Available Retail For Sale or Lease

2nd Generation Restaurant

2116 W. Roosevelt Blvd, Monroe, NC 28110

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ABOUT

+/- 5,450 SF 2nd Generation Restaurant Available for Sale or Lease at 2116 W. Roosevelt Blvd in Monroe, NC.

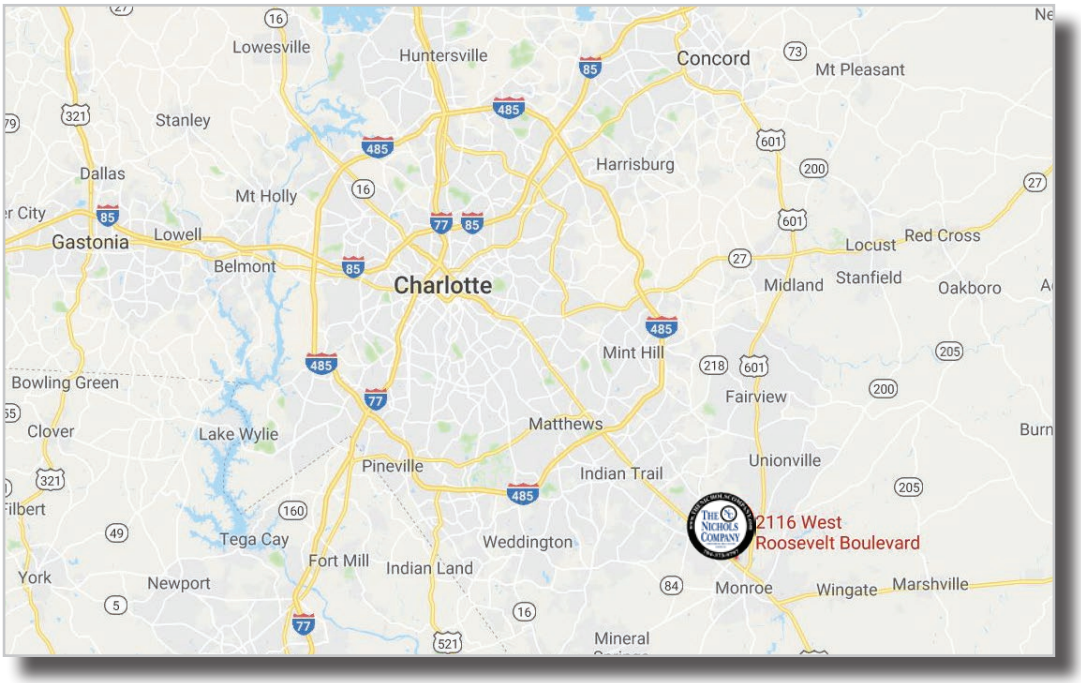
PROPERTY DETAILS

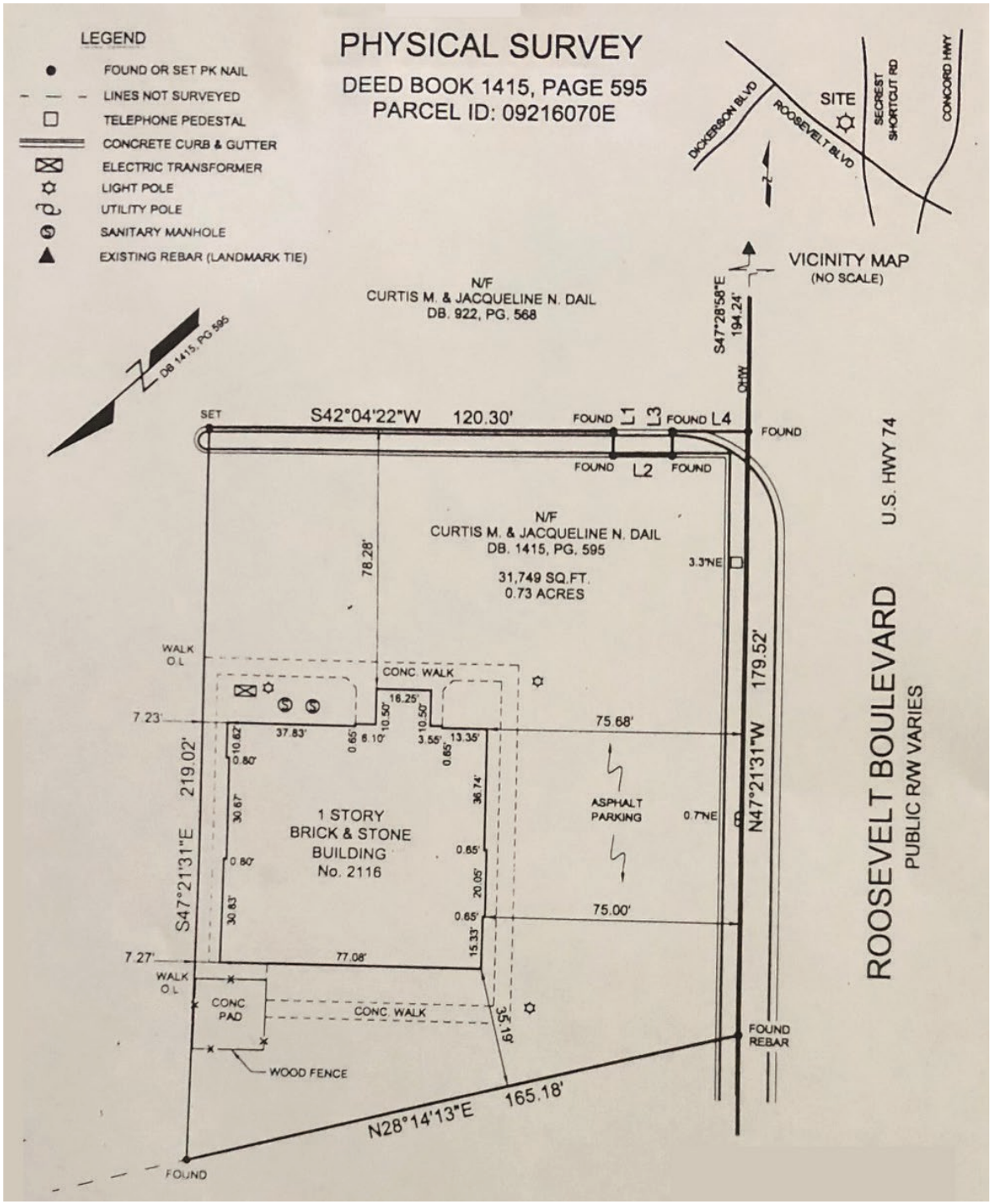
- +/- 5,450 SF Available For Sale or Lease
- 0.729 Acres
- 2nd Generation Restaurant
- Zoned: B-1 SU
- Parcel ID: 9216070E
- $15/SF NNN
- Sale Price: $950,000

PROPERTY FEATURES

- Outparcel facing heavily traveled W. Roosevelt Blvd. with great visibility
- 181 feet of frontage on W. Roosevelt Blvd.
- Ample parking

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,791	28,906	50,129
Average HH Income	$46,207	$59,591	$65,232
Daytime Employees	5,958	17,722	28,625




PHYSICAL SURVEY
DEED BOOK 1415, PAGE 595
PARCEL ID: 09216070E
LEGEND
FOUND OR SET PK NAIL
LINES NOT SURVEYED
