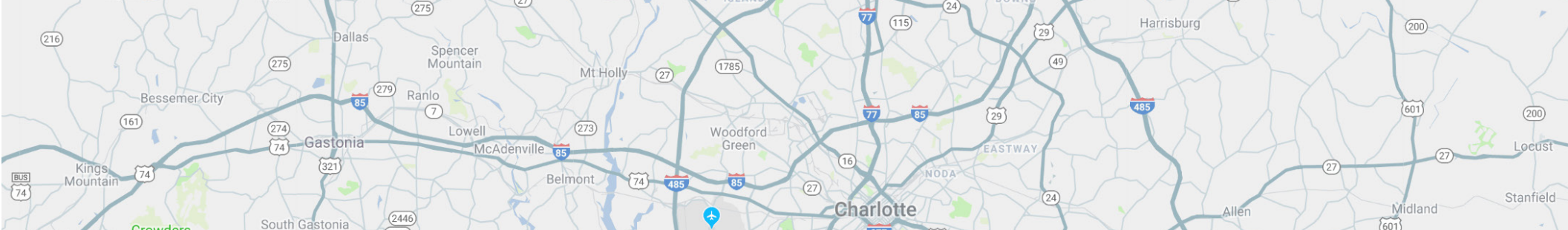


2ND GENERATION RESTAURANT

2116 W. Roosevelt Blvd. | Monroe, NC 28110

AVAILABLE RETAIL FOR SALE OR LEASE



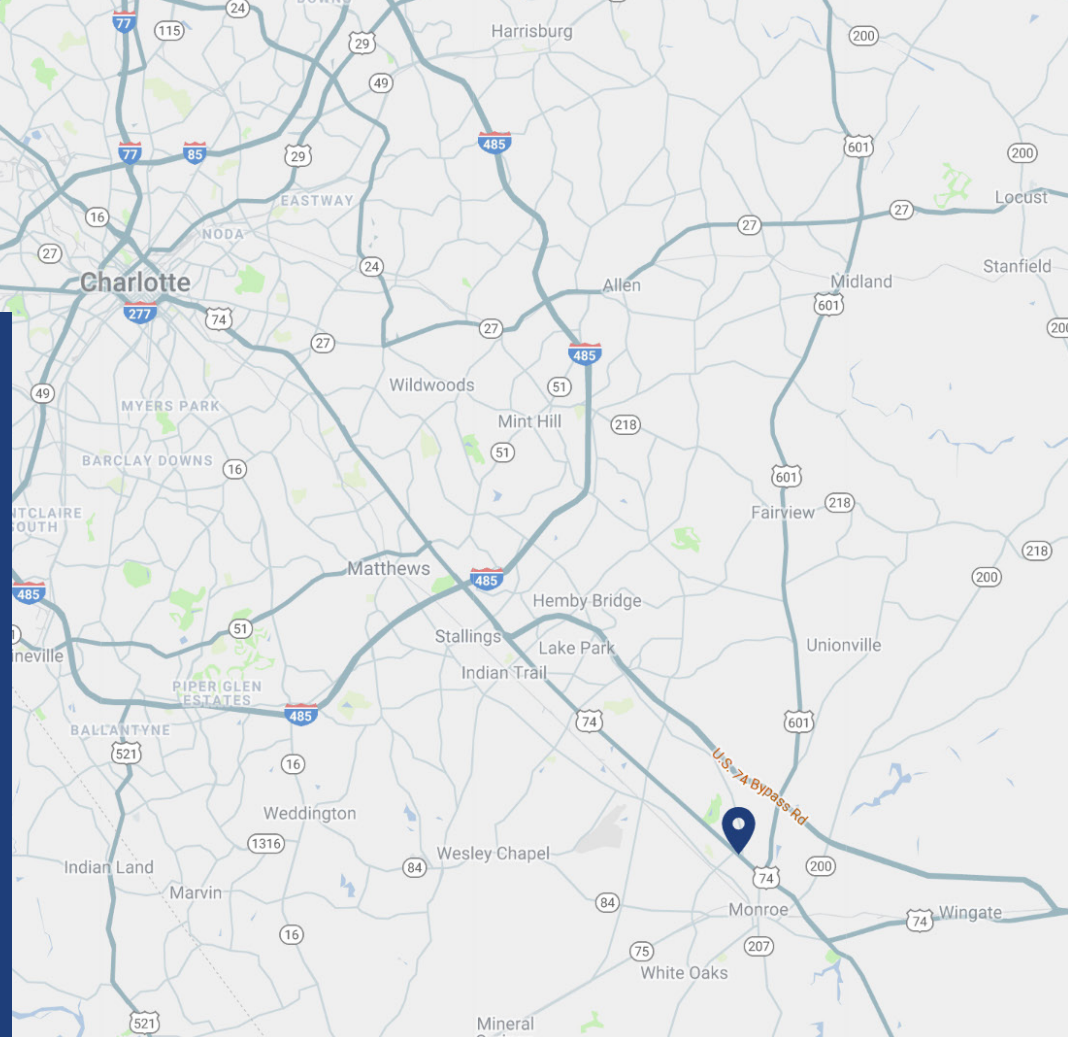


PROPERTY DETAILS

2ND GENERATION RESTAURANT

PROPERTY DETAILS

| | |
|-------------------------|--|
| Address | 2116 W. Roosevelt Blvd. Monroe, NC 28110 |
| Available SF | +/- 5,450 SF |
| Acreage | +/- 0.729 AC |
| Parcel ID | 9216070E |
| Zoning | B-1 SU |
| Frontage | 181 FT on W. Roosevelt Blvd. |
| Parking | Ample parking |
| Traffic Counts | W. Roosevelt Blvd. 49,000 VPD |
| Lease Price | \$15/SF NNN |
