

Sun Valley Commons
+/- 1,315 SF
Available For Lease

Pad 13

6405 Old Monroe Rd Suite D
Indian Trail, NC 28079

Dennis W. Moser, MAI

President

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Mackenzie Moser, CCIM

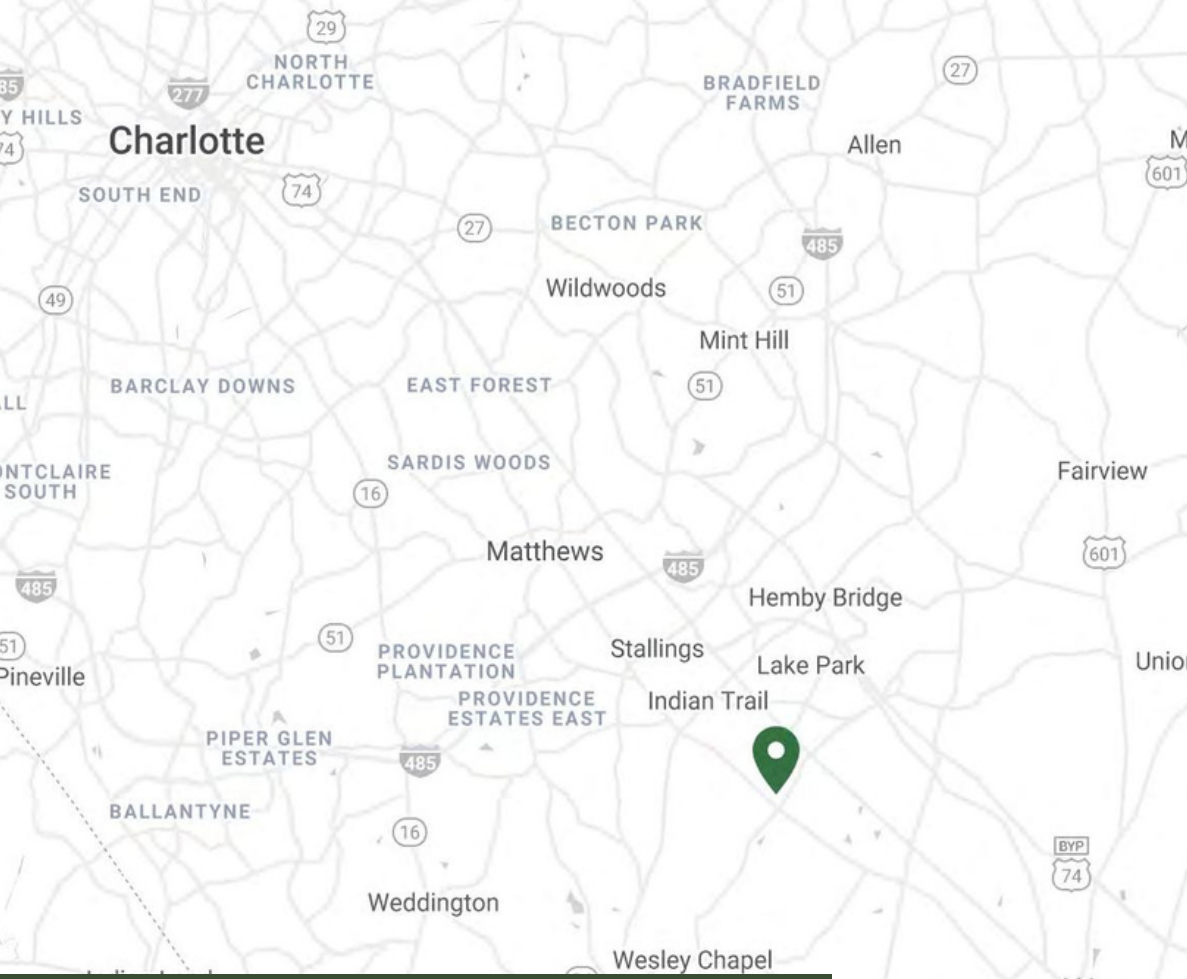
Broker

O: 704.882.1700 ext. 4

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Retail | For Lease

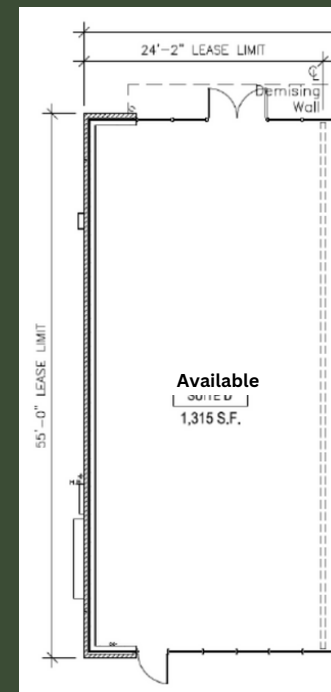
Sun Valley Commons is located off of Old Monroe Road in Union County, NC. Sun Valley Commons is only 1 mile from Highway 74, 2 miles from the Monroe Bypass, and 2.5 miles to I-485. Neighboring tenants include: Dunkin Donuts, Code Ninjas, and Express Pros.

