

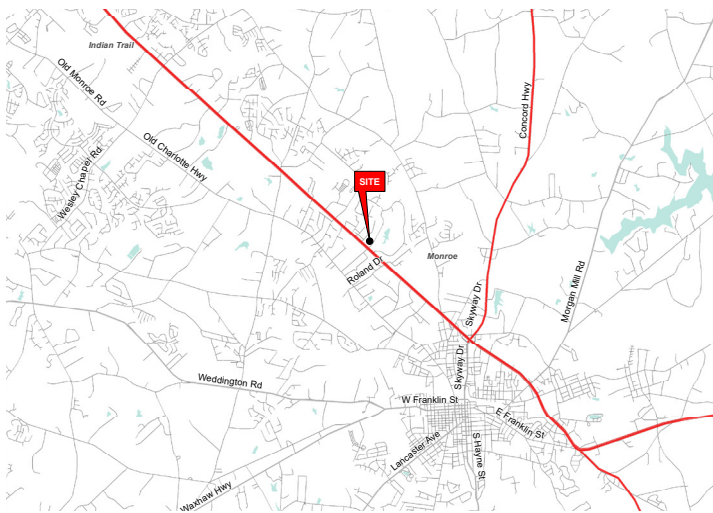


PROPERTY PHOTO

JOIN CO-TENANTS: STARBUCKS, AT&T, AND MOE'S SOUTHWEST GRILL

MONROE PROMENADE

2929 MONROE WAY | MONROE, NC 28110



PROPERTY INFORMATION

- Available Space: 2,679 SF
- Asking Rate: \$28.00 / SF
- NNN's: \$7.03 NNN
- Directly across from Poplin Place which is anchored by Target, TJ Maxx, Big Lots, Ross Dress for Less and PetSmart
- Monroe Promenade is a strip retail development located on an outparcel to a 100,000 sf medical office complex anchored by Presbyterian Hospital
- High street visibility with over 50,000 cars per day on Hwy 74
- Turnover date 9/1/2020

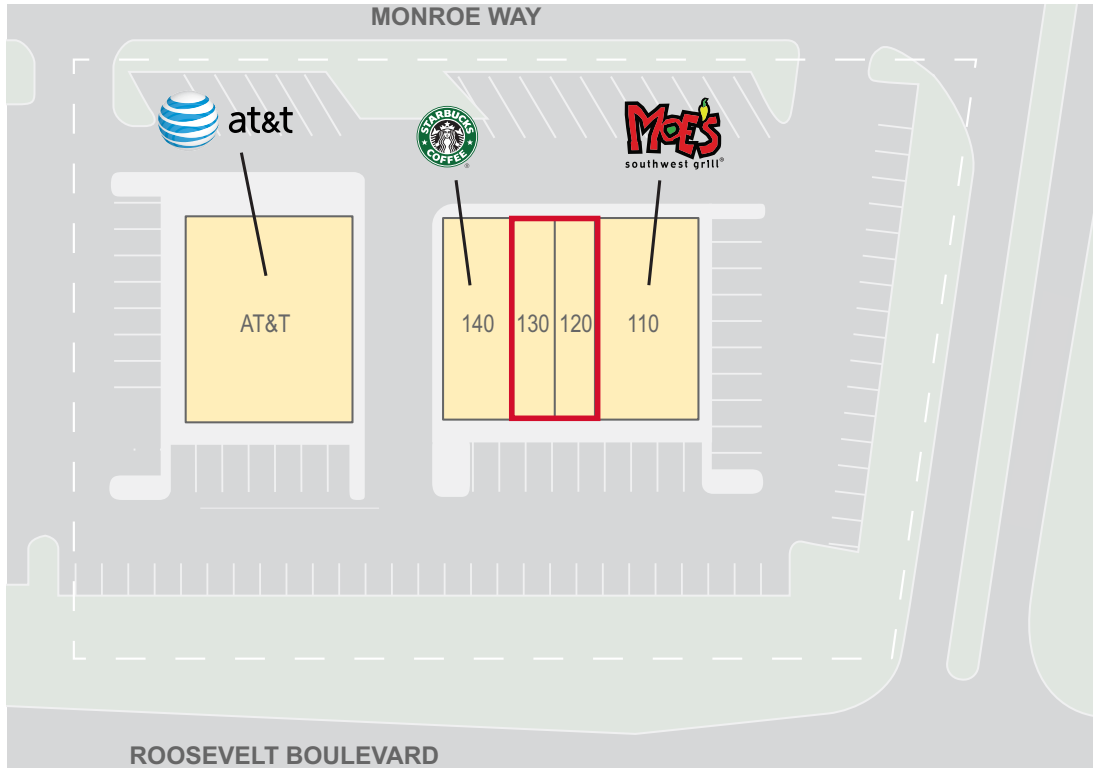
DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	3,331	20,204	67,997
AVERAGE HH INCOME	\$60,429	\$69,056	\$76,091
MEDIAN HH INCOME	\$48,581	\$55,484	\$61,329
BUSINESS ESTABLISHMENTS	213	1,045	2,605
DAYTIME EMPLOYMENT	2,550	13,730	31,668

