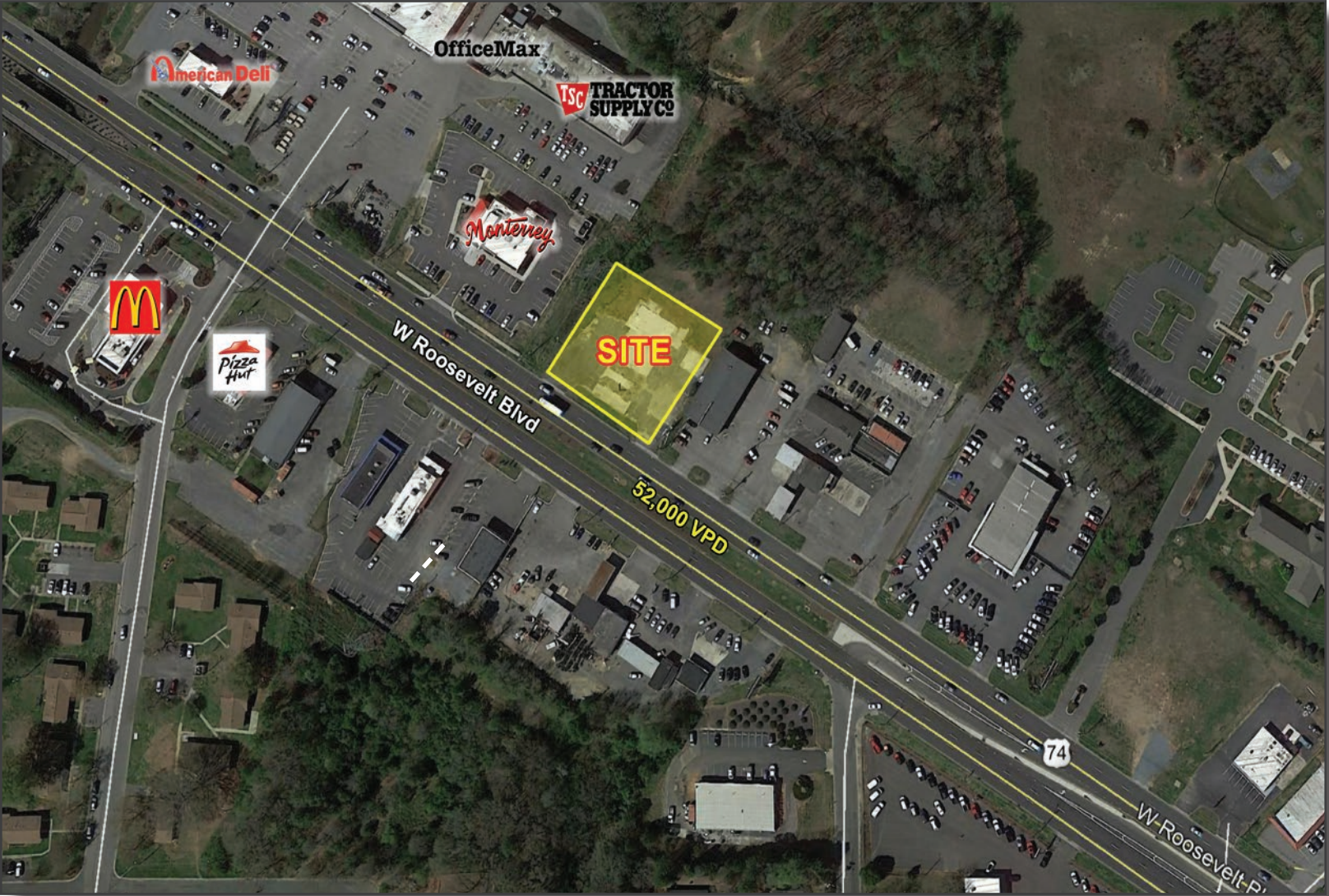


AVAILABLE
Retail Land
for Sale



1004 West Roosevelt Blvd

Monroe, NC 28110



ABOUT

+/- 0.92 AC retail land for sale on West Roosevelt Boulevard in Monroe, NC. The site is in a former gas station/convenience store in a high traffic location.

