

1678 WEST FRANKLIN STREET
MONROE, NC 28112

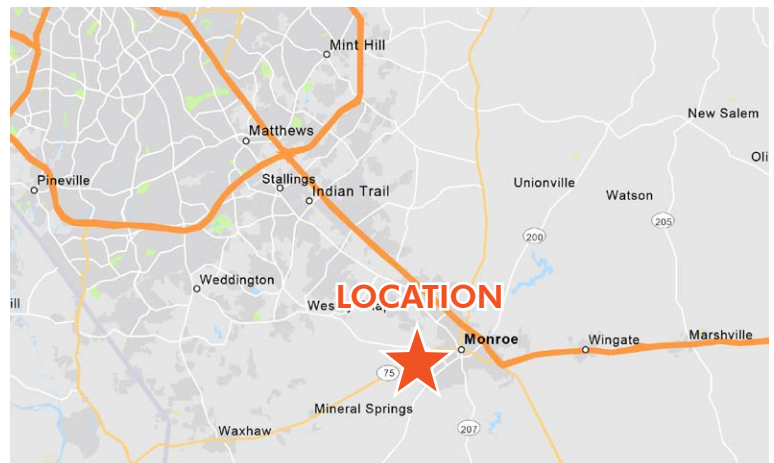
FOUNDRY
COMMERCIAL



29,000 SF AVAILABLE FOR LEASE

PROPERTY OVERVIEW

- This center offers excellent visibility and quick access to downtown Monroe and surrounding residential neighborhoods
- High ceilings and open floor plan
- Abundant parking with 220 spaces
- Over 15,000 vehicles per day traveling on West Franklin St.
- Close proximity to Union Academy K-12 school, Walter Brickett Elementary, and Central Academy of Technology and Arts High School



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,587	29,313	48,640
PROJECTED POPULATION	5,142	32,729	53,702
EST. AVG. HH INCOME	\$58,612	\$62,314	\$68,524
ESTIMATED HOUSEHOLDS	1,577	10,249	16,952

For more information, please contact:

MATT GONNERMAN

Broker, Associate
704.972.2617

matt.gonnerman@foundrycommercial.com

BRIAN CRAVER

Senior Vice President, Broker
704.319.5072

brian.craver@foundrycommercial.com

FOUNDRY
COMMERCIAL

121 W. Trade Street, Suite 2500
Charlotte, NC 28202

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

1678 WEST FRANKLIN STREET MONROE, NC 28112

SITE

IDEAL USES FOR THIS SPACE INCLUDE:

- Medical
- Entertainment
- Fitness
- Specialty Retail
- County and City Services

3 DOCK HIGH DOORS

AVAILABLE
29,000 SF

MARKET AERIAL



For more information, please contact:

MATT GONNERMAN

Broker, Associate

704.972.2617

matt.gonnerman@foundrycommercial.com

BRIAN CRAVER

Senior Vice President, Broker

704.319.5072

brian.craver@foundrycommercial.com

FOUNDRY
COMMERCIAL

121 W. Trade Street, Suite 2500
Charlotte, NC 28202

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.