

# 1617 W Roosevelt Blvd

1617 W Roosevelt Blvd, Monroe NC 28110

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## OFFERING MEMORANDUM



*Prepared By:*

**Morgan Hamer**  
NewLeaf Commercial Real Estate  
Broker in Charge  
(704) 942-0983  
Morgan@NewLeafBrokerage.com  
Lic: 297378

**Tom Mueller**  
Sr. Commercial Real Estate Broker  
(304) 610-1173  
Tom@NewLeafBrokerage.com





## OFFERING SUMMARY

ADDRESS	1617 W Roosevelt Blvd Monroe NC 28110
COUNTY	Union
NET RENTABLE AREA (SF)	10,000 SF
LAND ACRES	0.99
YEAR BUILT	1970

## FINANCIAL SUMMARY

PRICE	\$1,300,000
PRICE PSF	\$130.00

## DEMOGRAPHICS

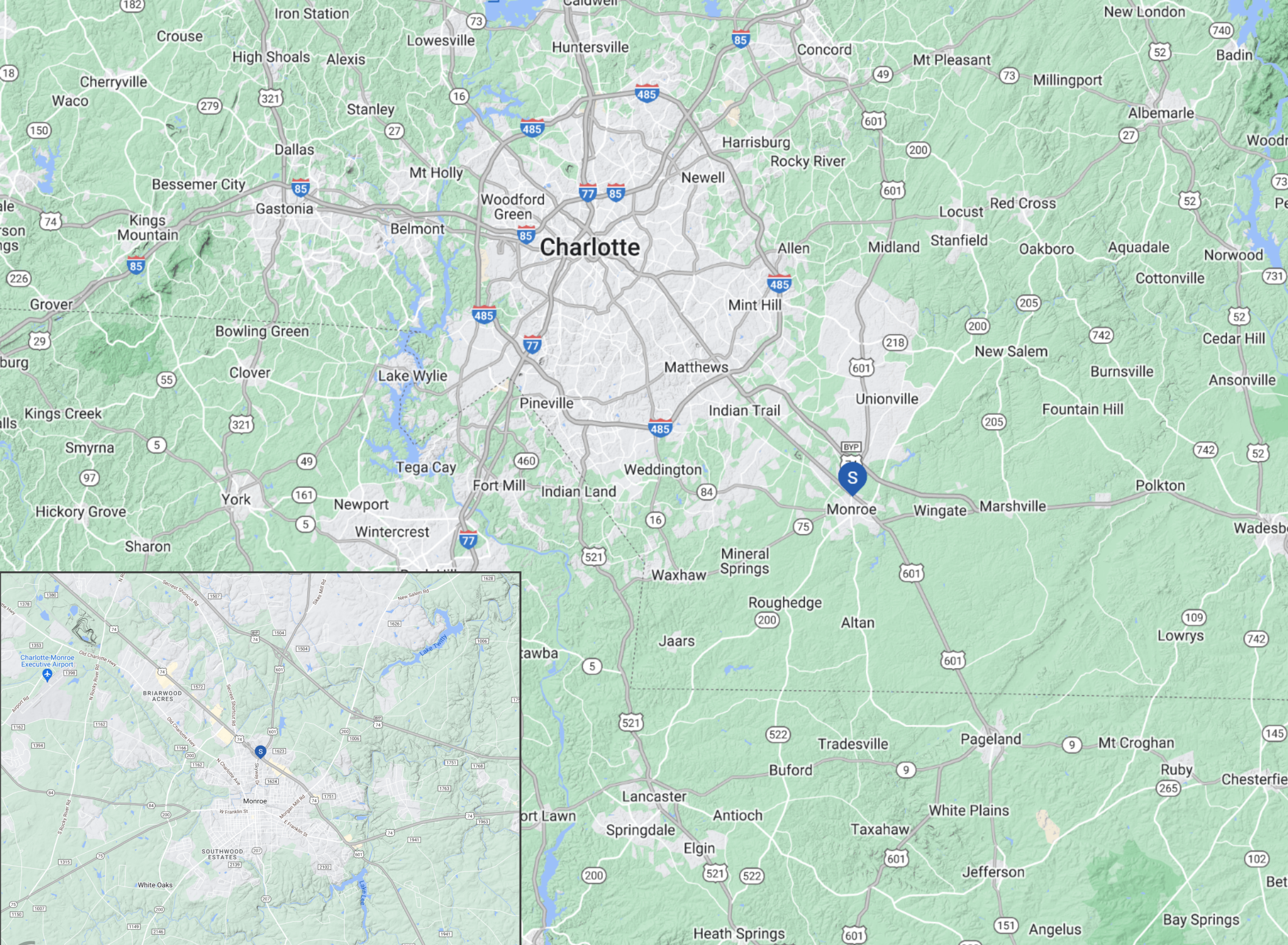
	1 MILE	3 MILE	5 MILE
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2023 Population	4,357	27,450	45,371
2023 Median HH Income	\$54,172	\$58,447	\$65,634
2023 Average HH Income	\$70,346	\$82,860	\$88,605

