

**1,755 SF of Retail Space For Lease**

**Morgan Mill Plaza Shopping Center**

**543 Morgan Mill Road Monroe, NC 28110**



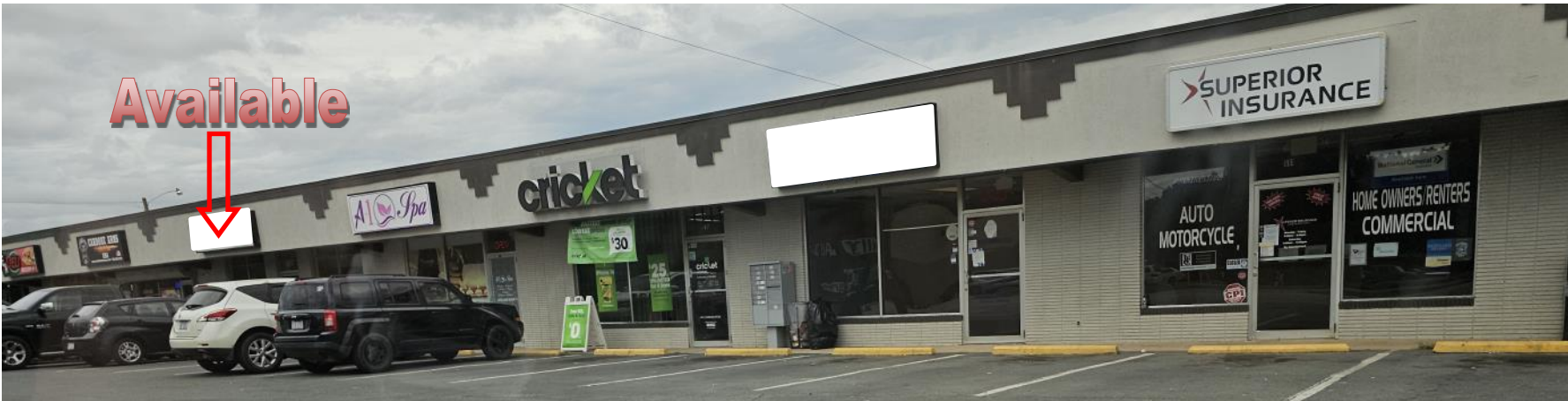
Morgan Mill Plaza is located in Monroe just off W. Roosevelt Blvd (Hwy 74) with fantastic visibility and easy access to surrounding areas.

Adjacent to the QT gas station, Morgan Mill is comprised of over 34,000 SF of retail and service-oriented businesses. Recently renovated with a full repaint, new LED lighting & parking lot improvements. Only one inline vacancy is available!

High traffic counts combined with close proximity to downtown and numerous local and national retailers make Morgan Mill the ideal location for an existing or new business.



