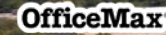


UNION COUNTY SHRINE CLUB

305 E. PHIFER ST. | MONROE, NC 28110



ANDREW JACKSON HWY

PHIFER ST

CONTACT FOR DETAILS

LAUREN BREMER

(704) 226-6911

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Available for Sale

+/- 9,120 SF BUILDING ON 3.57 AC

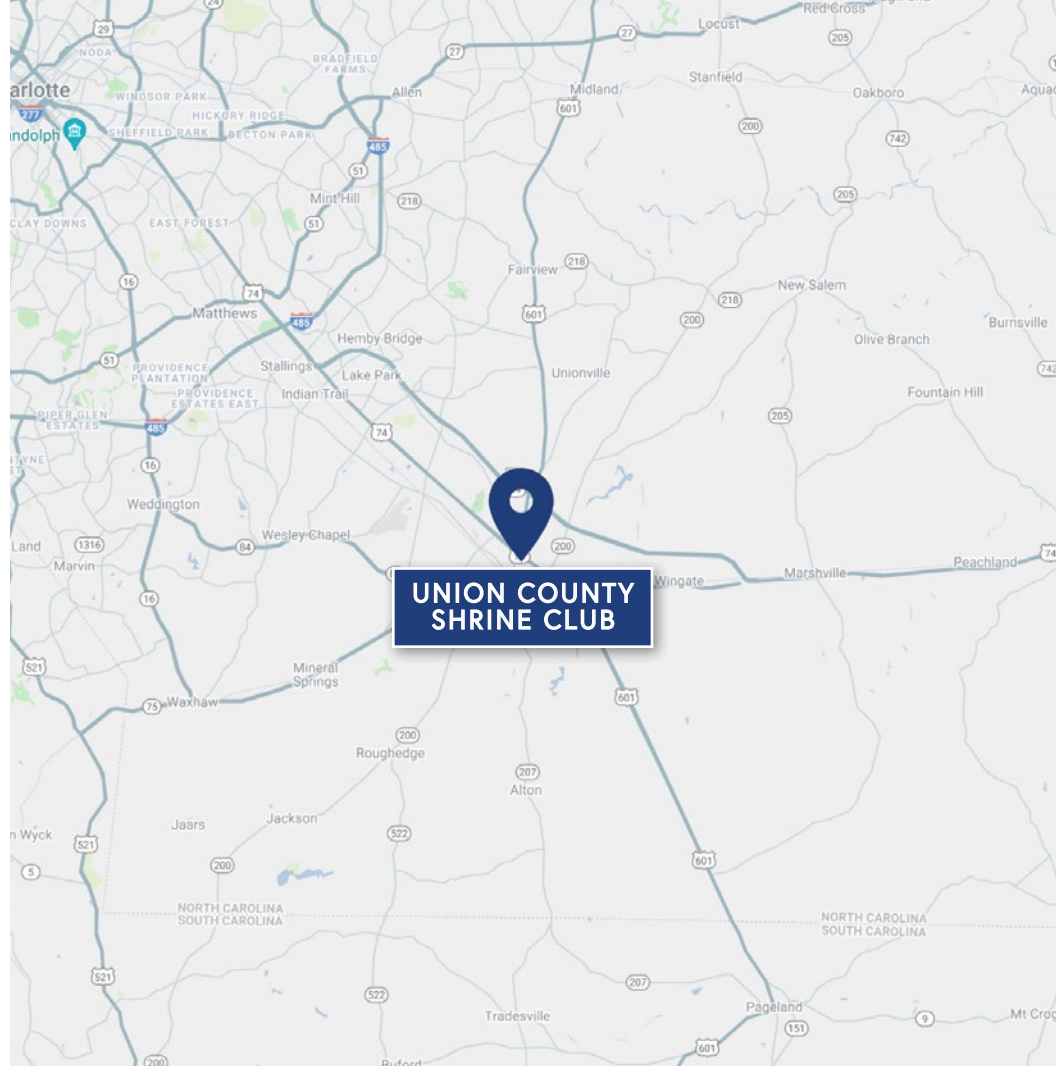
PROPERTY OVERVIEW

UNION COUNTY SHRINE CLUB

Check out this unique opportunity in the heart of Monroe! This +/- 9,125 SF building is equipped with a commercial-grade kitchen, custom bar, large banquet hall, and ample parking and storage areas. In addition, it is displayed on +/- 3.56 AC. Zoned GB- General Business. This is a great purchase opportunity surrounded by retail, restaurants, and residential neighborhoods.

PROPERTY DETAILS

Address	305 E. Phifer St. Monroe, NC 28110
Availability	+/- 9,120 SF Building on 3.57 AC Available for Sale
Zoning	GB (General Business)
Year Built	1973
Parking	Ample parking
Use	Assembly Use (previously used as a lodge)
Traffic Counts	Andrew Jackson Hwy - 57,500 VPD
Additional Details	Commercial grade kitchen, large gathering hall
Price	\$1,600,000



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	4,974	27,212	46,697
Avg. Household Income	\$55,990	\$69,517	\$76,784
Median Household Income	\$42,500	\$50,737	\$56,509
Households	1,465	9,168	16,034
Daytime Employees	6,434	20,133	25,128



INTERIOR PHOTOS



MONROE NORTH CAROLINA

The city of Monroe is a vibrant and progressive city that serves as the hub of retail, government, culture, and industry in Union County. From the large Historic District complete with stately homes and a newly revitalized downtown to its industrial core attracting businesses from across the globe to the ever-growing retail marketplace, Monroe has something to offer to all.

The downtown area is currently in the throes of a revitalization plan that has been spearheaded by city leaders. The plan is geared to increase traffic to downtown businesses as well as to show off the charm of the tree-lined streets and make the downtown area a destination for families. Several activities like live music, antique car cruise-ins, outdoor movies, to name just a few, are held throughout the year. The downtown at times also finds itself the center of attention as film crews use the backdrop of the Historic Union County Courthouse and charm of Main Street in major motion pictures.

South Piedmont Community College strengthens the city's economic and educational future. SPCC has a campus on Old Charlotte Highway and offers numerous degree programs along with continuing education, college transfer, basic skills, and workforce training.



MARKET OVERVIEW





CONTACT FOR DETAILS

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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.