



**POPLIN PLACE**

2901 WEST US-74 (NWC US-74 & ROLLING HILLS DR.) | MONROE, NC



PROPERTY PHOTO



LOCATION MAP

**PROPERTY INFORMATION**

AVAILABLE SPACE: ± 900 - 12,000 SF  
 SIZE: 227,721 SF Retail Center  
 LEASE RATE: Please Call

**PROPERTY HIGHLIGHTS**

Poplin Place is a power center located on Highway 74 in rapidly growing Monroe. There are four points of access, including a signalized intersection. The center has close to 3,000 feet of road frontage which gives it excellent visibility. The center is anchored by Target, TJ Maxx, Big Lots, Ross Dress for Less and PetSmart.

**DEMOGRAPHICS (2016)**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population	3,295	19,781	64,679
Average HH Income	\$54,458	\$58,666	\$64,994
Median HH Income	\$44,546	\$49,889	\$54,028
Business Establishments	262	1,070	2,853
Daytime Employment	3,231	11,869	33,586

# POPLIN PLACE

2901 WEST US-74 (NWC US-74 & ROLLING HILLS DR.) | MONROE, NC

Unit #	Sq. Ft.	Tenant
1	20,100	PetsMart
2	12,000	Available
3	2,000	GNC
4	2,400	One Main Financial
5	2,800	Payless Shoe Source
6	L	Target
7	30,187	Ross Dress for Less
8	32,000	TJ Maxx
9	7,475	The Dress Barn
10	6,050	Rack Room Shoes
11	2,400	Kay Jewelers
12	1,500	Lee Spa Nails
13	4,000	Boot Barn
14	6,480	
15	9,598	Available
16	27,531	Big Lots

17	30,000	Gander Outdoors
18	1,800	Available
19	900	Available
20	4,500	CHS Urgent Care
23	3,600	McAlister's Deli
24	2,800	Envy Spa Nails
25	1,600	Smoothie King
26	1,600	FedEx Kinko's
27	3,200	Sweet Frog Frozen Yogurt
28	1,600	GameStop
29	1,600	Ultran
30	2,400	Five Guys Famous Burgers
31		Chili's
32		Lonestar Steakhouse



TRAFFIC COUNTS 2016 (NCDOT)  
Lorem ipsum

- 39,000 VPD on Hwy 74



1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737 | [www.providencegroup.com](http://www.providencegroup.com)  
Wes Thurmond | [wthurmond@providencegroup.com](mailto:wthurmond@providencegroup.com) | Spencer Brown | [sbrown@providencegroup.com](mailto:sbrown@providencegroup.com)

