

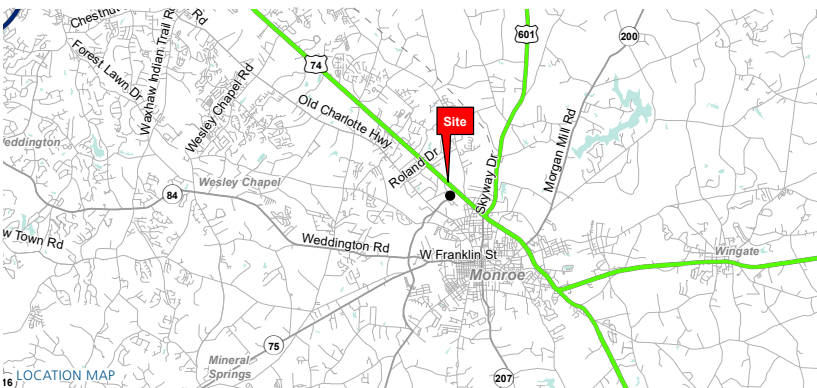


UNION SQUARE SHOPPING CENTER

1817 DICKERSON BLVD. | MONROE, NORTH CAROLINA 28110



PROPERTY PHOTO



PROPERTY INFORMATION

- Former Harris Teeter anchored center
- Anchor position available - 33,000 SF
- Small shop space available as well (1,200 SF- 13,257 SF)

PROPERTY HIGHLIGHTS

- Key intersection in Monroe along Roosevelt Blvd. (Highway 74) and Dickerson Blvd.)
- Adjacent to Monroe Crossing Mall

TRAFFIC COUNTS (2016 NCDOT)

- 49,000 VPD on W Roosevelt Blvd.

DEMOGRAPHICS (2017)	1 MILE	3 MILE	5 MILE
POPULATION	3,626	27,889	50,341
AVERAGE HH INCOME	\$43,186	\$56,237	\$62,439
MEDIAN HH INCOME	\$36,444	\$46,556	\$52,978
BUSINESS ESTABLISHMENTS	314	1,783	2,456
DAYTIME EMPLOYMENT	3,226	18,878	29,168

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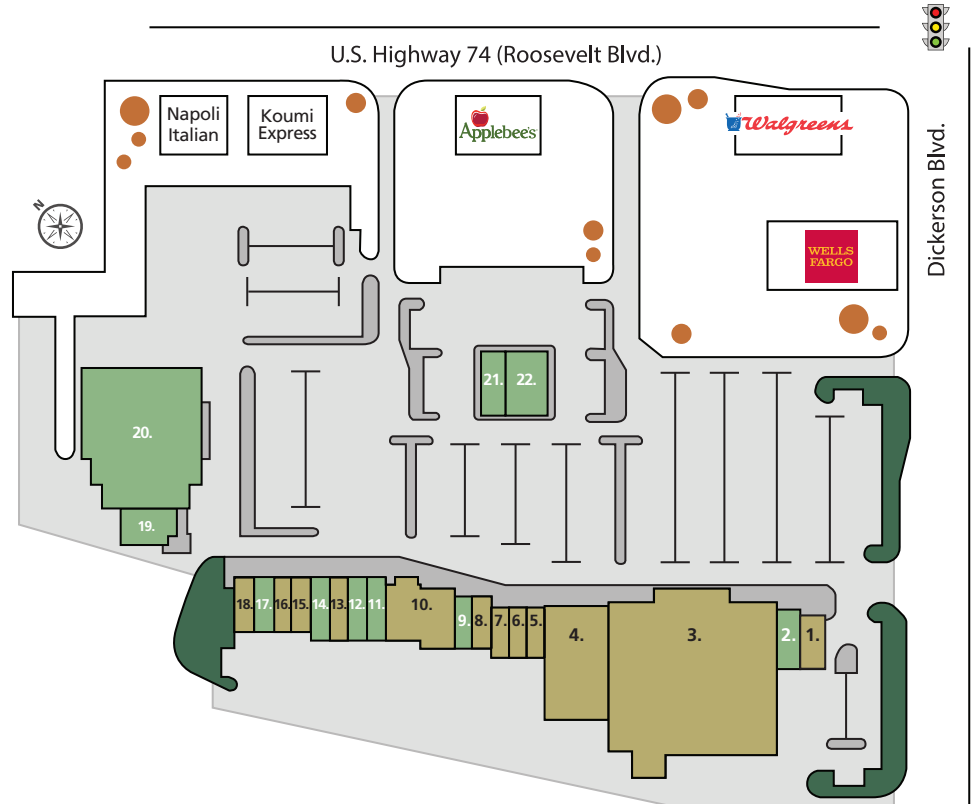
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- Available
- Leased

UNION SQUARE Monroe, NC

NO.	Name	Square Feet
1.	AVAILABLE	1,400
2.	Subway	1,400
3.	AVAILABLE	33,000
4.	AVAILABLE	8,450
5.	AVAILABLE	1,200
6.	AVAILABLE	1,207
7.	AVAILABLE	1,200
8.	AVAILABLE	1,200
9.	Blevins & Co. Salon	1,200
10.	AVAILABLE	5,600
11.	Sun Cleaners	1,353
12.	Jade Kitchen 2	1,400
13.	AVAILABLE	1,400
14.	Smoker's Depot	1,400
15.	AVAILABLE	1,200
16.	AVAILABLE	1,200
17.	Fancy Nails	1,200
18.	AVAILABLE	1,200
19.	Goodtime	2,750
20.	NCG Monroe Cinema	22,438
21.	Latino Credit Union	1,463
22.	CiCi's Pizza	4,337

Total SF - 74,760



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SUN VALLEY COMMONS

STONE ISLAND, AMERICAN MADE, HICKORY, STARBUCKS COFFEE, Me's, CVS/pharmacy, Harris Teeter, McDonald's

POPLIN PLACE SHOPPING CENTER

TARGET, GANDER.MTN., BIG LOTS!, TJ-maxx, PETSMART, Party City, dressbarn, Payless SHOESOURCE, ROSS DRESS FOR LESS, RACK ROOM SHOES

SITE
UNION SQUARE SHOPPING CENTER

Cici's Pizza, Applebee's, Walgreens, SUBWAY

BILO.

MONROE CROSSING MALL

belk, SHOE CARNIVAL, CATO, HIBBETT SPORTS, JO-ANN, planet fitness

Walmart SUPERCENTER

LOWE'S

FOOD LION
DOLLAR GENERAL

