

Auto Repair/Sales Space for Lease

+/- 2,640 SF AUTO REPAIR/SALES
SPACE FOR LEASE



FOR LEASE

2003 W Roosevelt Blvd
Monroe, NC 28110

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THE SPACE

Location	2003 W Roosevelt Blvd Monroe, NC 28110
County	Union
APN	9223070A
Square Feet	2640
Annual Rent PSF	\$15.00
Lease Type	NNN

Notes NNN is \$1.75/SF

HIGHLIGHTS

- +/- 2,640 SF on .5 Acre Lot
- \$15/SF NNN
- One Roll Up Door
- Fenced Rear Lot
- Access via Hwy 74 and Secrest Shortcut
- Auto Sales and Repair Permitted

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	3,546	28,614	50,374

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$71,771	\$87,881	\$95,097

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,251	10,321	18,013

PROPERTY FEATURES

BUILDING SF	2,640
LAND ACRES	.53
YEAR BUILT	1984
ZONING TYPE	CAO-B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	1
FENCED YARD	Yes

NEIGHBORING PROPERTIES

NORTH	KFC
EAST	Monroe Truck Sales

MECHANICAL

HVAC	In Office
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CONSTRUCTION

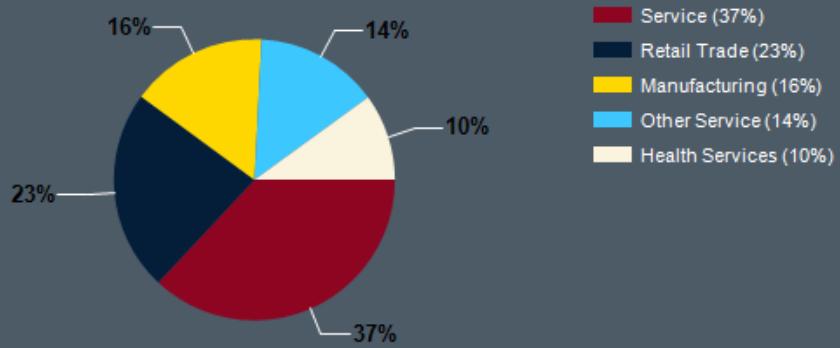
FOUNDATION	Concrete Slab
EXTERIOR	Metal
PARKING SURFACE	Asphalt

