

MONROE CROSSING

2115 W. ROOSEVELT BLVD. | MONROE, NORTH CAROLINA



PRESENTED BY:
THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

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JOHN VAROL

jvarol@providencegroup.com

phone: 704.644.4589

fax: 704.973.0737

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300 West Summit Ave. | Suite 250 | Charlotte, North Carolina 28203

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PROJECT DESCRIPTION

Monroe Crossing is a 395,000 square foot regional mall located in Monroe, NC, a southern suburban area of Charlotte, NC.

- Anchored by Belk, Monroe Crossing offers a wide variety of well known and specialty shops featuring clothing, gifts, shoes, hair/nail salons, jewelry, health, and games.
- The mall's interior underwent a complete renovation completed in 2008. This made way for an exterior renovation including a new front entrance, landscaping and the addition of new stores.
- Located 10 miles from the I-485/Hwy 74 interchange, Monroe Crossing is just 25 miles from Uptown Charlotte.
- Monroe Crossing is well positioned. Fronting Highway 74, which is the primary corridor to from Union County to Mecklenburg County.
- Strong sales reported by both local and national tenants.

DEMOGRAPHICS BY DRIVE TIME (2016)

	5 MIN.	10 MIN.	15 MIN.	30 MIN.
POPULATION	24,777	67,414	157,984	957,848
AVERAGE HH INCOME	\$53,579	\$62,445	\$75,560	\$87,762
MEDIAN HH INCOME	\$43,921	\$53,144	\$64,692	\$68,348
BUSINESS ESTABLISHMENTS	1,764	3,362	6,678	43,500
DAYTIME EMPLOYMENT	19,521	39,230	71,189	478,539