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MONROE PROMENADE

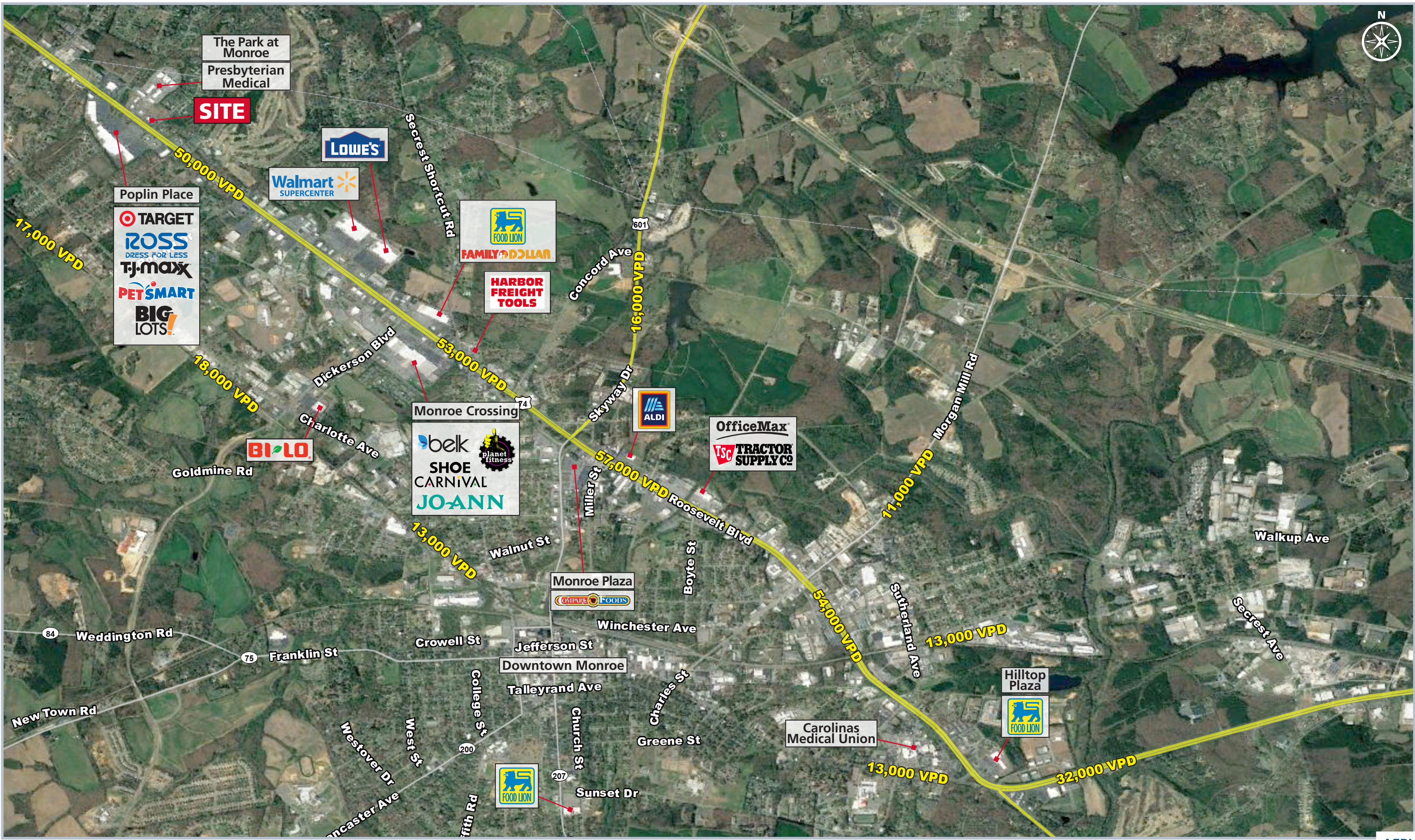
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TRAFFIC COUNTS 2018 (NCDOT)

- 51,500 VPD on Roosevelt Blvd. (US-Hwy 74)

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AERIAL