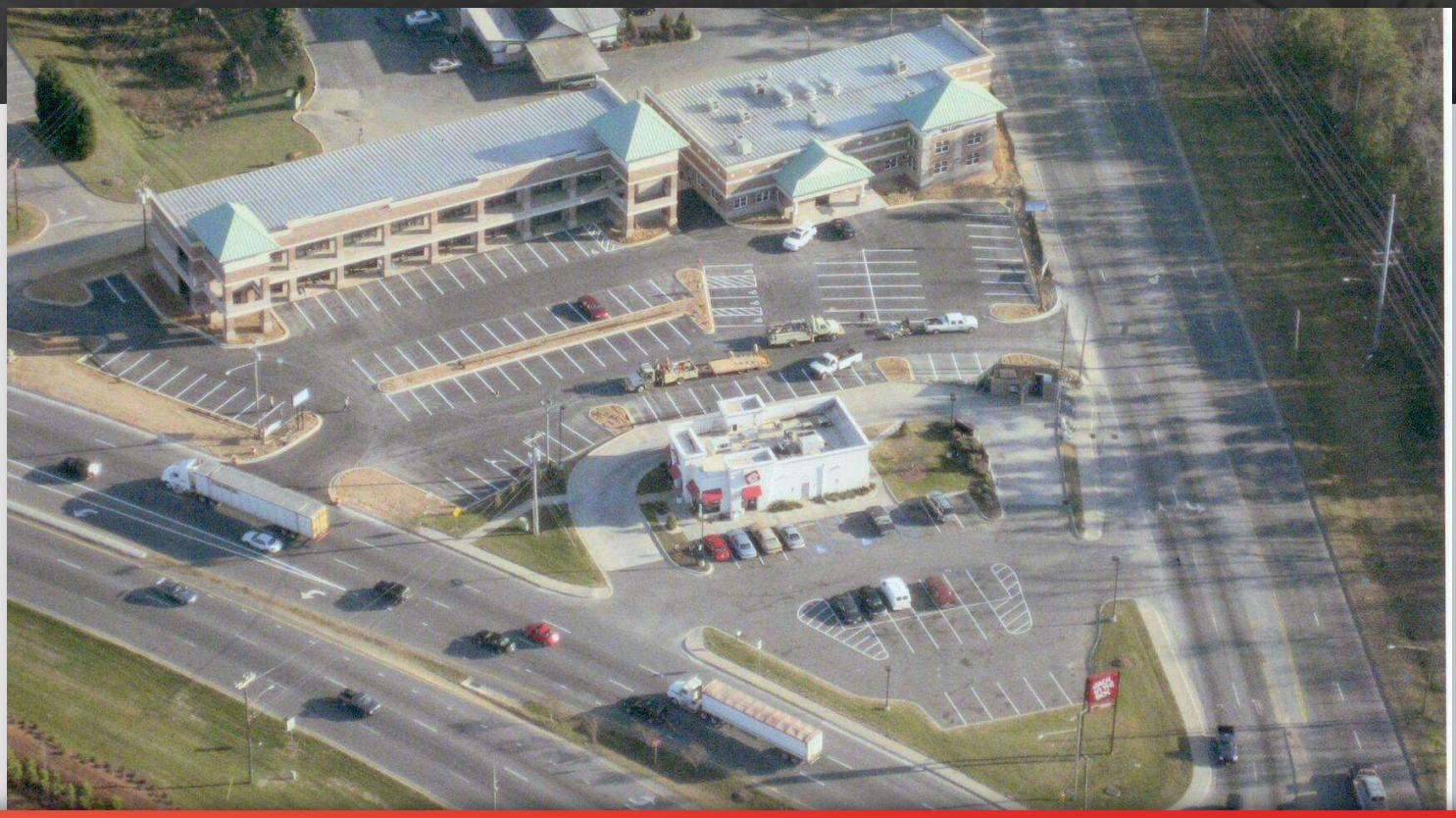
VERIS
PROPERTIES

RETAIL PROPERTY FOR LEASE



# HILLTOP CORNERS

## 1606 East Roosevelt Boulevard, Monroe, NC 28112


*Presented By*

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# EXECUTIVE SUMMARY

HILLTOP CORNERS 1606 EAST ROOSEVELT BOULEVARD, MONROE, NC 28112

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | Undisclosed Rate |
| Available SF: | 800 - 4,000 SF |
| Lot Size: | 2.13 Acres |
| Year Built: | 2007 |
| Building Size: | 16,000 |
| Zoning: | GB-General Business |
| Market: | Monroe |

## PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 1606 East Roosevelt Boulevard, Monroe, NC, 28112. This prime property boasts a spacious and versatile layout, ideal for a wide range of commercial uses. With its prominent location and high-traffic visibility, it offers unparalleled exposure and accessibility. The area boasts a growing population with diverse demographics and convenient access providing a broad customer base. The well-maintained exterior and excellent visibility ensure a seamless experience for both tenants and customers. Don't miss the chance to secure a prominent presence in this dynamic business district. Elevate your operation with this premier leasing opportunity.