| Sale Price | \$950,000 |
| Additional Notes | Outparcel facing heavily traveled W. Roosevelt Blvd. with great visibility |



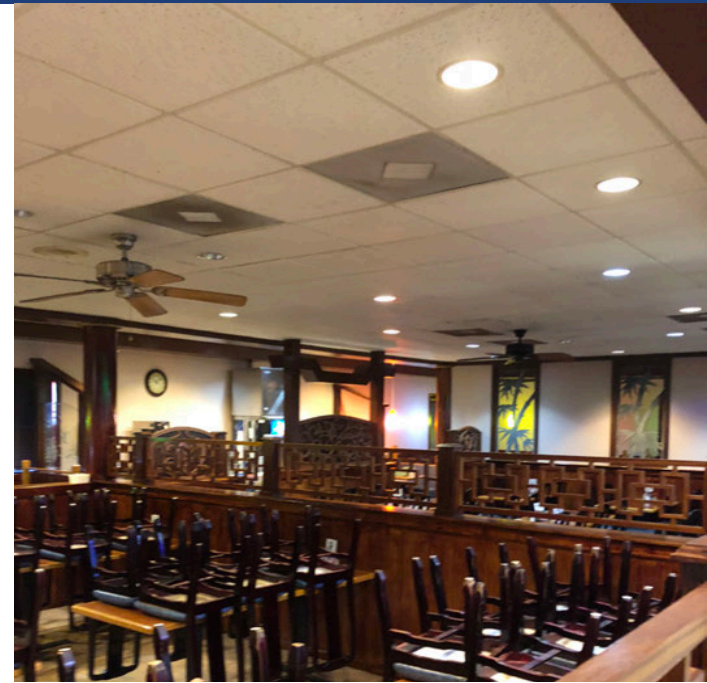
DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| 2019 Population | 3,350 | 29,041 | 50,425 |
| Avg. Household Income | \$50,993 | \$63,722 | \$71,083 |
| Median Household Income | \$40,879 | \$48,152 | \$55,020 |
| Households | 1,185 | 9,855 | 17,273 |
| Daytime Employees | 5,660 | 17,911 | 28,745 |

MARKET OVERVIEW



INTERIOR PHOTOS





CONTACT

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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.