



# COMMONS AT MONROE

10020 MONROE RD. • CHARLOTTE, NC

## RETAIL & OFFICE AVAILABLE

- ◆ ±12,100 SF SHOPPING CENTER
- ◆ ±150 PARKING SPACES
- ◆ LOCATED ACROSS FROM SUPER WALMART
- ◆ APPROX. 1.5 MILES FROM HWY 74
- ◆ TENANTS INCLUDE: O'REILLY AUTO PARTS, FIRESTONE COMPLETE AUTO CARE, AND DEEP SEA SEAFOOD MARKET

### DEMOGRAPHICS

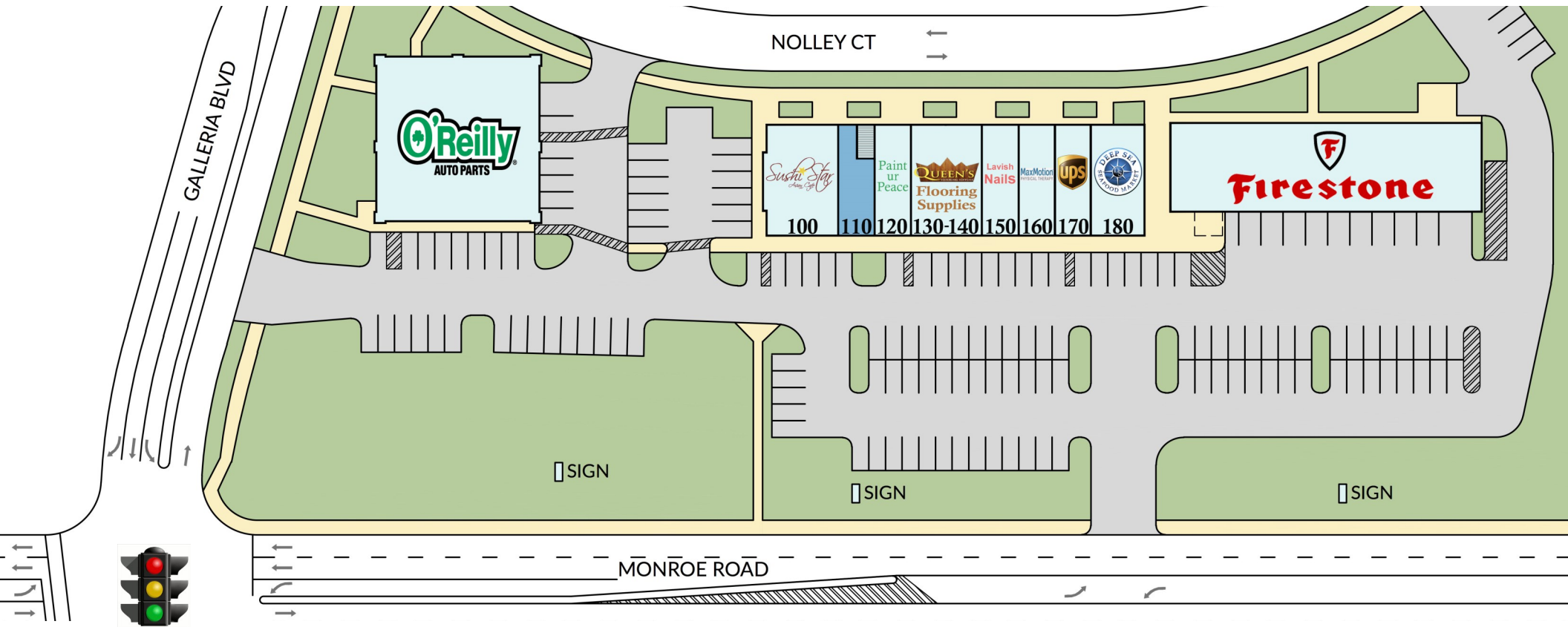
	ONE MILE	THREE MILES	FIVE MILES
POPULATION	5,108	69,367	186,239
DAYTIME POP.	7,174	28,369	65,893
AVG. HH INCOME	\$80,000	\$82,597	\$89,880

