



# Country Club Commons

1620 East Roosevelt Blvd. | Monroe, NC 28112



**Available for Lease**  
+/- 1,200 SF Retail Space

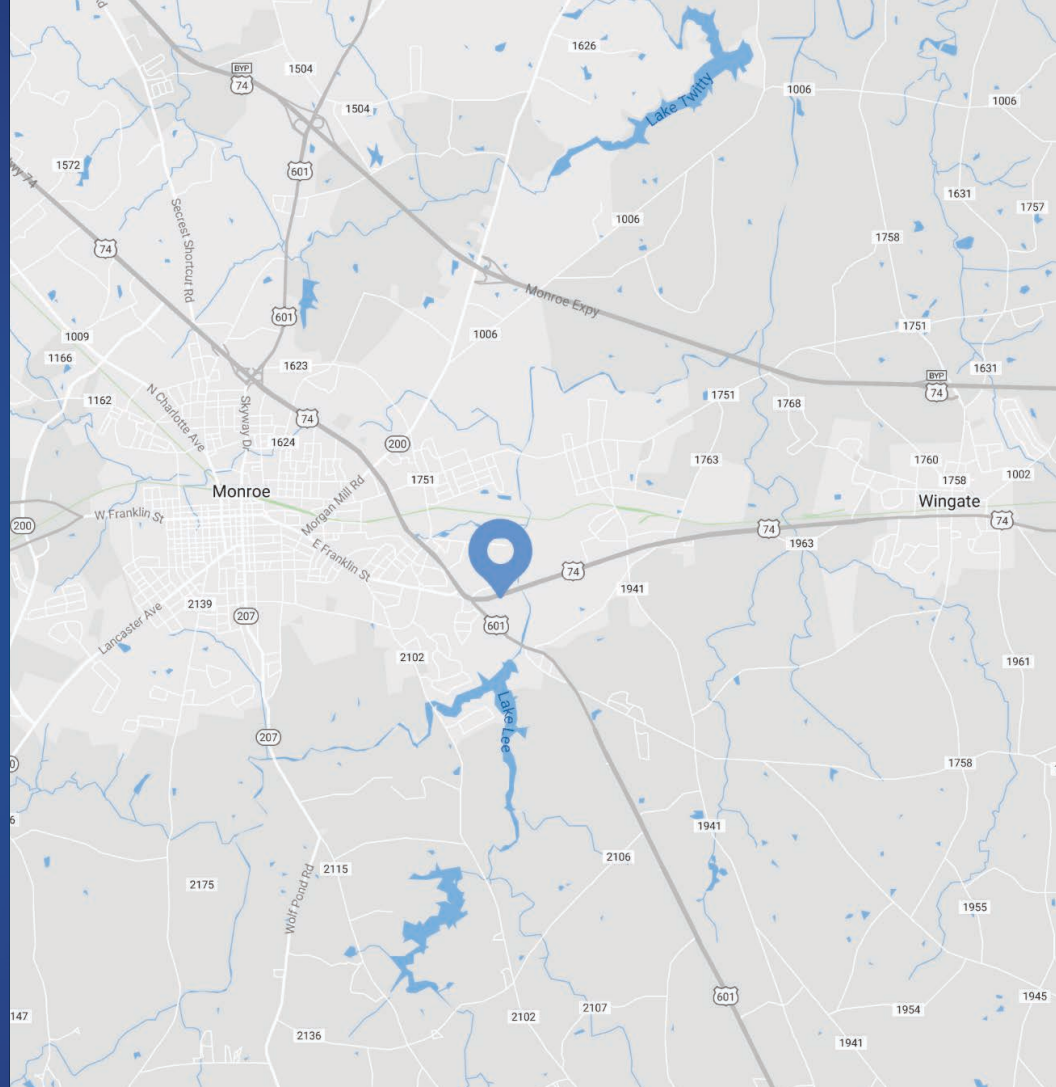
## Property Overview

# Country Club Commons Available for Lease

+/- 1,200 SF retail space available for lease in Country Club Commons in Monroe, NC. Located directly on Hwy 74 and in close proximity to Atrium Health's Union Hospital, this is a great opportunity to lease space in an active shopping center anchored by Southern States.