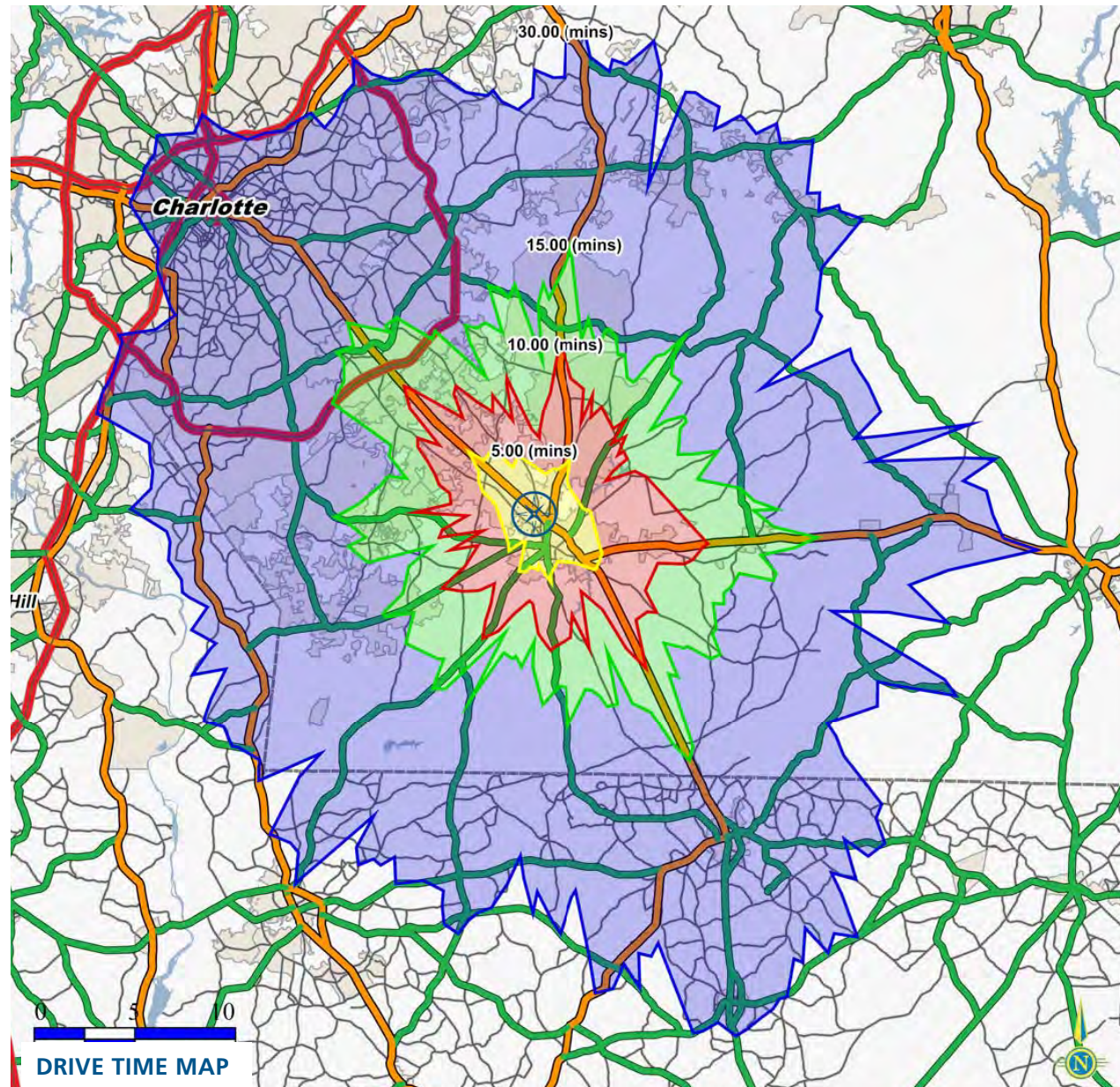
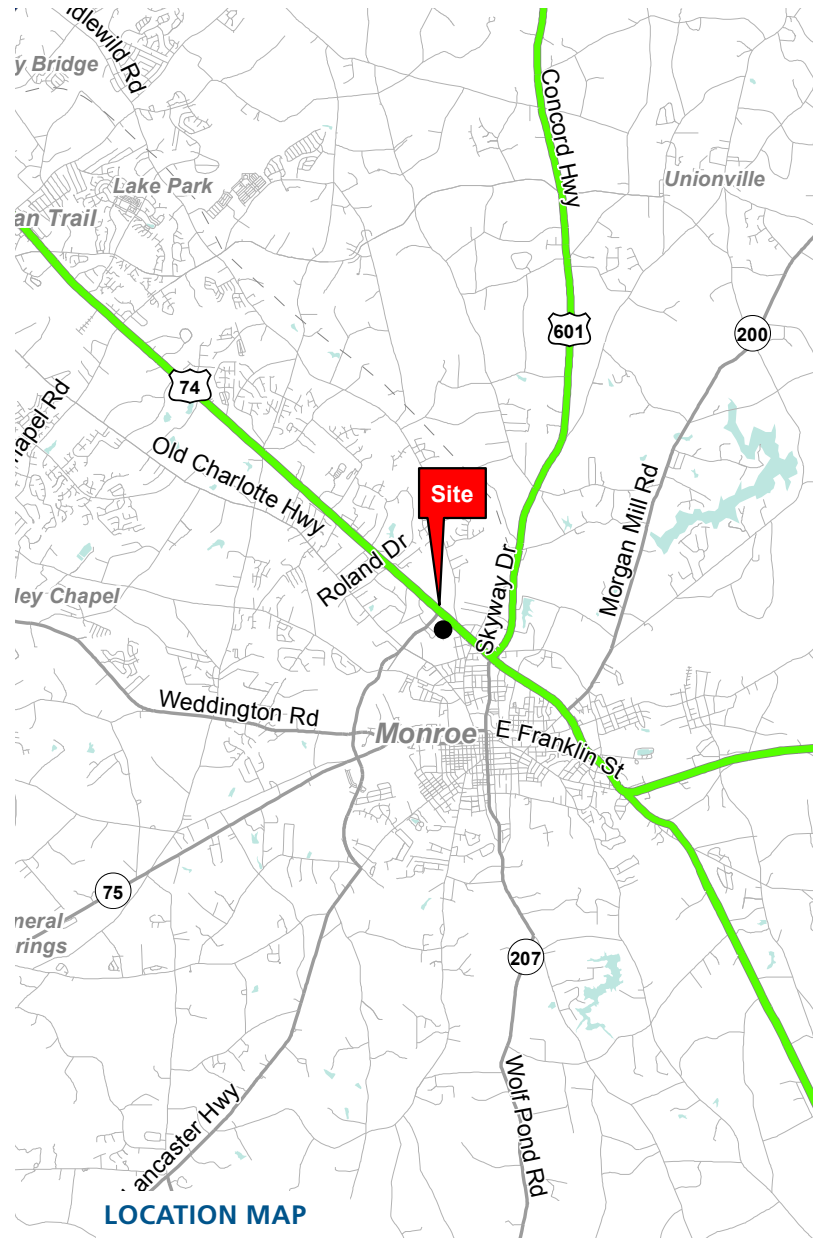


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SITE PLAN

TRAFFIC COUNTS 2016 (NCDOT)

- 52,000 VPD on W. Roosevelt Blvd. (In front of site)

PROPERTY DATA

Opening Date	1979
Renovation Dates	2008
Site	41 Acres
Parking	2,040 Spaces
Total Stores	40
Levels	1

LEASABLE AREA

Total Center GLA	395,000 SF
Small Shops	114,678 SF
Outparcels	4
Anchors (total)	223,576 SF
Belk	94,115 SF
AVAILABLE	90,736 SF
VARIETY WHOLESALERS	38,725 SF

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