

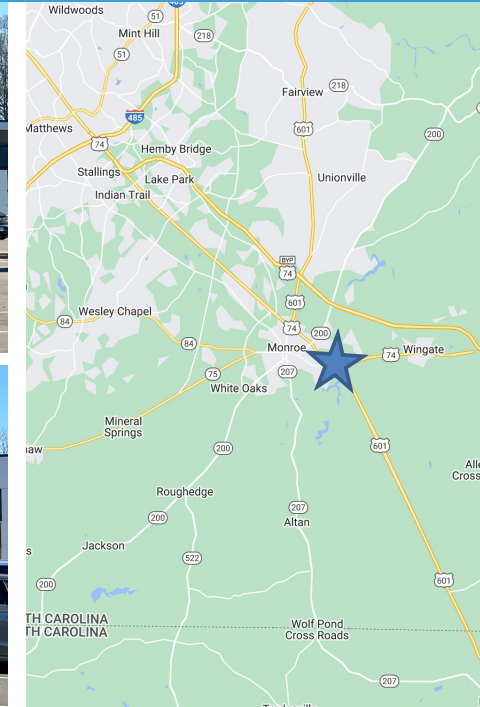
# HILLTOP PLAZA

801 E ROOSEVELT BLVD, MONROE, NC 28112

FOR LEASE

**NS** New South  
Properties  
NEWSOUTHPROP.COM




## OUTPARCELS AVAILABLE



## PROPERTY HIGHLIGHTS

- Outparcels available
- 100% leased
- Food Lion anchored shopping center
- Signalized access along East Roosevelt Blvd.
- Located less than a half mile away from Atrium Health Union and Monroe High School, which both serve as major traffic drivers to the submarket
- New entrance on the east side of property from Campus Park Dr.

## DEMOGRAPHICS (2024)

	3 Miles	5 Miles	7 Miles
 Population	20,880	41,105	59,939
 Avg. HH Income	\$86,937	\$93,437	\$98,117
 Daytime Pop.	22,584	35,442	44,838

## BROKER CONTACT

**CHRIS VASBINDER**  
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AERIAL

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## SITE PLAN

### OUTPARCELS AVAILABLE

#	TENANT	SF
1	FOOD LION	30,280
2	FAMILY DOLLAR	8,470
3	HILLTOP NAILS	1,400
4	MR. AGAVE MEXICAN GRILL & BAR	2,800
5	GREAT CLIPS	1,400
6	LENDMARK FINANCIAL SERVICES	1,400
7	LIBERTY MEDICAL SPECIALTIES	3,500
8	T&M SMOKE SHOP	700
9	HONG KONG	1,400
10	SUBWAY	1,400
11	CHIROPRACTICE HEALTHCARE	1,470
12	ANYTIME FITNESS	5,000
<b>TOTAL SQUARE FOOTAGE</b>		<b>59,220</b>



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