

1617 W ROOSEVELT BLVD, MONROE, NC 28110

OFFICE/FLEX SPACE FOR LEASE



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ABOUT THE PROPERTY

+/- 900 SF OFFICE/FLEX SPACE FOR LEASE

- One dock high door
- Utilities Included
- Access to common area bathrooms and kitchen
- Great for general storage/flex users
- Ample Parking
- Signage options available
- Great Visibility on W. Roosevelt Blvd.





THE DETAILS

Location	1617 W Roosevelt Blvd, Monroe, NC 28110
County	Union
Suite	L - +/- 900 SF
Rent	Contact Broker

ABOUT THE PROPERTY

PROPERTY FEATURES

Net Rentable Area 10,000 SF

Land Acres 0.99

Year Built 1970

Zoning CAO-C

Number of Stories 1

Number of Buildings 1





ABOUT THE AREA

MONROE, NC

Monroe, North Carolina is the county seat of Union County and sits about 25 miles southeast of Uptown Charlotte, making it a key part of the greater Charlotte metro area. The city blends small-town character with steady suburban growth, attracting residents and businesses looking for more space while staying connected to a major economic hub.

Monroe benefits from a growing local economy supported by healthcare, education, manufacturing, and logistics employers. Proximity to major transportation corridors like U.S. Highway 74 and easy access to I-485 make the city attractive for distribution, light industrial users, and regional commuters.

Historically, Monroe developed as an agricultural and textile center, with deep roots in cotton farming and manufacturing that shaped its early economy. While many legacy industries have evolved, the city has successfully diversified, retaining its heritage while welcoming modern commercial and industrial uses.

Residential growth has been a major driver in Monroe's expansion, with new subdivisions, townhomes, and mixed-use developments responding to strong population gains in Union County. Compared to Charlotte, Monroe offers more affordable housing options and larger lot sizes, drawing families and first-time homebuyers.

Downtown Monroe has seen revitalization efforts focused on preserving historic architecture while introducing new restaurants, shops, and community spaces. The area serves as a civic and cultural center, hosting local events, festivals, and farmers markets that reinforce a strong sense of community.

Outdoor recreation and quality of life are key draws, with parks, greenways, and nearby lakes providing ample opportunities for leisure. Combined with good schools, expanding amenities, and continued investment, Monroe is positioned for sustained long-term growth within one of North Carolina's fastest-growing regions.