- Presenting a ±10,000 SF Multi-Tenant Office/Flex Building for sale. Great investment and value-add opportunity.
- The property has fantastic signage and visibility on W. Roosevelt Blvd with ±54,000 VPD on HWY 74. The roof was replaced in 2021.
- The building is currently 94% leased, featuring 11 total suites with 10 leased. The current NOI is \$84,420 and the Pro Forma NOI is \$101,700.









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## PROPERTY FEATURES

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NUMBER OF TENANTS	11
NET RENTABLE AREA (SF)	10,000
LAND ACRES	0.99
YEAR BUILT	1970
# OF PARCELS	1
ZONING TYPE	CAO-C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	54,000 VPD

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## CONSTRUCTION

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EXTERIOR	Masonry
ROOF	Updated 2021

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## TENANT INFORMATION

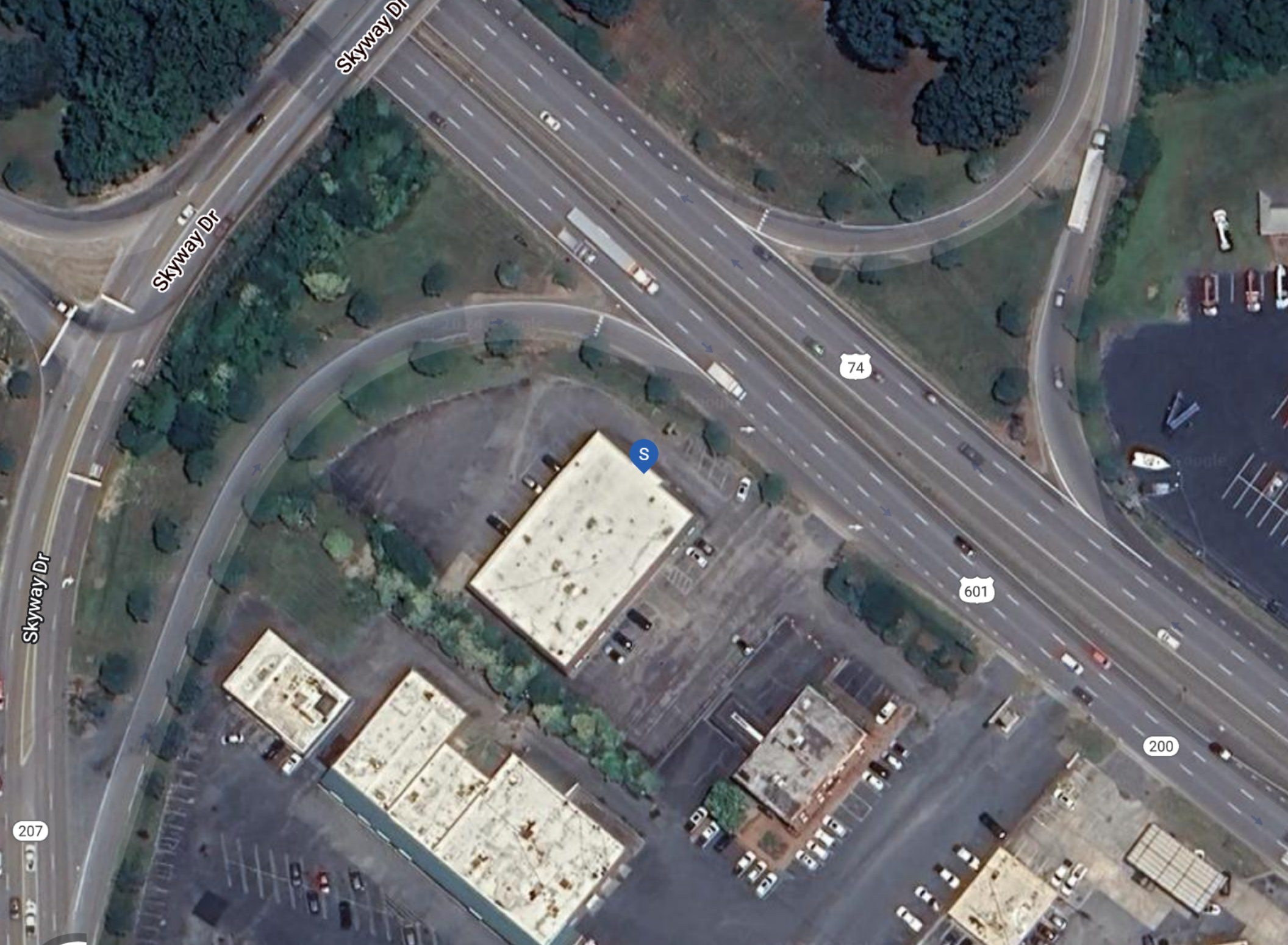
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LEASE TYPE	MG
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,004	23,791	35,009
2010 Population	4,659	26,793	42,798
2023 Population	4,357	27,450	45,371
2028 Population	4,502	27,842	46,941
2023-2028: Population: Growth Rate	3.30 %	1.40 %	3.40 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	135	715	994
\$15,000-\$24,999	125	706	1,134
\$25,000-\$34,999	172	1,205	1,603
\$35,000-\$49,999	237	1,474	2,298
\$50,000-\$74,999	299	1,822	2,904
\$75,000-\$99,999	254	1,447	2,698
\$100,000-\$149,999	157	1,316	2,528
\$150,000-\$199,999	72	631	1,177
\$200,000 or greater	28	456	831
Median HH Income	\$54,172	\$58,447	\$65,634
Average HH Income	\$70,346	\$82,860	\$88,605