## PROPERTY HIGHLIGHTS

- 800 Square foot units suitable for Office, Retail or Medical
- Lease terms are negotiable

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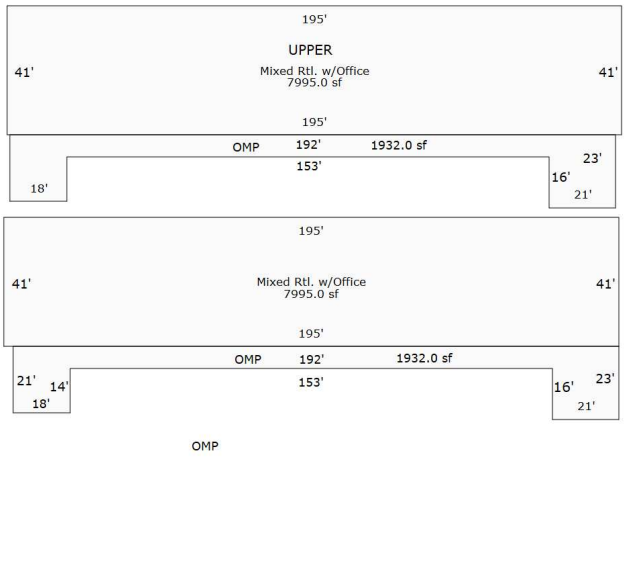
# ADDITIONAL PHOTOS

HILLTOP CORNERS 1606 EAST ROOSEVELT BOULEVARD, MONROE, NC 28112



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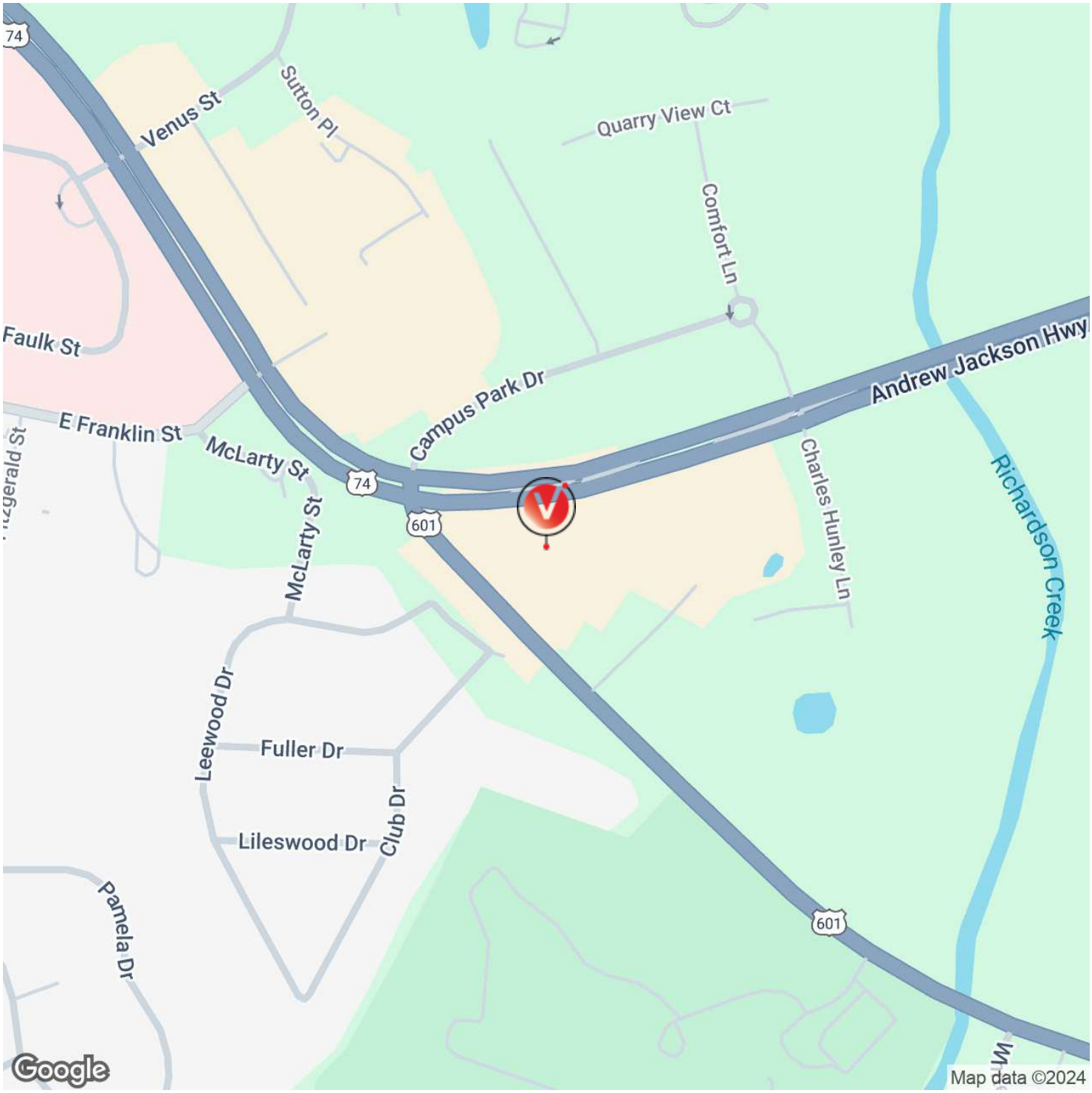
# LOCATION MAP