TELEPHONE PEDESTAL
CONCRETE CURB & GUTTER
ELECTRIC TRANSFORMER
LIGHT POLE
UTILITY POLE
SANITARY MANHOLE
EXISTING REBAR (LANDMARK TIE)
VICINITY MAP
(NO SCALE)
SITE
DICKERSON BLVD
ROOSEVELT BLVD
SECREST SHORTCUT RD
CONCORD HWY
N/F
CURTIS M. & JACQUELINE N. DAIL
DB. 922, PG. 568
DB 1415, PG 595
SET
S42°04'22"W 120.30'
FOUND
L1
L3
L4
L2
S47°28'58"E
194.24'
O/HW
N/F
CURTIS M. & JACQUELINE N. DAIL
DB. 1415, PG. 595
31,749 SQ.FT.
0.73 ACRES
78.28'
3.3'NE
WALK
O.L
CONC. WALK
7.23'
16.25'
10.50'
3.10.50'
13.35'
75.68'
37.83'
0.65'
6.10'
3.55'
0.65'
10.67'
0.80'
S47°21'31"E 219.02'
30.67'
0.80'
30.83'
1 STORY
BRICK & STONE
BUILDING
No. 2116
36.74'
0.65'
20.05'
0.65'
ASPHALT
PARKING
0.7'NE
N47°21'31"W 179.52'
75.00'
15.33'
7.27'
77.08'
WALK
O.L
CONC
PAD
CONC. WALK
35.19'
WOOD FENCE
FOUND
REBAR
N28°14'13"E 165.18'
FOUND
ROOSEVELT BOULEVARD
PUBLIC R/W VARIES
U.S. HWY 74

INTERIOR PHOTOS

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