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,397	8,683	12,867
2010 Total Households	1,459	8,997	14,723
2023 Total Households	1,478	9,772	16,167
2028 Total Households	1,522	9,901	16,732
2023 Average Household Size	2.89	2.77	2.76
2000 Owner Occupied Housing	565	4,632	7,710
2000 Renter Occupied Housing	749	3,574	4,443
2023 Owner Occupied Housing	518	5,795	10,795
2023 Renter Occupied Housing	960	3,977	5,372
2023 Vacant Housing	179	619	1,003
2023 Total Housing	1,657	10,391	17,170
2028 Owner Occupied Housing	556	6,038	11,343
2028 Renter Occupied Housing	966	3,863	5,388
2028 Vacant Housing	152	628	949
2028 Total Housing	1,674	10,529	17,681
2023-2028: Households: Growth Rate	2.95 %	1.30 %	3.45 %



Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	406	2,116	3,332
2023 Population Age 35-39	304	1,793	2,953
2023 Population Age 40-44	252	1,791	3,027
2023 Population Age 45-49	206	1,570	2,725
2023 Population Age 50-54	194	1,570	2,775
2023 Population Age 55-59	186	1,389	2,401
2023 Population Age 60-64	167	1,322	2,286
2023 Population Age 65-69	159	1,237	2,125
2023 Population Age 70-74	123	1,065	1,842
2023 Population Age 75-79	91	784	1,339
2023 Population Age 80-84	62	475	817
2023 Population Age 85+	60	437	765
2023 Population Age 18+	3,071	19,959	33,458
2023 Median Age	30	34	36

