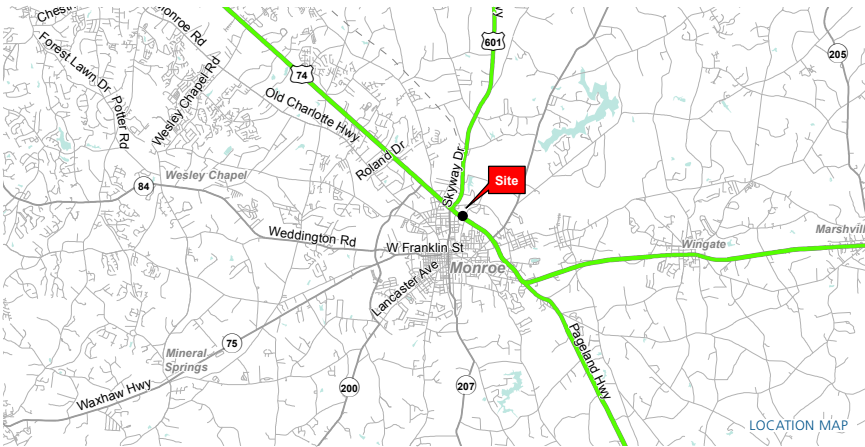




OUTPARCEL AVAILABLE - GROUND LEASE OR BUILD-TO-SUIT

1308 W. ROOSEVELT BLVD | MONROE, NC 28110



PROPERTY INFORMATION

ACRES: ±0.86
 ZONING: GB (GENERAL BUSINESS)
 RATE: PLEASE CALL
 AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

DEMOGRAPHICS (2016)

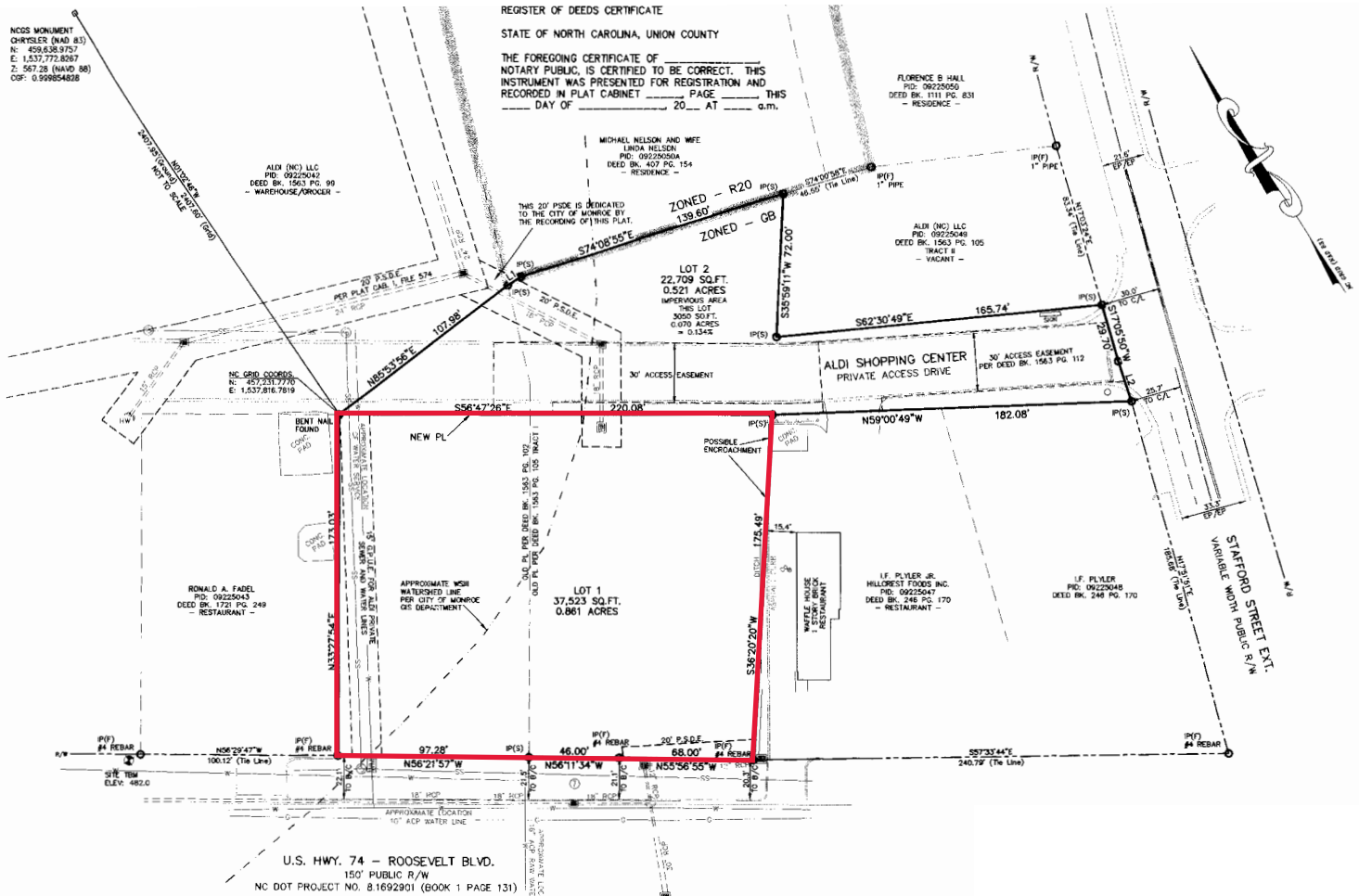
	1 MILE	3 MILE	5 MILE
POPULATION	4,990	29,049	45,073
AVERAGE HH INCOME	\$46,780	\$54,461	\$59,397
MEDIAN HH INCOME	\$40,433	\$44,834	\$50,025
DAYTIME EMPLOYMENT	3,349	20,011	25,715

PROPERTY HIGHLIGHTS

- Excellent visibility to Hwy 74 (Roosevelt Pkwy)
- Signalized access via Stafford St.
- Centrally located in the main Monroe retail corridor
- Approximately 210' of frontage

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TRAFFIC COUNTS 2016 (NCDOT)

- 56,000 VDP on Hwy 74 (W. Roosevelt Blvd)

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