

Corral Motorcycles Building

STAND ALONE RETAIL/SERVICE
BUILDING FOR LEASE ON HWY 74

3608 W Roosevelt Blvd
Monroe, NC 28110

Emily Cline

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Broker

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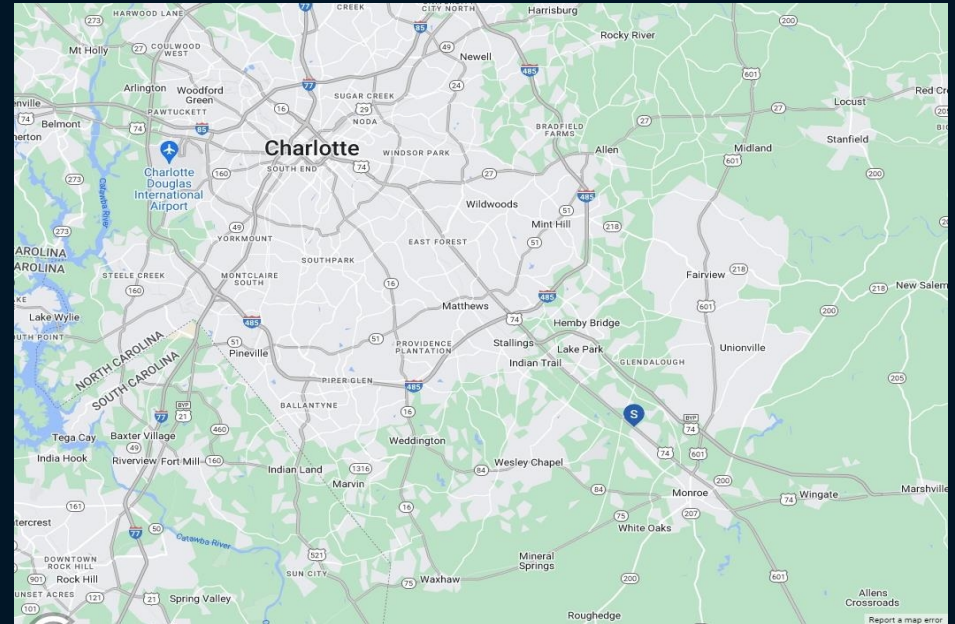
mark@mwcommercialrealty.net

Lic: 188484



THE SPACE

Location	3608 W Roosevelt Blvd Monroe, NC 28110
County	Union
APN	9339167
Square Feet	11,200
Annual Rent PSF	\$15.00
Lease Type	NNN



HIGHLIGHTS

- +/- 9,400 SF Showroom and Shop Space
- Additional 1,800 SF Warehouse/Storage
- Excellent visibility with Hwy 74 frontage
- General Business Zoning
- Automotive Sales Allowed

POPULATION

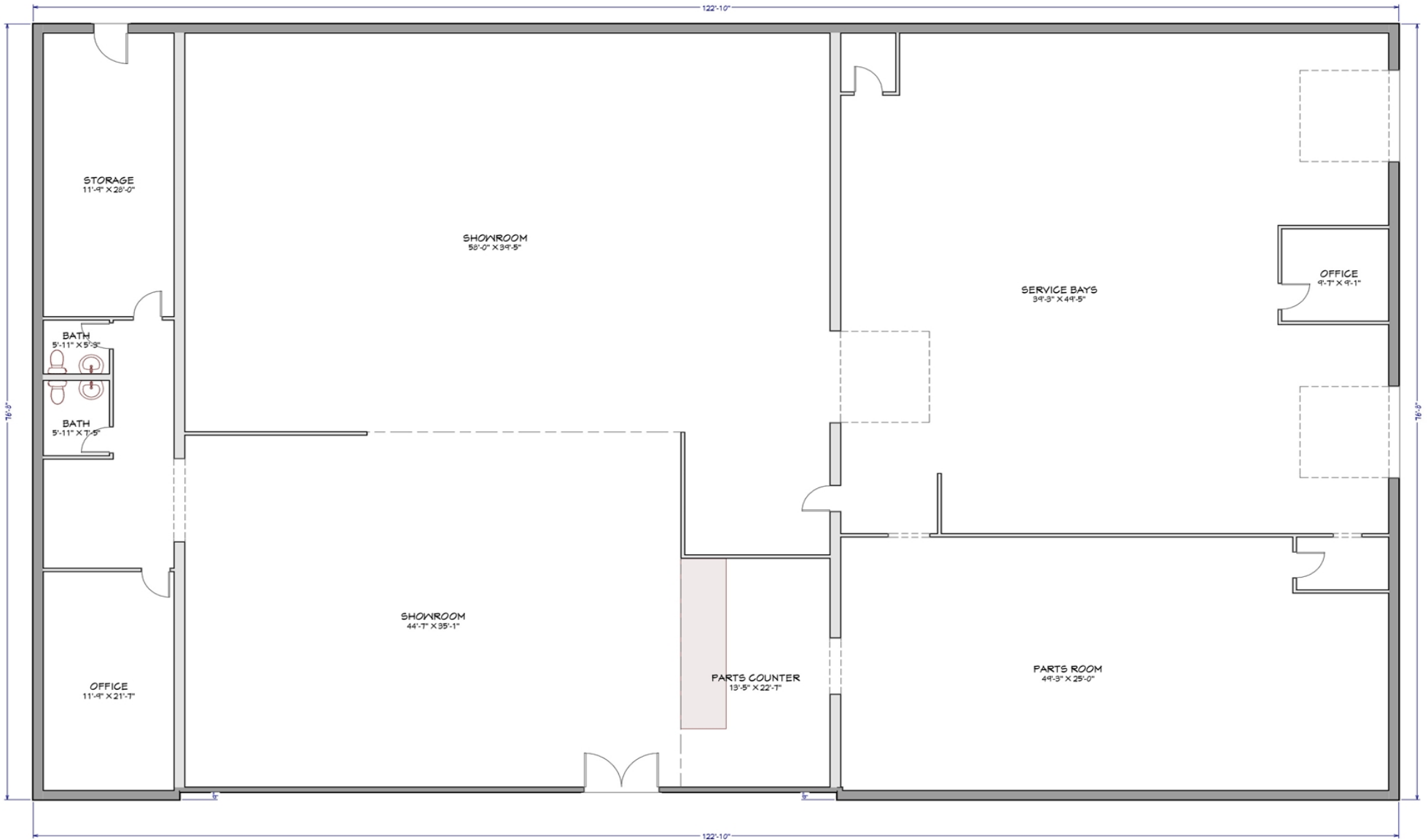
1.00 MILE	3.00 MILE	5.00 MILE
2,609	21,554	76,876

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$105,178	\$96,701	\$102,677

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
976	7,879	26,582



SQFT
4579 SQ FT

3608 ROOSEVELT BLVD
 MONROE, NC 28110
 DATE: 6-26-2024
 CLIENT: EMILY CLINE

 **Pacifico Property**
Services
 Measurements Photos Drone 3D Tours Virtual Staging
 980-616-2615 Services@PacificoPropertyServices.com