

# LAND FOR SALE +/- 26.834 ACRES

4420 WEST HWY 74, MONROE, NC



**SYNDICATE**  
REALTY, INC

**TRIPP MELTON**

E: [Tripp@syndicateproperty.com](mailto:Tripp@syndicateproperty.com)

O: 704-635-7773

C: 704-219-6879

# PROPERTY OVERVIEW

## ADDRESS

4420 W. Hwy 74  
Monroe, NC 28110

## PARCELS

09-336-012A  
09-336-014F  
09-336-014G  
09-336-014H  
09-336-014L

## ACREAGE

+/- 26.834 ACRES

## ZONING

General Business

## UTILITIES

City of Monroe  
Water & Sewer,  
Duke Energy and  
Piedmont Natural Gas

## PRICE

**\$6,950,000**



\*Marked property lines are approximate.

# PROPERTY OVERVIEW

This is one of the last remaining large commercial use land listings left in Monroe on Hwy. 74 and was formally known as the Sweet Union Flea Market. This 5 parcel property totals 26.834+/- acres and is zoned general business (GB). Ideally situated on the west side of Monroe, close to Indian Trail with easy and quick access to the Rocky River intersection of the Monroe Bypass.

This property would be a perfect redevelopment site for a Continuing Care Retirement Community, heavy commercial mixed used development, or a big box retail redevelopment.



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# MARKET OVERVIEW



As the county seat of Union County, Monroe, NC, enjoys a strategic location just southeast of Charlotte, providing convenient access to major highways, a skilled workforce, and a business-friendly environment. The city has experienced steady population growth, increased commercial development, rising demand for retail, office, and industrial spaces.

Monroe is an expanding community that blends small-town charm with economic progress, making it an appealing destination for businesses and investors.

With continued infrastructure improvements and a strong local economy, the city offers a solid foundation for long-term investment and business success.