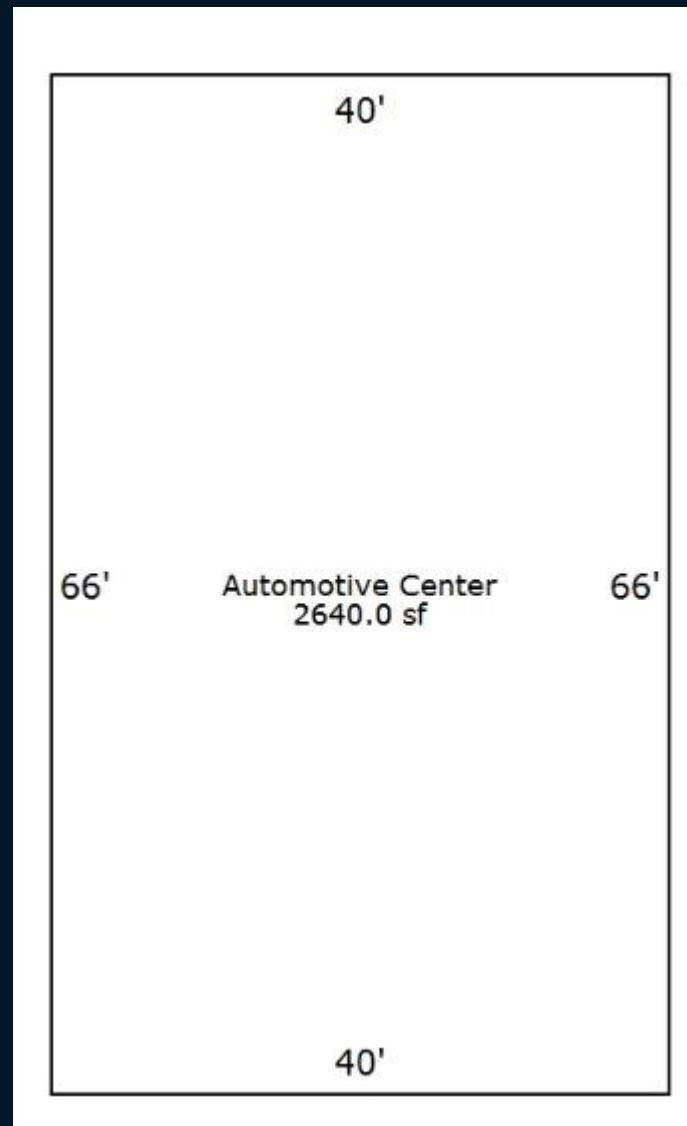
TENANT INFORMATION

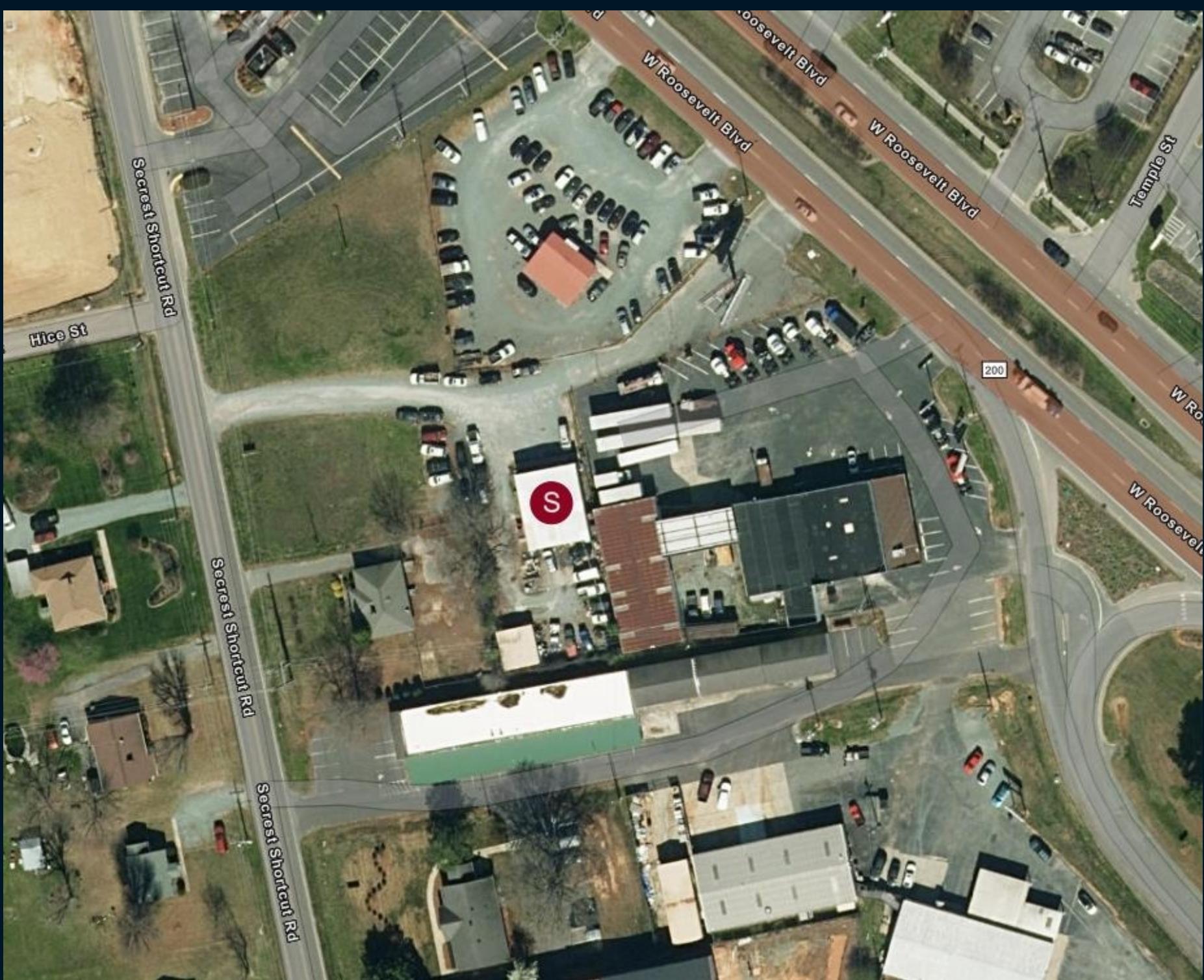
LEASE TYPE	NNN
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- 2003 W Roosevelt Blvd, Monroe, NC, is located along a high-traffic commercial corridor with excellent visibility and easy access to major routes making it an ideal opportunity for mechanics or auto service businesses seeking a strategic, move-in-ready location.