HILLTOP CORNERS 1606 EAST ROOSEVELT BOULEVARD, MONROE, NC 28112





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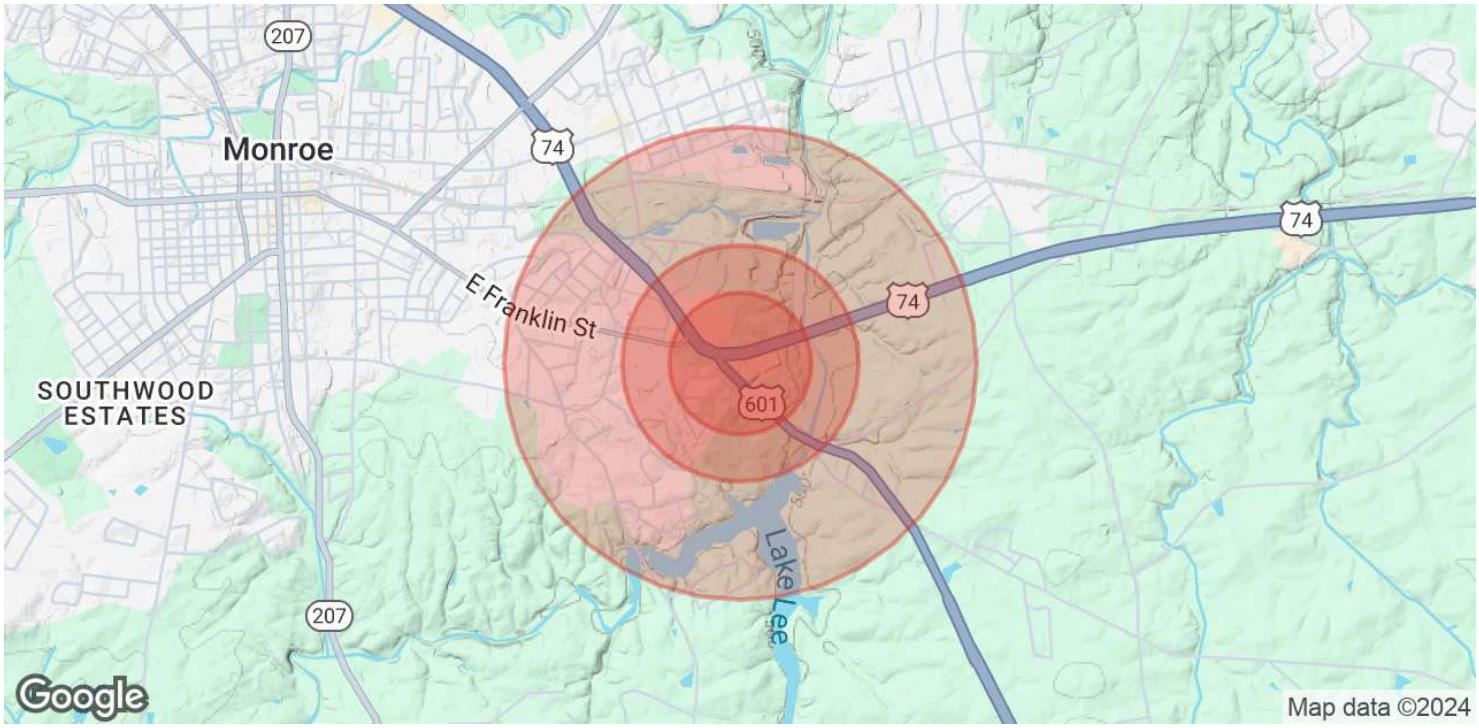
# DEMOGRAPHICS MAP & REPORT

HILLTOP CORNERS 1606 EAST ROOSEVELT BOULEVARD, MONROE, NC 28112




| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 83 | 407 | 2,751 |
| Average Age | 46 | 46 | 43 |
| Average Age (Male) | 43 | 43 | 40 |
| Average Age (Female) | 49 | 49 | 45 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 27 | 135 | 925 |
| # of Persons per HH | 3.1 | 3 | 3 |
| Average HH Income | $109,742 | $108,872 | $96,011 |
| Average House Value | $367,204 | $369,200 | $363,441 |

*Demographics data derived from AlphaMap*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