## Property Details

<b>Address</b>	1620 East Roosevelt Blvd.   Monroe, NC 28112
<b>Availability</b>	+/- 1,200 SF Retail for Lease
<b>GLA</b>	+/- 45,080 SF
<b>Year Built</b>	1994
<b>Zoning</b>	GB (General Business)
<b>Signage</b>	Pylon signage available
<b>Co-Tenants</b>	Southern States, Papa John's Pizza
<b>Parking</b>	Ample parking
<b>Visibility</b>	Excellent visibility on Hwy 74
<b>Traffic Counts</b>	Hwy 74 - 47,000 VPD Pageland Hwy - 19,500 VPD
<b>Lease Rate</b>	Call for Leasing Details

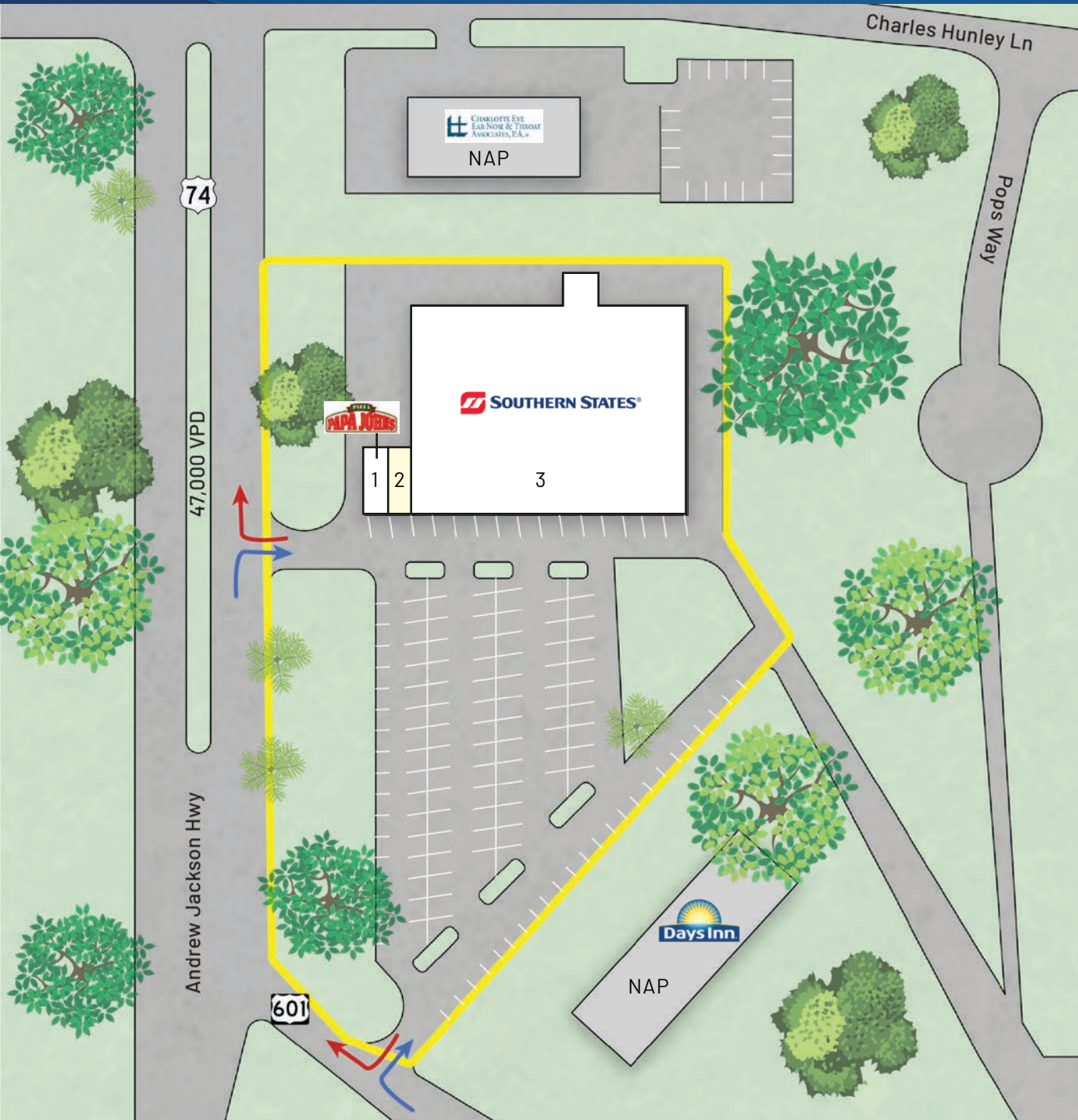


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	2,697	19,706	38,504
<b>Avg. Household Income</b>	\$104,414	\$80,414	\$84,796
<b>Median Household Income</b>	\$76,691	\$55,507	\$59,501
<b>Households</b>	818	6,657	13,231
<b>Daytime Employees</b>	3,836	14,421	22,428