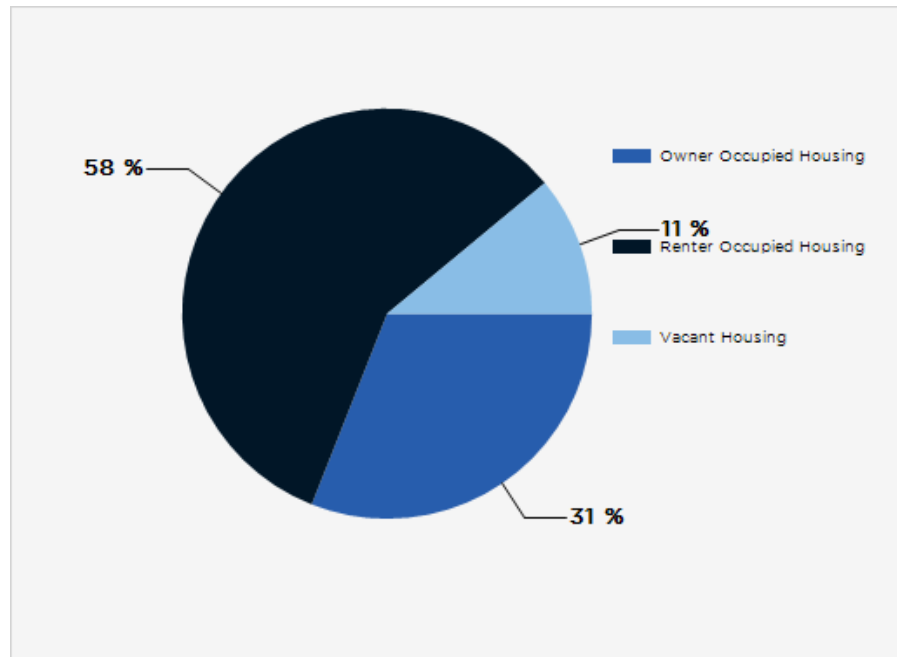
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,872	\$59,509	\$67,179
Average Household Income 25-34	\$75,686	\$79,876	\$86,295
Median Household Income 35-44	\$58,386	\$67,435	\$76,990
Average Household Income 35-44	\$76,070	\$93,420	\$99,314
Median Household Income 45-54	\$60,654	\$71,821	\$79,396
Average Household Income 45-54	\$77,409	\$93,316	\$100,869
Median Household Income 55-64	\$58,579	\$63,518	\$70,941
Average Household Income 55-64	\$74,518	\$90,642	\$95,997
Median Household Income 65-74	\$46,970	\$50,611	\$55,052
Average Household Income 65-74	\$61,533	\$74,524	\$79,135
Average Household Income 75+	\$51,140	\$64,121	\$66,731

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	377	1,963	3,397
2028 Population Age 35-39	332	2,011	3,365
2028 Population Age 40-44	271	1,697	2,876
2028 Population Age 45-49	230	1,699	2,898
2028 Population Age 50-54	204	1,474	2,582
2028 Population Age 55-59	171	1,430	2,569
2028 Population Age 60-64	172	1,281	2,236
2028 Population Age 65-69	163	1,185	2,077
2028 Population Age 70-74	139	1,050	1,836
2028 Population Age 75-79	106	878	1,522
2028 Population Age 80-84	81	595	1,042
2028 Population Age 85+	70	497	886
2028 Population Age 18+	3,179	20,144	34,440
2028 Median Age	31	35	36

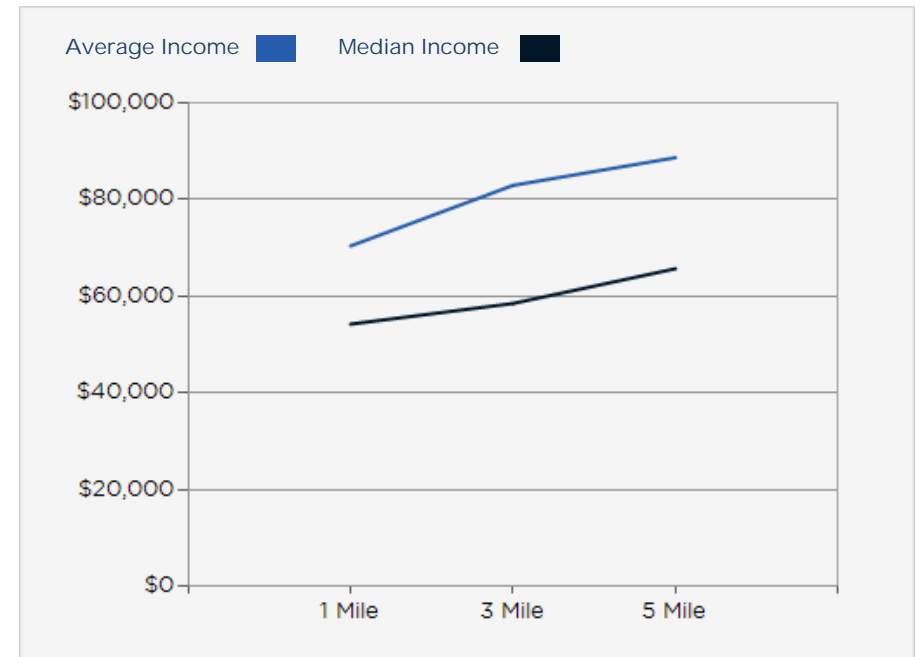
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,236	\$70,141	\$80,004
Average Household Income 25-34	\$85,506	\$94,550	\$103,038
Median Household Income 35-44	\$67,047	\$79,950	\$87,742
Average Household Income 35-44	\$90,367	\$109,731	\$115,967
Median Household Income 45-54	\$68,197	\$80,148	\$87,430
Average Household Income 45-54	\$87,172	\$106,892	\$115,884
Median Household Income 55-64	\$68,070	\$76,789	\$83,674
Average Household Income 55-64	\$88,119	\$107,800	\$114,292
Median Household Income 65-74	\$55,128	\$60,897	\$67,646
Average Household Income 65-74	\$71,840	\$87,828	\$94,335
Average Household Income 75+	\$61,711	\$78,527	\$81,863