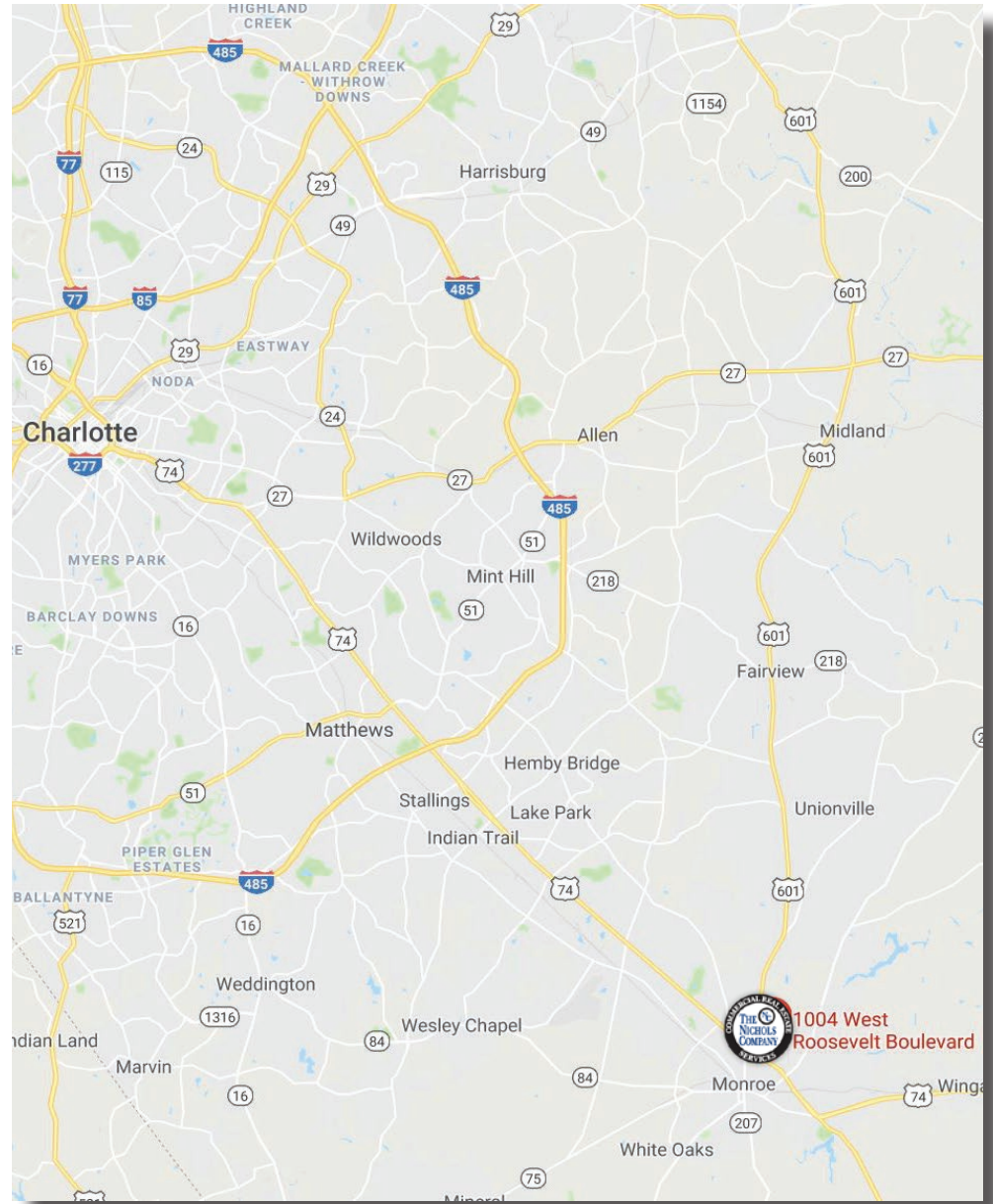
PROPERTY DETAILS

- .92 Acres Available for Sale
- Zoned GB
- Parcel ID: 09186007
- Sale Price: \$559,000

PROPERTY FEATURES

- High traffic location
- Former gas station/convenience store location

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,684	26,971	44,326
Average HH Income	\$53,216	\$67,937	\$73,410
Daytime Employees	6,126	19,088	24,697
Traffic Counts: West Roosevelt Blvd. 52,000 VPD			





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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.