Drone Video



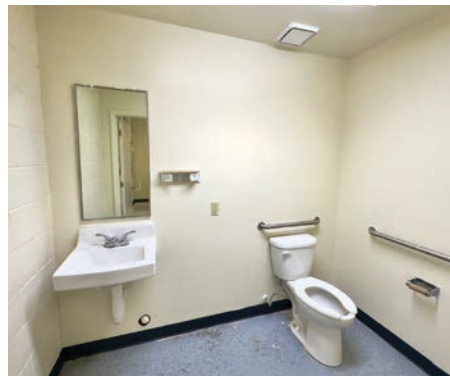
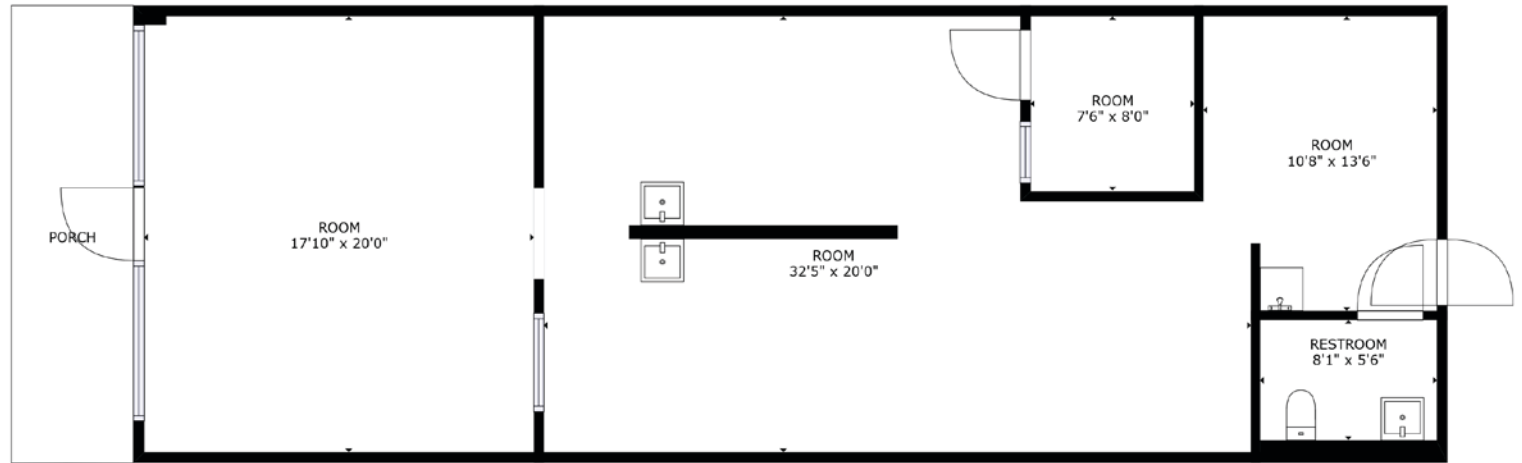
Tenant Roster		
1	Papa John's Pizza	1,200 SF
2	Available	1,200 SF
3	Southern States	42,680 SF

