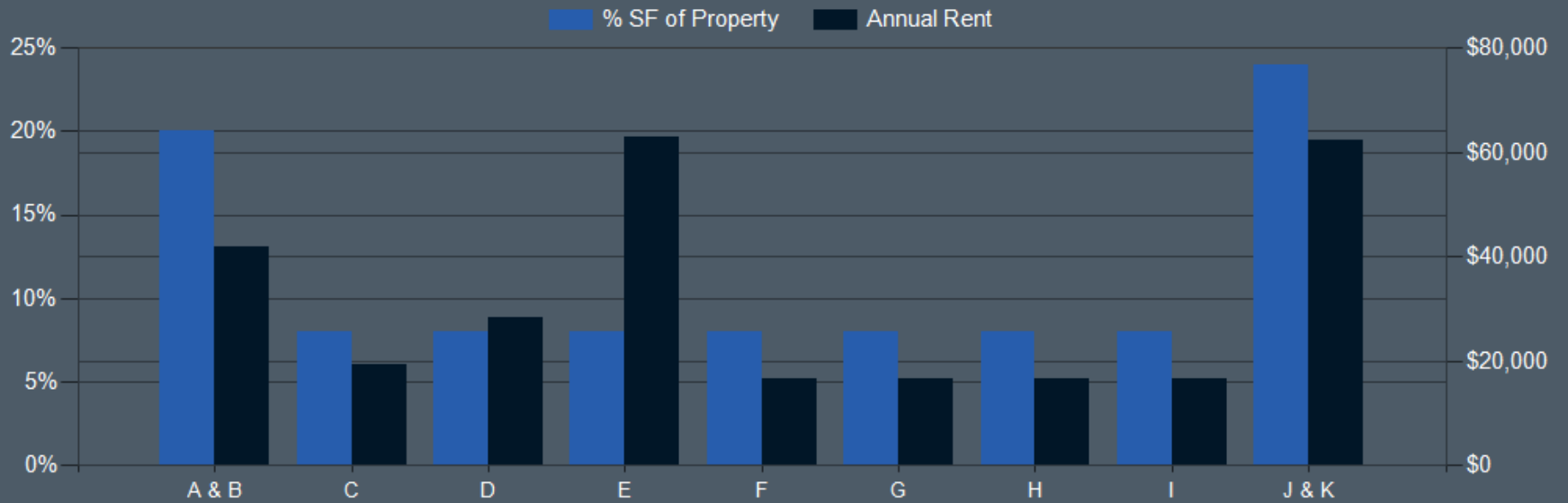
Rent Roll

Lease Expiration

UNION VILLAGE

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates				CAM Revenue Annual	Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			
A & B	Latino Night Club	4,000	20.00%	11/01/21	10/31/26	CURRENT 11/01/2024	\$3,500 \$301	\$0.88 \$0.08	\$42,000 \$3,610	\$10.50 \$0.96	\$6,000	NNN	Rent increases \$110 annually.
H	WELL RESTED, LLC	1,600	8.00%	03/01/23	04/30/26	CURRENT 05/01/2025	\$1,373 \$1,428	\$0.86 \$0.89	\$16,476 \$17,135	\$10.30 \$10.68	\$2,796	NNN	
D	Me Nails	1,600	8.00%	03/01/03	03/31/27	CURRENT	\$2,350	\$1.47	\$28,200	\$17.63		Gross	
J & K	LA HERRADURA MEXICAN RESTAURANT, LLC	4,800	24.00%	09/23/22	12/31/27	CURRENT 01/01/2025	\$5,200 \$5,408	\$1.08 \$1.13	\$62,400 \$64,896	\$13.00 \$13.56	\$8,400	NNN	
I	WELL FURNISHED , LLC	1,600	8.00%	09/01/23	04/30/26	CURRENT 05/01/2025	\$1,373 \$1,428	\$0.86 \$0.89	\$16,476 \$17,135	\$10.30 \$10.68	\$2,796	NNN	
G	SMOKE ENCOUNTERS	1,600	8.00%	02/03/23	04/30/26	CURRENT 05/01/2025	\$1,387 \$1,442	\$0.87 \$0.90	\$16,644 \$17,310	\$10.40 \$10.80	\$2,796	NNN	
F	BOUGIE PUP COUTURE, INC.	1,600	8.00%	11/12/22	12/31/25	CURRENT 01/01/2025	\$1,373 \$1,414	\$0.86 \$0.88	\$16,476 \$16,970	\$10.30 \$10.56	\$2,796	NNN	
E	J & W Business Center	1,600	8.00%	08/01/24	07/31/29	CURRENT	\$5,236	\$3.27	\$62,832	\$39.27	\$2,880	NNN	
C	PC Guru, LLC	1,600	8.00%	12/01/24	11/30/25	CURRENT	\$1,600	\$1.00	\$19,200	\$12.00	\$2,800	NNN	
Totals:		20,000					\$23,392		\$280,704		\$31,264		

Tenant SF Analysis



Lease Expiration Summary