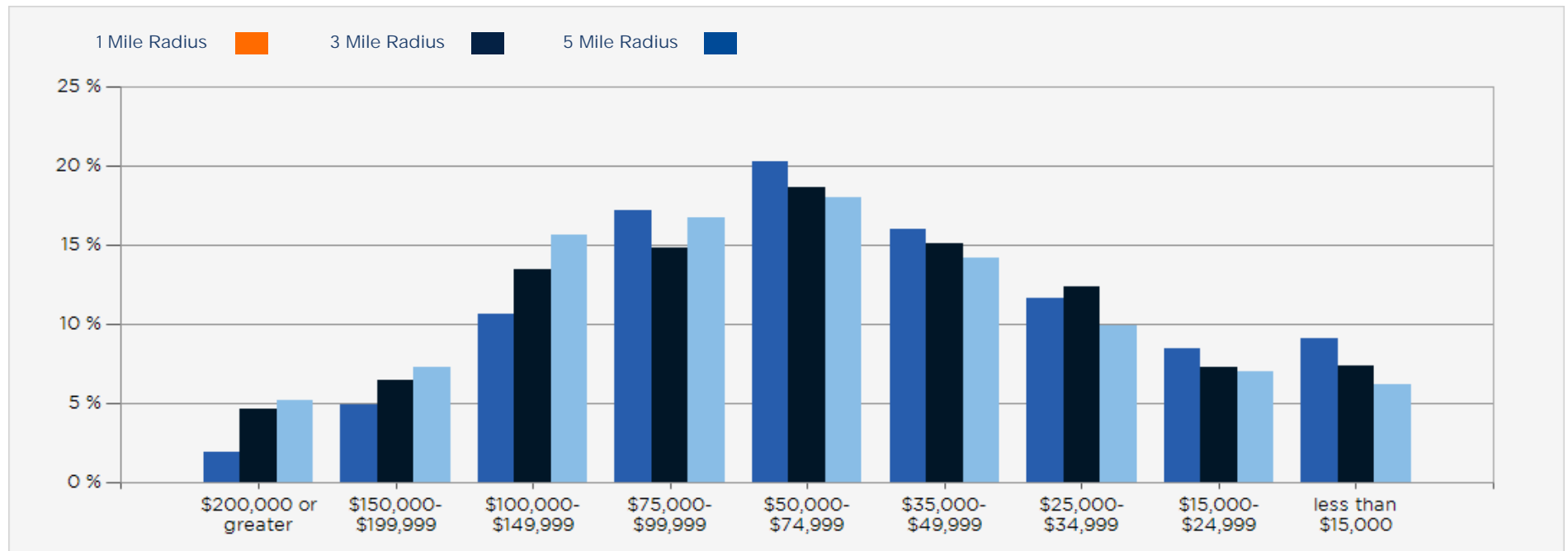
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





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*Exclusively Marketed by:*

**Morgan Hamer**  
NewLeaf Commercial Real Estate  
Broker in Charge  
(704) 942-0983  
Morgan@NewLeafBrokerage.com  
Lic: 297378

**Tom Mueller**  
Sr. Commercial Real Estate Broker  
(304) 610-1173  
Tom@NewLeafBrokerage.com



[www.newleafbrokerage.com](http://www.newleafbrokerage.com)