A variety of tenants comprise Morgan Mill Plaza



# Morgan Mill Plaza Site Plan

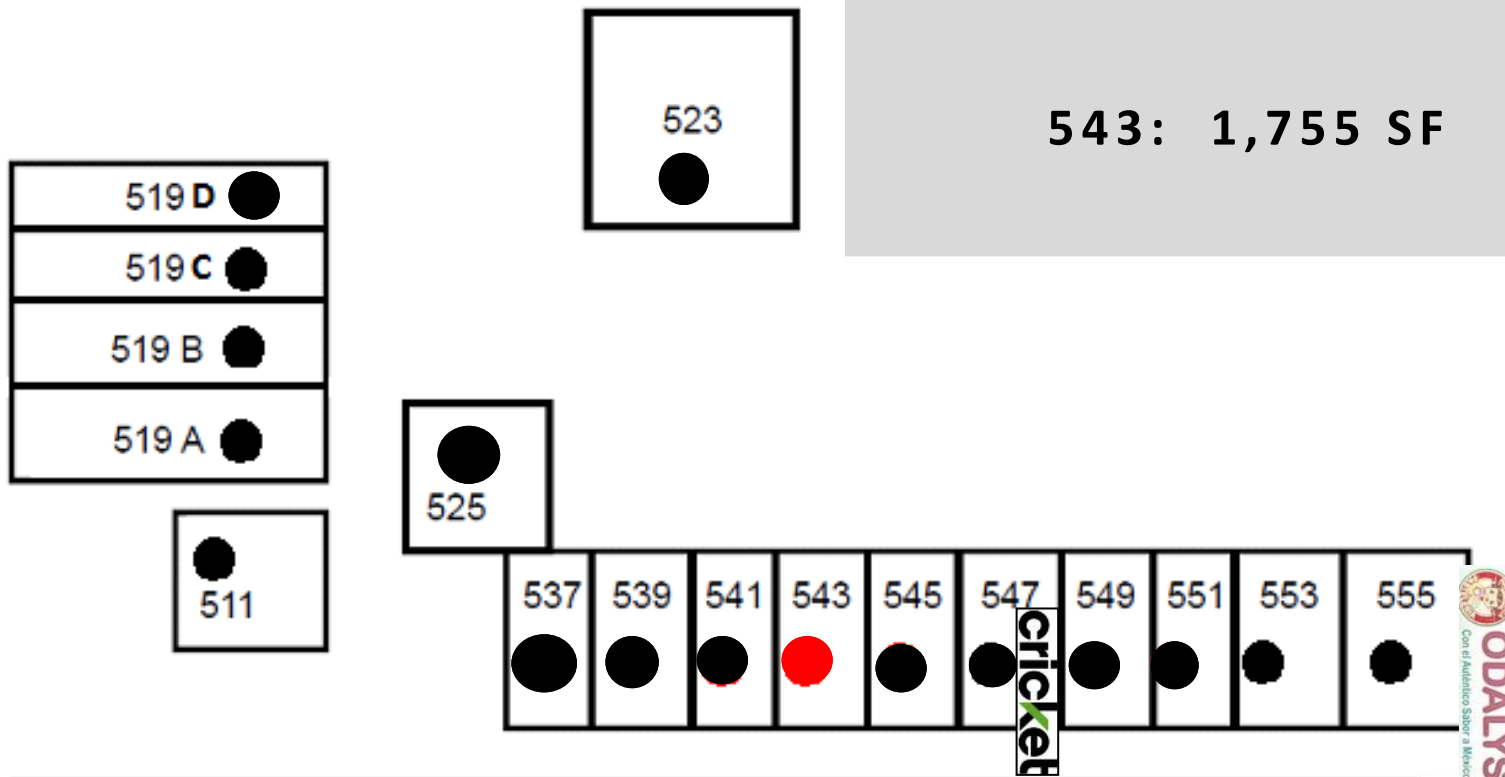


# Morgan Mill Plaza 2023 Leasing Plan

● = Available  
● = Leased

## Available Spaces

543: 1,755 SF



Morgan Mill Road



**BVB**BELK  
PROPERTIES

# Area Map & Interior Photos

All vacant suites in vanilla shell condition



**BVBELK**  
PROPERTIES

# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

# Demographic Summary

Lat/Lon: 34.9874/-80.5335

R51

519 Morgan Mill Rd

Monroe, NC 28110

|   | 1 mi radius | 3 mi radius | 5 mi radius | 10 mi radius |
|---|-------------|-------------|-------------|--------------|
| <b>POPULATION</b>                                     |             |             |             |              |
| 2020 Estimated Population                             | 6,276       | 25,449      | 45,249      | 137,217      |
| 2025 Projected Population                             | 7,089       | 28,564      | 50,448      | 151,464      |
| 2010 Census Population                                | 5,897       | 23,583      | 41,459      | 118,439      |
| 2000 Census Population                                | 5,811       | 21,375      | 35,599      | 78,929       |
| Projected Annual Growth 2020 to 2025                  | 2.6%        | 2.4%        | 2.3%        | 2.1%         |
| Historical Annual Growth 2000 to 2020                 | 0.4%        | 1.0%        | 1.4%        | 3.7%         |
| 2020 Median Age                                       | 30.9        | 34.4        | 35.7        | 36.9         |
| <b>HOUSEHOLDS</b>                                     |             |             |             |              |
| 2020 Estimated Households                             | 1,985       | 8,565       | 15,690      | 46,843       |
| 2025 Projected Households                             | 2,187       | 9,396       | 17,132      | 50,704       |
| 2010 Census Households                                | 1,840       | 7,830       | 14,267      | 40,180       |
| 2000 Census Households                                | 1,885       | 7,197       | 12,347      | 27,714       |
| Projected Annual Growth 2020 to 2025                  | 2.0%        | 1.9%        | 1.8%        | 1.6%         |
| Historical Annual Growth 2000 to 2020                 | 0.3%        | 1.0%        | 1.4%        | 3.5%         |
| <b>RACE AND ETHNICITY</b>                             |             |             |             |              |
| 2020 Estimated White                                  | 29.8%       | 43.9%       | 53.6%       | 70.7%        |
| 2020 Estimated Black or African American              | 35.8%       | 27.5%       | 23.6%       | 15.5%        |
| 2020 Estimated Asian or Pacific Islander              | 0.4%        | 1.2%        | 1.4%        | 2.2%         |
| 2020 Estimated American Indian or Native Alaskan      | 0.8%        | 0.6%        | 0.6%        | 0.5%         |
| 2020 Estimated Other Races                            | 33.2%       | 26.9%       | 20.9%       | 11.1%        |
| 2020 Estimated Hispanic                               | 45.6%       | 37.2%       | 29.3%       | 16.2%        |
| <b>INCOME</b>   |             |             |             |              |
| 2020 Estimated Average Household Income               | \$48,815    | \$64,278    | \$68,731    | \$87,533     |
| 2020 Estimated Median Household Income                | \$38,722    | \$49,875    | \$54,949    | \$70,243     |
| 2020 Estimated Per Capita Income                      | \$15,518    | \$21,749    | \$24,010    | \$29,984     |
| <b>EDUCATION (AGE 25+)</b>                            |             |             |             |              |
| 2020 Estimated Elementary (Grade Level 0 to 8)        | 15.3%       | 11.4%       | 8.5%        | 5.2%         |
| 2020 Estimated Some High School (Grade Level 9 to 11) | 16.2%       | 12.5%       | 11.3%       | 7.6%         |
| 2020 Estimated High School Graduate                   | 36.9%       | 33.3%       | 32.4%       | 28.7%        |
| 2020 Estimated Some College                           | 15.5%       | 20.1%       | 22.5%       | 23.0%        |
| 2020 Estimated Associates Degree Only                 | 4.9%        | 6.5%        | 7.2%        | 8.7%         |
| 2020 Estimated Bachelors Degree Only                  | 7.9%        | 10.8%       | 12.6%       | 19.1%        |
| 2020 Estimated Graduate Degree                        | 3.3%        | 5.3%        | 5.4%        | 7.6%         |
| <b>BUSINESS</b>                                       |             |             |             |              |
| 2020 Estimated Total Businesses                       | 520         | 1,942       | 2,421       | 4,762        |
| 2020 Estimated Total Employees                        | 4,708       | 20,343      | 26,476      | 46,942       |
| 2020 Estimated Employee Population per Business       | 9.1         | 10.5        | 10.9        | 9.9          |
| 2020 Estimated Residential Population per Business    | 12.1        | 13.1        | 18.7        | 28.8         |

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