Total Building SF: +/- **5,605 SF**
 Total SF Available: +/- **1,315 SF**

Demographics

	3 Mile	5 Mile	10 Mile
Population	37,141	85,955	314,968
Households	11,903	28,606	112,243
Average HH Income	\$78,441	\$100,990	\$101,695

Floor Plan



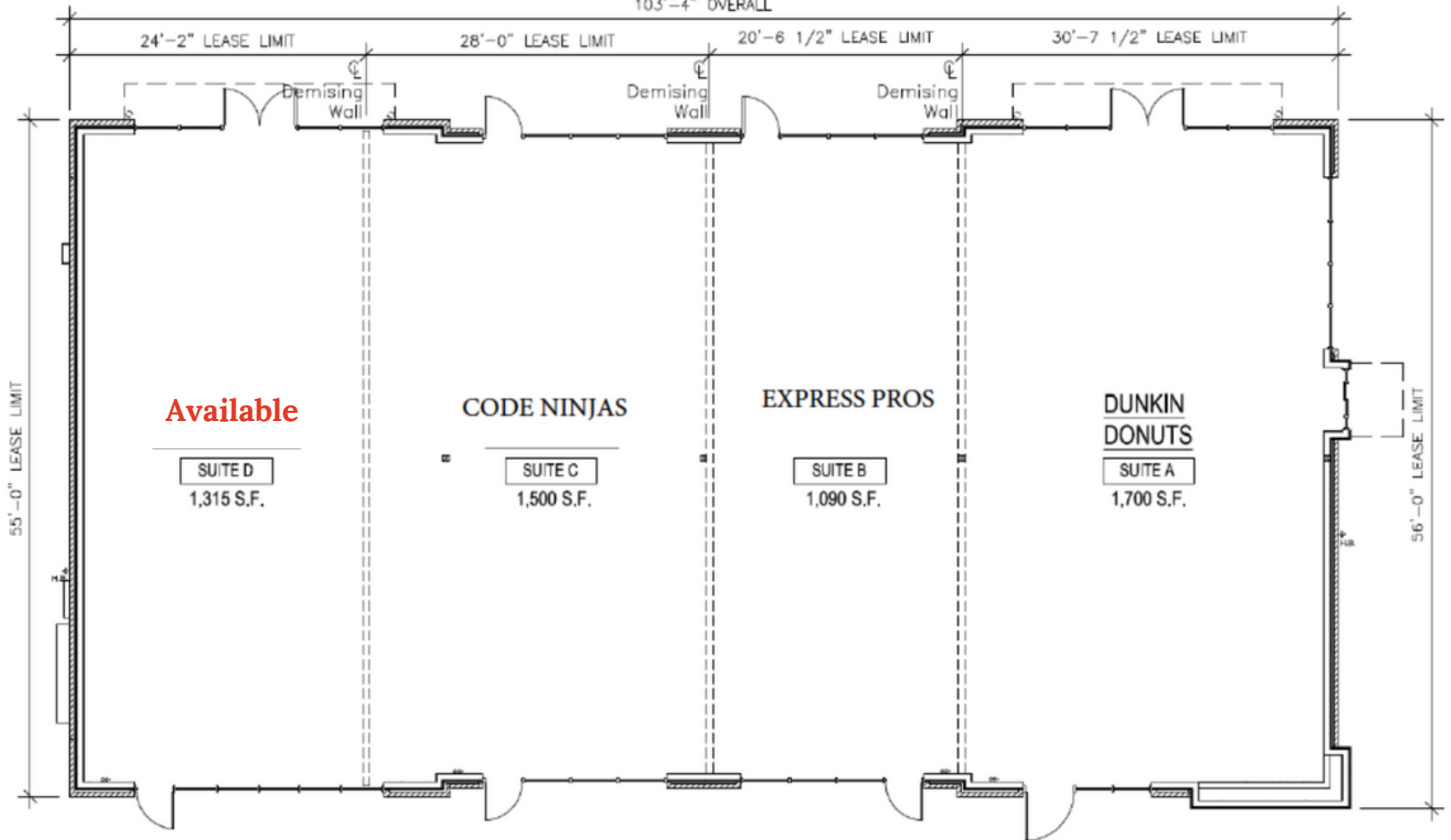
\$34 / SF NNN

\$8 TICAM

Floor Plan

Front (Facing Parking Lot Side)