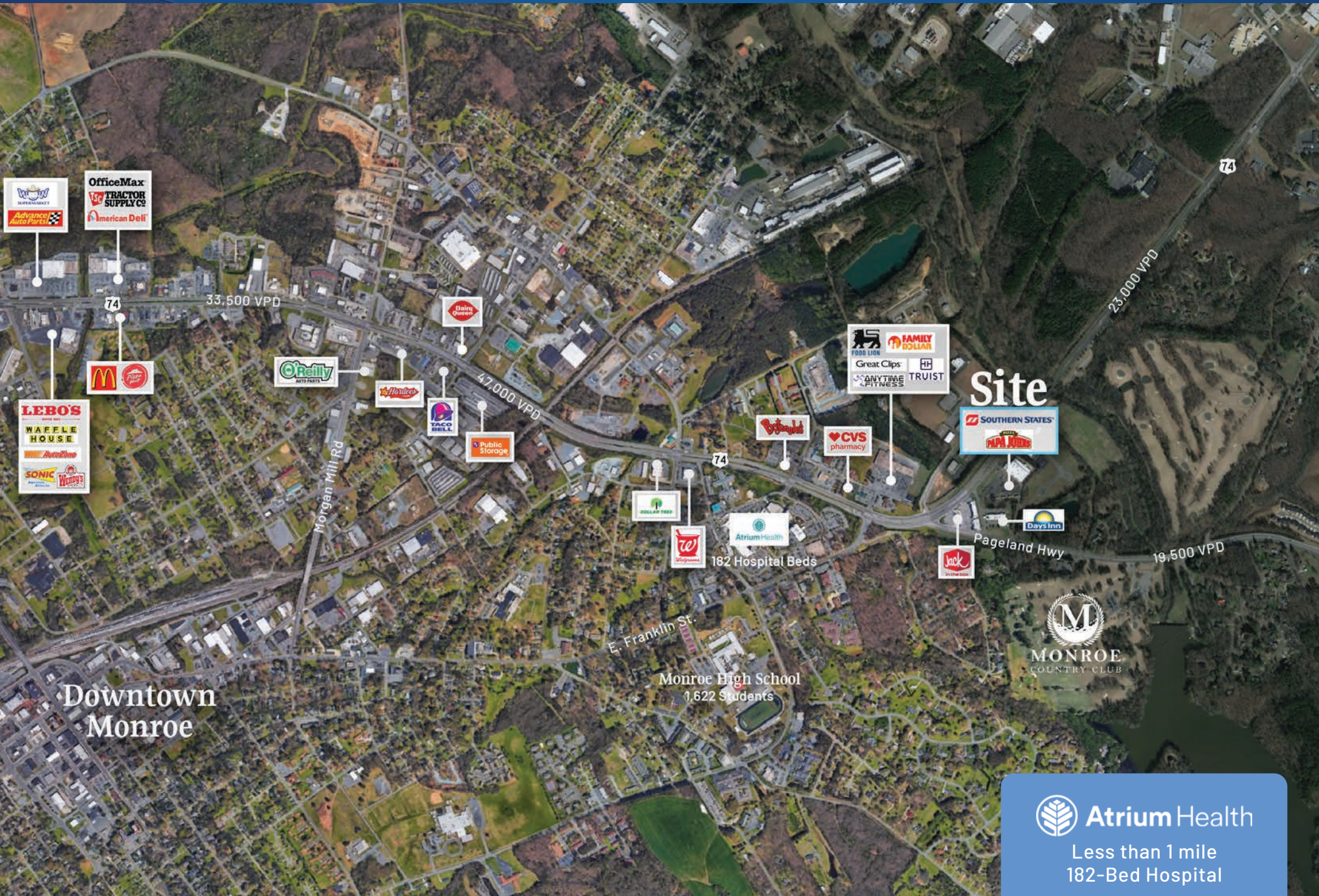



# Suite 2

Available  
1,200 SF

 Virtual Tour





 **Atrium Health**  
Less than 1 mile  
182-Bed Hospital

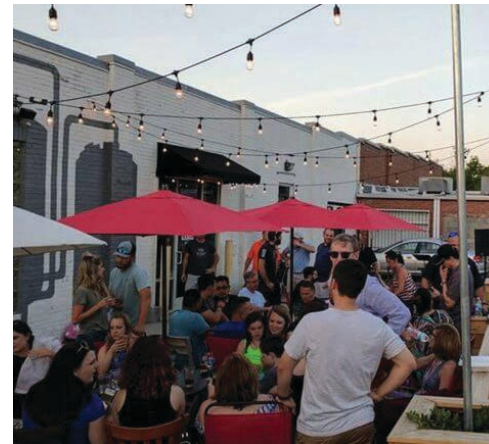
# Monroe

## 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.





Contact for Details

**Josh Beaver**

(704) 749-5726

josh@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.