### TRAFFIC COUNTS

MONROE ROAD	28,600 VPD
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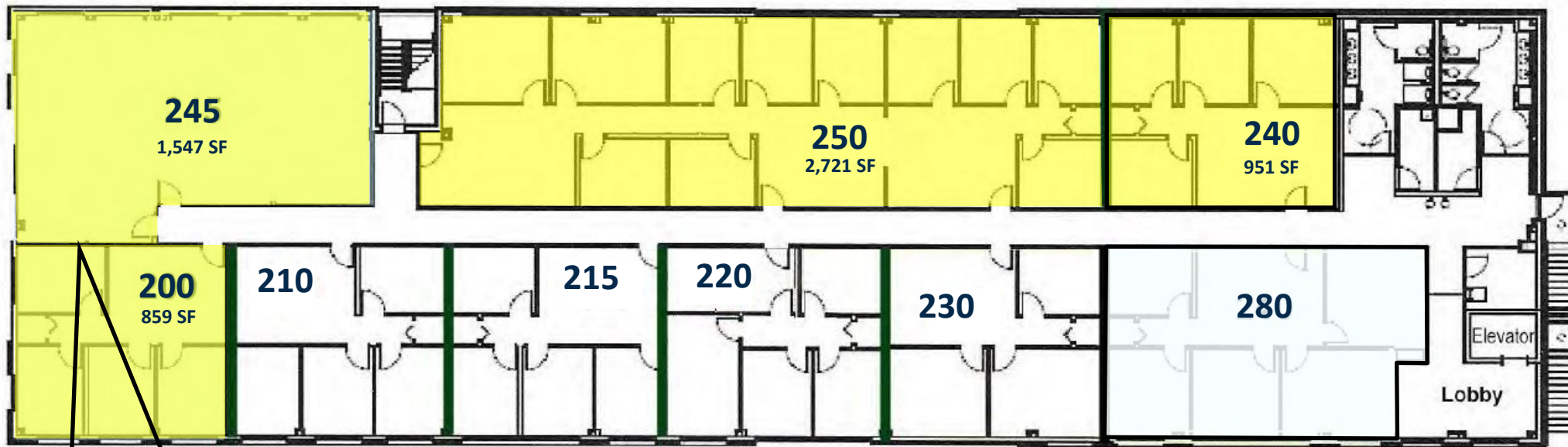


### TENANT LIST

SUITE 100	SUSHI STAR	2,400 SF
<b>SUITE 110</b>	<b>AVAILABLE</b>	<b>1,077 SF</b>
SUITE 120	PAINT UR PEACE	1,200 SF
SUITE 130-140	QUEENS FLOORING SUPPLIES	2,400 SF
SUITE 150	LAVISH NAILS	1,200 SF
SUITE 160	MAX MOTION PHYSICAL THERAPY	1,200 SF
SUITE 170	THE UPS STORE	1,200 SF
SUITE 180	DEEP SEA SEAFOOD MARKET	1,464 SF

### OUTPARCELS

- O'REILLY AUTO PARTS
- FIRESTONE COMPLETE AUTO CARE



2nd Floor, facing Monroe Road

**COMBINE SUITES 200 & 245  
FOR A TOTAL OF 2,406 RSF**

**859 SF - 3,672 SF AVAILABLE**

**OFFICE TENANT LIST**

SUITE	TENANT / STATUS	SQ. FT.
SUITE 200	AVAILABLE	859 SF
SUITE 210	BEST BUDDIES INTERNATIONAL	1,077 SF
SUITE 215	BRIGHTWAY INSURANCE	888 SF
SUITE 220	THE TURNER LAW FIRM	796 SF
SUITE 230	MATSON NAVIGATION	889 SF
SUITE 240	AVAILABLE	951 SF
SUITE 245	AVAILABLE	1,547 SF
SUITE 250	REYES AGENCIES	2,721 SF
SUITE 280	ELIAS LAW FIRM	1,387 SF

- ◆ SECOND FLOOR PROFESSIONAL OFFICE SUITES
- ◆ ON-BUILDING SIGNAGE OPPORTUNITIES FOR OFFICE TENANTS
- ◆ BRIGHT, AIRY SUITES FEATURE RECEPTION AREA & PRIVATE OFFICES/CONFERENCE ROOMS
- ◆ 24/7 ACCESS WITH AFTER HOURS & WEEKEND SECURITY CODE ACCESS







