

OFFICE/FLEX BUILDING FOR SALE



Tom Mueller | (704) 765-4620 | tmueller@onealliancecompanies.com

ABOUT THE PROPERTY

+/- 10,000 SF OFFICE/FLEX BUILDING FOR SALE

- Great investment and value-add opportunity.
- The property has fantastic signage and visibility on W. Roosevelt Blvd with $\pm 54,000$ VPD on HWY 74.
- The roof was replaced in 2021.
- The building is currently 94% leased, featuring 11 total suites with 10 leased.
- The current NOI is \$87,780 and the Pro Forma NOI is \$101,700.





THE DETAILS

Location	1617 W Roosevelt Blvd, Monroe, NC 28110
County	Union
Price	\$1,300,000
Price/SF	\$130/SF

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.