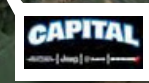
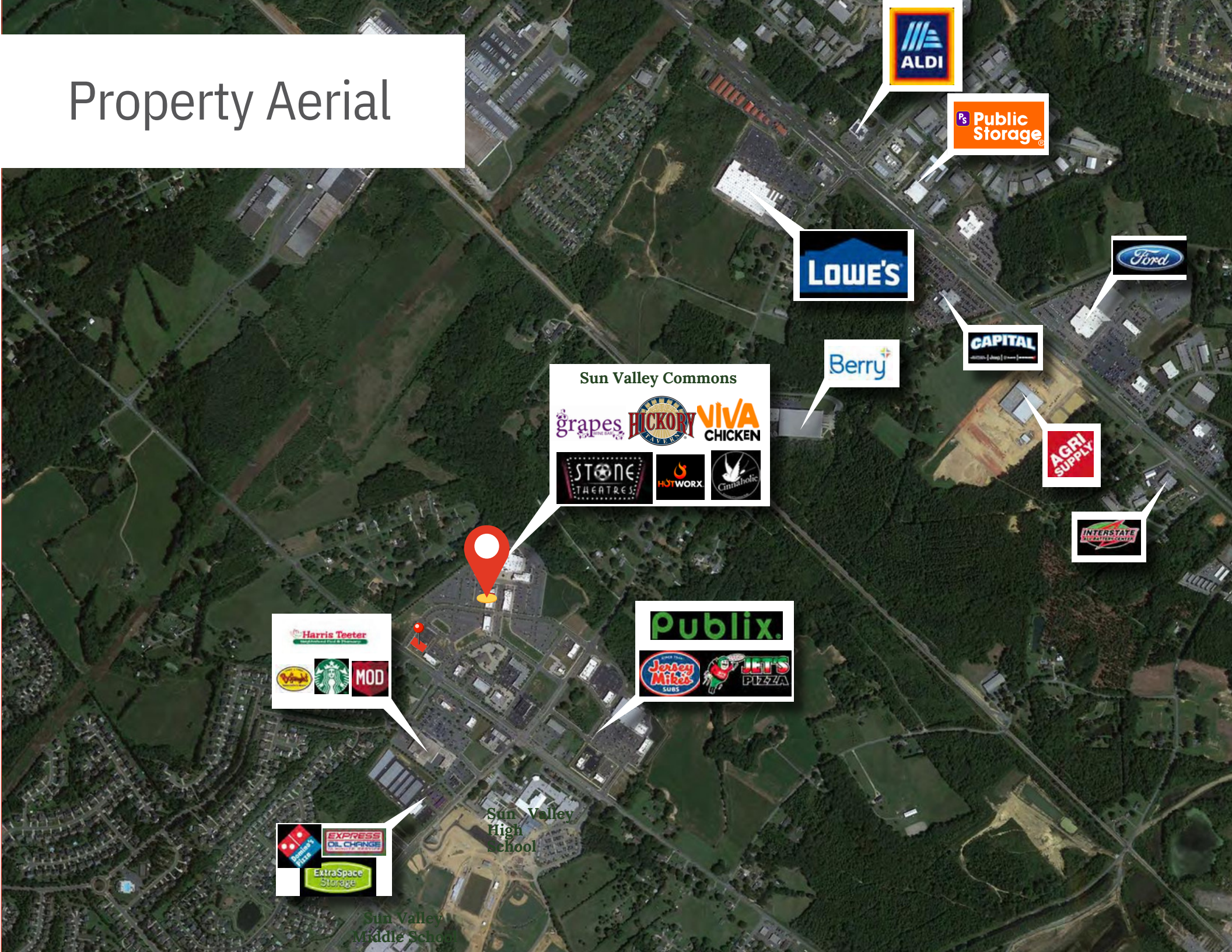
103'-4" OVERALL



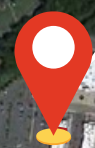
Exterior Photos



Property Aerial



Sun Valley Commons



Sun Valley High School

Sun Valley Middle School



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