

RETAIL PROPERTY FOR SALE

400 & 402

Miller St

Monroe, NC 28110



for more information

COREY CROEGAERT

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

PROPERTY OVERVIEW

Sale Price:	\$179,000
Lot Size:	0.175 Acres
Building Size:	2,688 SF
Zoning:	RMD
Price / SF:	\$66.59

property description

Prime Investment / Owner-User Opportunity Near Downtown Monroe - 400 & 402 Miller St | Monroe, NC

Positioned just minutes from the heart of Downtown Monroe, this dual-parcel opportunity offers flexibility, visibility, and strong accessibility in one of Union County's fastest-growing markets.

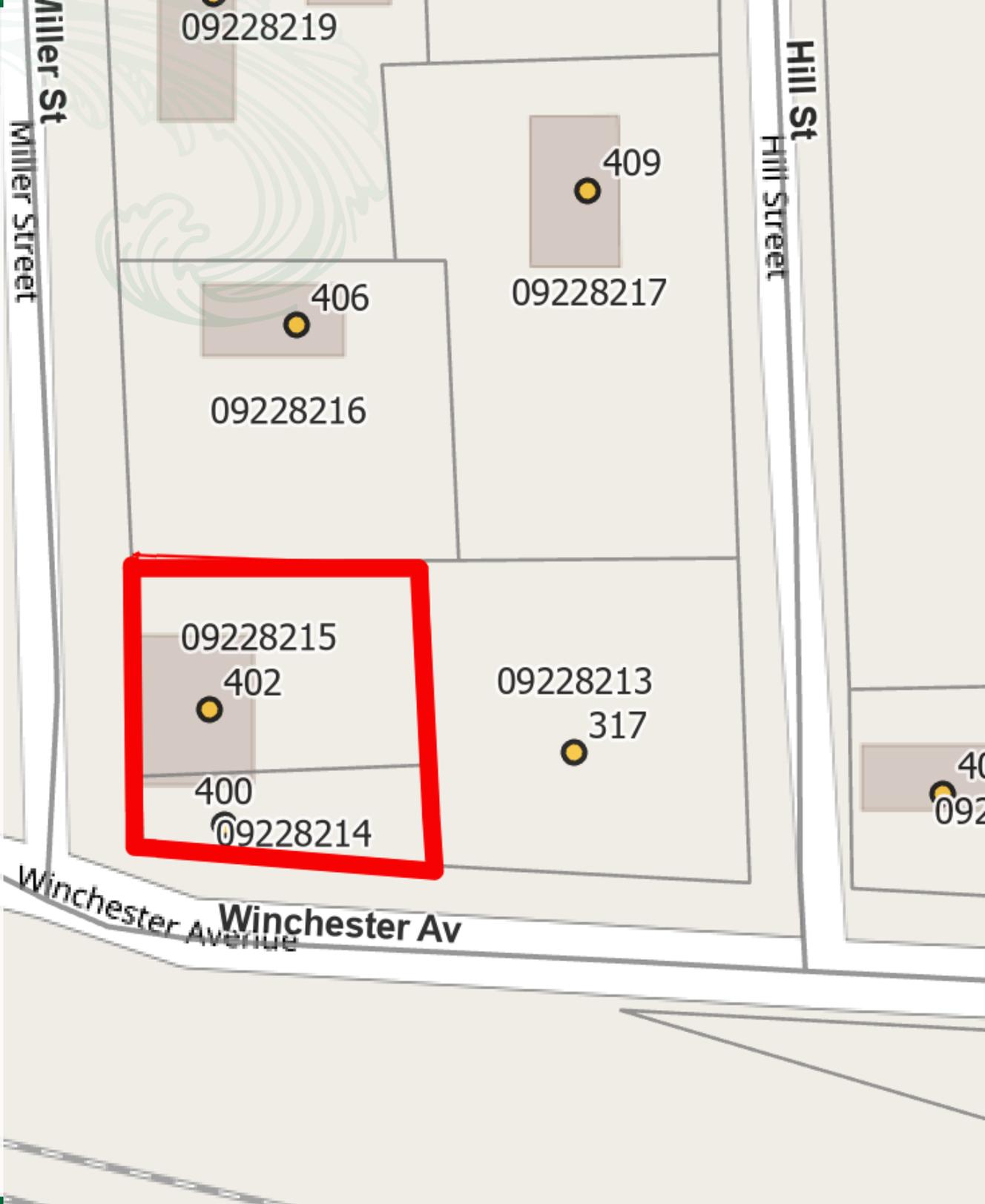
Situated on ±0.175 acres, the property includes two freestanding buildings totaling 2,688 SF:

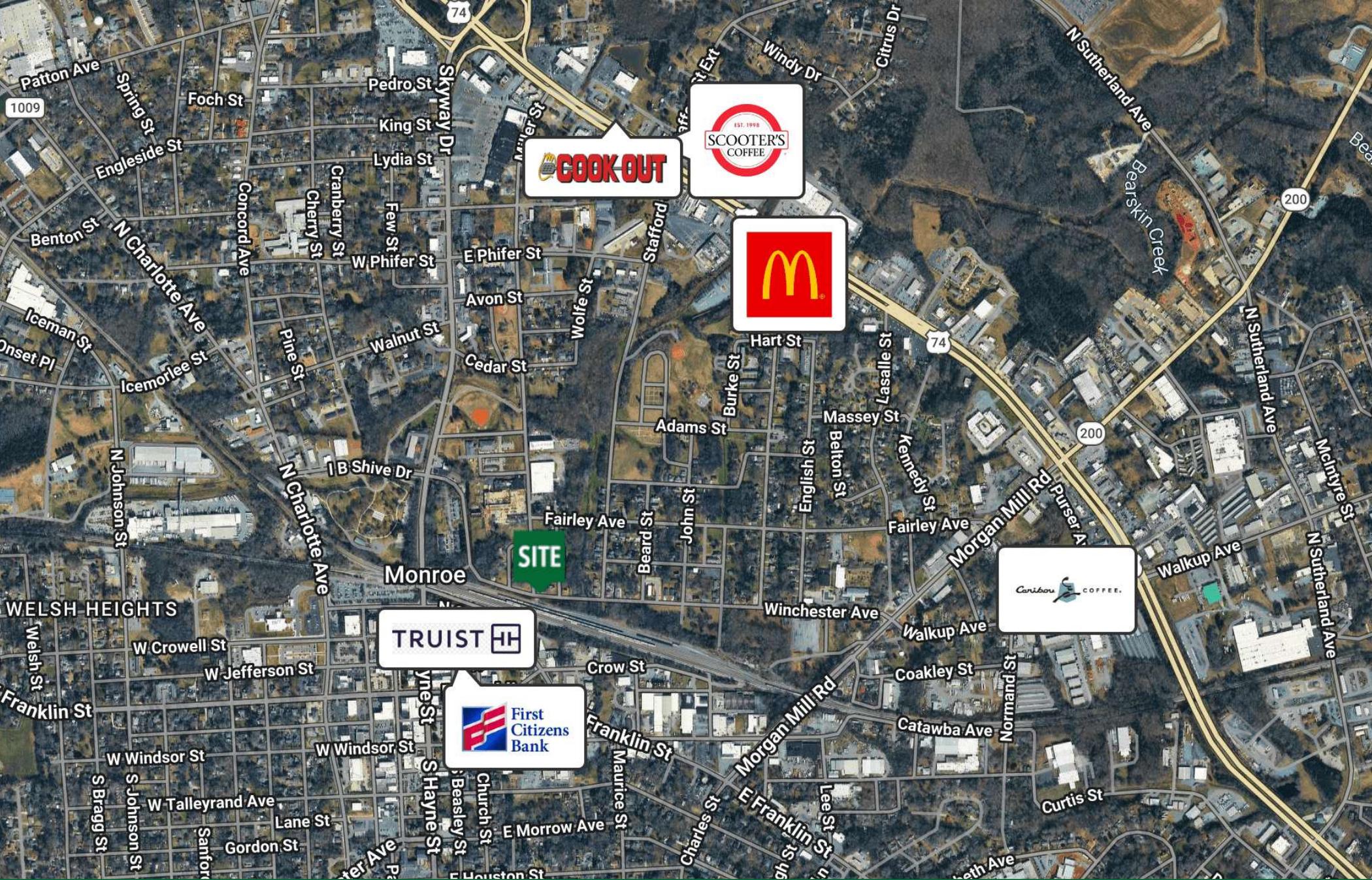
- 400 Miller St: ±1,440 SF building
- 402 Miller St: ±1,248 SF building

This setup creates an ideal opportunity for owner-users, small businesses, investors, or redevelopment buyers seeking a strategic location with multiple income or use possibilities.

Location Highlights

- Less than 1 mile to Downtown Monroe — quick access to restaurants, retail, government offices, and ongoing revitalization projects
- Minutes to US-74 (Roosevelt Blvd) — the primary east-west corridor connecting Monroe to Charlotte (≈30 minutes) and the broader Charlotte Metro
- Easy access to NC-200 and NC-84, providing convenient regional connectivity throughout Union County





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