

MONROE LAND

E. MYERS ST. & SHRINE CLUB RD. | MONROE, NC 28110



57,500 VPD



SHRINE CLUB RD

CONTACT FOR DETAILS

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Available for Sale

+/- 1.0050 AC AVAILABLE

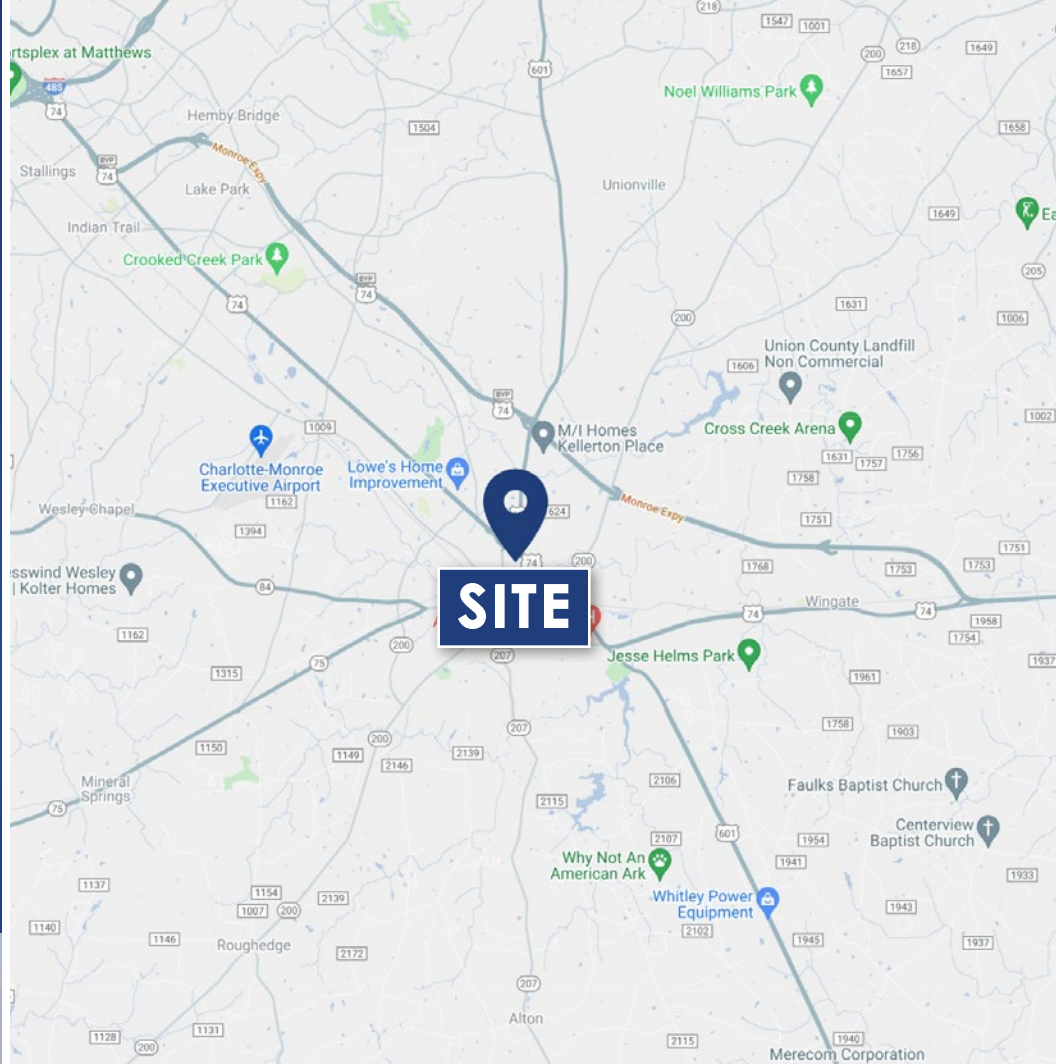
PROPERTY OVERVIEW

LAND FOR SALE

Check out this unique opportunity in the heart of Monroe! Zoned Commercial, this parcel is +/- 1.0050 AC of prime space near U.S. Hwy 74. This is a great purchase opportunity surrounded by retail, restaurants, and residential neighborhoods.

PROPERTY DETAILS

Address	E. Myers St. & Shrine Club Rd. Monroe, NC 28110
Parcel ID	09225037A
Availability	+/- 1.0050 AC Available for Sale
Zoning	Commercial
Traffic Counts	U.S. Hwy 74 - 57,500 VPD
Price	\$185,000



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

SITE OVERVIEW



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.





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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.