

# OFFICE | MEDICAL FOR LEASE



OFFERED EXCLUSIVELY BY

**ISAAC HARROW**

Broker

O: 704.882.1700 ext. 220 M: 828.320.1986

**2602 W. ROOSEVELT BLVD. MONROE, NC 28110**

**± 1,200 SF up to 4,864 SF**





## PROPERTY OVERVIEW

**2602 W Roosevelt Blvd** in Monroe, NC is a prime location along a high-traffic commercial corridor with excellent visibility and easy access to major routes. Surrounding businesses include: Rolling Hills Country Club, Chick-Fil-A, Walmart Supercenter, Lowes Home Improvement, Monroe Aquatics and Fitness Center, Monroe Crossing Mall, and many other restaurants..

## PROPERTY HIGHLIGHTS

- Excellent location at lighted intersection on Hwy 74 in Monroe
- Close to abundant amenities including restaurants and retail
- Monument signage offers visibility to Hwy 74 traffic
- Minutes from downtown Monroe



## AERIAL VIEW



## BUILDING EXTERIOR



## PROPERTY DETAILS



**2602**  
W. Roosevelt Blvd.  
Monroe, NC 28110



**Zoning**  
GB  
(General Business)



**Lease Rate**  
\$22.50/SF  
Triple Net Lease  
(NNN)



**Available Space**  
± 1,200 SF up to 4,864 SF



**Property Type**  
Medical | Office



**Parcel ID**  
09259067A90

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 **MOSER**  
COMMERCIAL REAL ESTATE

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# PROPERTY DEMOGRAPHICS



**2602**

W. Roosevelt Blvd  
Monroe, NC 28110



**54,500 VPD**

HWY 74 & W. Roosevelt Blvd.



## Population (2024)

1 mile radius	<b>3,724</b>	people
3 mile radius	<b>25,516</b>	people
5 mile radius	<b>55,566</b>	people



## Households (2024)

1 mile radius	<b>1,493</b>	households
3 mile radius	<b>8,879</b>	households
5 mile radius	<b>21,702</b>	households

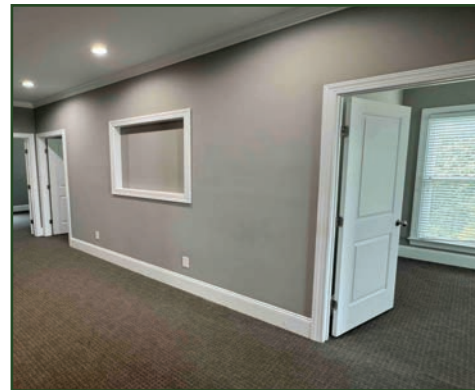


## Average Household Income

1 mile radius	<b>\$ 101,469</b>
3 mile radius	<b>\$ 92,057</b>
5 mile radius	<b>\$ 96,184</b>



# INTERIOR PHOTOS

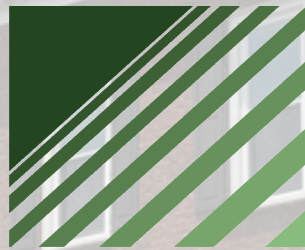




# LOCATION OVERVIEW







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