



1923 Old Charlotte Hwy

Monroe, North Carolina 28110



Site

Melton Rd

Old Charlotte Hwy

17,500 VPD

18,000 VPD



N.M.L.K. Jr Blvd

Available for Ground Lease

+/- 2.21 AC

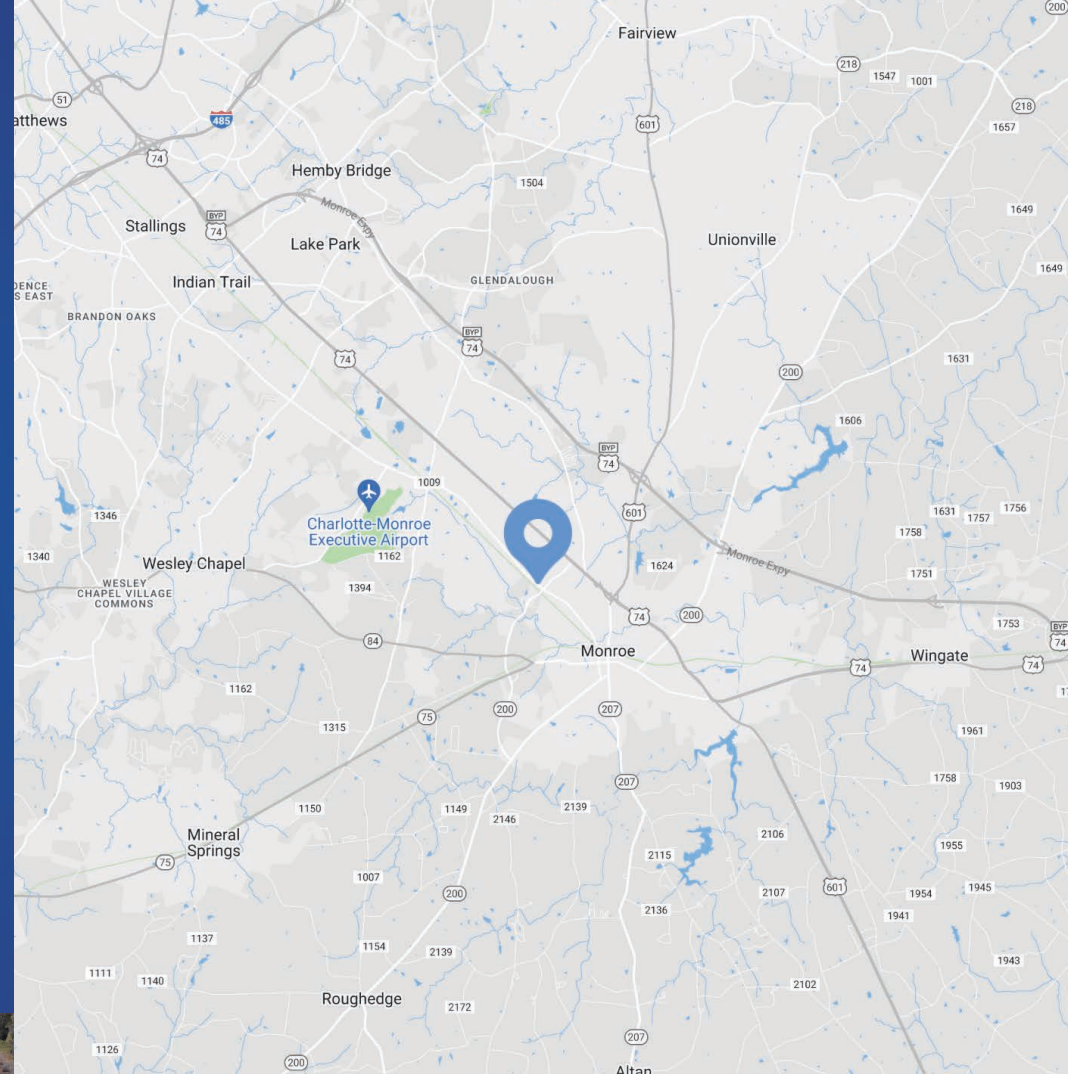
Property Overview

1923 Old Charlotte Hwy Available for Ground Lease

+/- 2.21 AC available for ground lease on Old Charlotte Highway in Monroe, NC. Conveniently located 1 mile from Highway 74 and 2 miles from Downtown Monroe.

Property Details

Address	1923 Old Charlotte Highway Monroe, NC 28110
Acreage	+/- 2.21 AC Available for Ground Lease
Square Footage	+/- 96,267 SF
Parcel ID	09265006, 09265005, 09265004
Zoning	Commercial
Traffic Counts	Old Charlotte Hwy 17,500 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	3,850	27,860	52,110
Avg. Household Income	\$69,782	\$78,353	\$88,639
Median Household Income	\$52,745	\$57,886	\$66,473
Households	1,511	10,173	18,538
Daytime Employees	4,819	17,369	28,032

Monroe

North Carolina

The city of Monroe is a vibrant and progressive city that serves as the hub of retail, government, culture, and industry in Union County. From the large Historic District complete with stately homes and a newly revitalized downtown to its industrial core attracting businesses from across the globe to the ever-growing retail marketplace, Monroe has something to offer to all.

The downtown area is currently in the throes of a revitalization plan that has been spearheaded by city leaders. The plan is geared to increase traffic to downtown businesses as well as to show off the charm of the tree-lined streets and make the downtown area a destination for families. Several activities like live music, antique car cruise-ins, outdoor movies, to name just a few, are held throughout the year. The downtown at times also finds itself the center of attention as film crews use the backdrop of the Historic Union County Courthouse and charm of Main Street in major motion pictures.

South Piedmont Community College strengthens the city's economic and educational future. SPCC has a campus on Old Charlotte Highway and offers numerous degree programs along with continuing education, college transfer, basic skills, and workforce training.





- Wells Fargo
- TRUIST
- 74
- ROSES
- FURNITURE CITY
- Planet Fitness
- belk
- red bowl asian bistro
- Chick-fil-A
- SHOE CARNIVAL
- Monroe Crossing Mall
- BRU-Ster's
- State Employees' Credit Union
- Bank of America
- UPS Store
- PNC BANK
- VILLAGE GRILL
- Pinnacle Bank
- Dickerson Blvd
- 18,000 VPD
- 17,500 VPD
- Old Charlotte Hwy
- DOLLAR GENERAL
- NAPA AUTO PARTS
- Melton Rd
- Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.