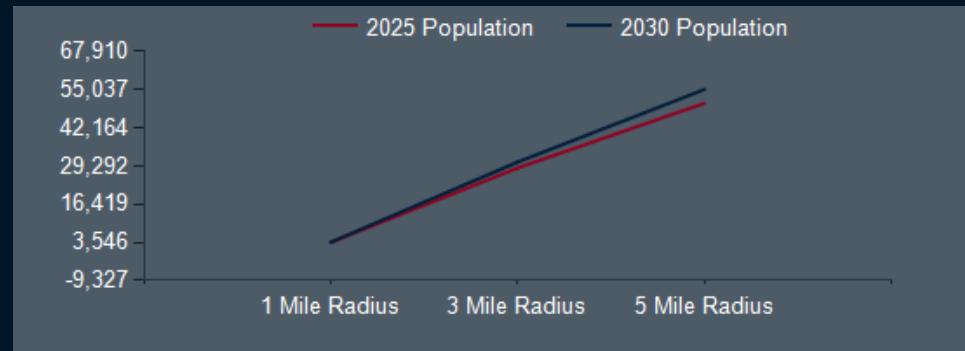
Major Industries by Employee Count







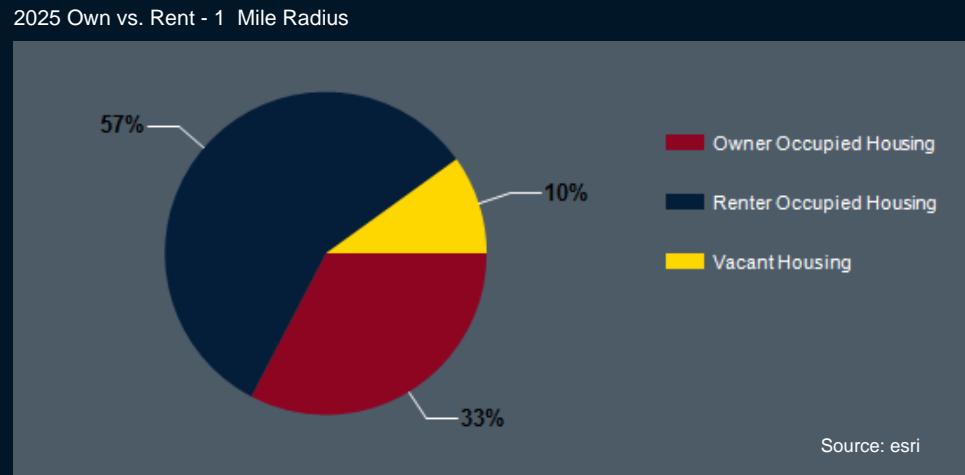
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,252	23,416	34,532
2010 Population	3,840	27,165	44,631
2025 Population	3,546	28,614	50,374
2030 Population	3,623	30,604	55,037
2025-2030: Population: Growth Rate	2.15%	6.75%	8.95%



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	132	901	1,265
\$15,000-\$24,999	59	601	1,007
\$25,000-\$34,999	117	878	1,224
\$35,000-\$49,999	198	1,574	2,452
\$50,000-\$74,999	300	1,838	2,939
\$75,000-\$99,999	226	1,525	3,086
\$100,000-\$149,999	100	1,423	3,081
\$150,000-\$199,999	95	1,011	1,775
\$200,000 or greater	22	569	1,184
Median HH Income	\$57,297	\$64,199	\$75,692
Average HH Income	\$71,771	\$87,881	\$95,097



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,164	8,822	12,812
2010 Total Households	1,226	9,203	15,406
2025 Total Households	1,251	10,321	18,013
2030 Total Households	1,288	11,049	19,806
2025 Average Household Size	2.77	2.74	2.76
2025-2030: Households: Growth Rate	2.90%	6.85%	9.60%



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	259	1,856	3,272
2025 Population Age 35-39	257	1,819	3,288
2025 Population Age 40-44	241	1,834	3,231
2025 Population Age 45-49	229	1,762	3,125
2025 Population Age 50-54	195	1,802	3,298
2025 Population Age 55-59	170	1,701	3,064
2025 Population Age 60-64	168	1,650	2,881
2025 Population Age 65-69	148	1,400	2,444
2025 Population Age 70-74	97	1,140	2,018
2025 Population Age 75-79	68	878	1,590
2025 Population Age 80-84	41	527	985
2025 Population Age 85+	31	462	857
2025 Population Age 18+	2,559	21,521	37,977
2025 Median Age	33	37	37
2030 Median Age	33	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,757	\$66,953	\$76,884
Average Household Income 25-34	\$73,047	\$87,115	\$94,365
Median Household Income 35-44	\$61,549	\$75,504	\$84,925
Average Household Income 35-44	\$77,977	\$98,415	\$106,680
Median Household Income 45-54	\$60,639	\$75,701	\$84,291
Average Household Income 45-54	\$75,621	\$94,565	\$104,731
Median Household Income 55-64	\$59,701	\$70,408	\$80,178
Average Household Income 55-64	\$77,196	\$97,532	\$103,544
Median Household Income 65-74	\$51,767	\$54,558	\$59,379
Average Household Income 65-74	\$63,705	\$78,921	\$83,967
Average Household Income 75+	\$56,029	\$68,249	\$70,804

