



Southern States & Shops

1620 E. Roosevelt Blvd. | Monroe, NC 28112



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

Property Overview

Southern States & Shops Available for Lease

+/- 1,200 SF retail space available for lease in Southern States & Shops 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

Address 1620 E. Roosevelt Blvd. | Monroe, NC 28112

Availability +/- 1,200 SF Retail for Lease

GLA +/- 45,080 SF

Year Built 1994

Zoning GB (General Business)

Signage Pylon signage available

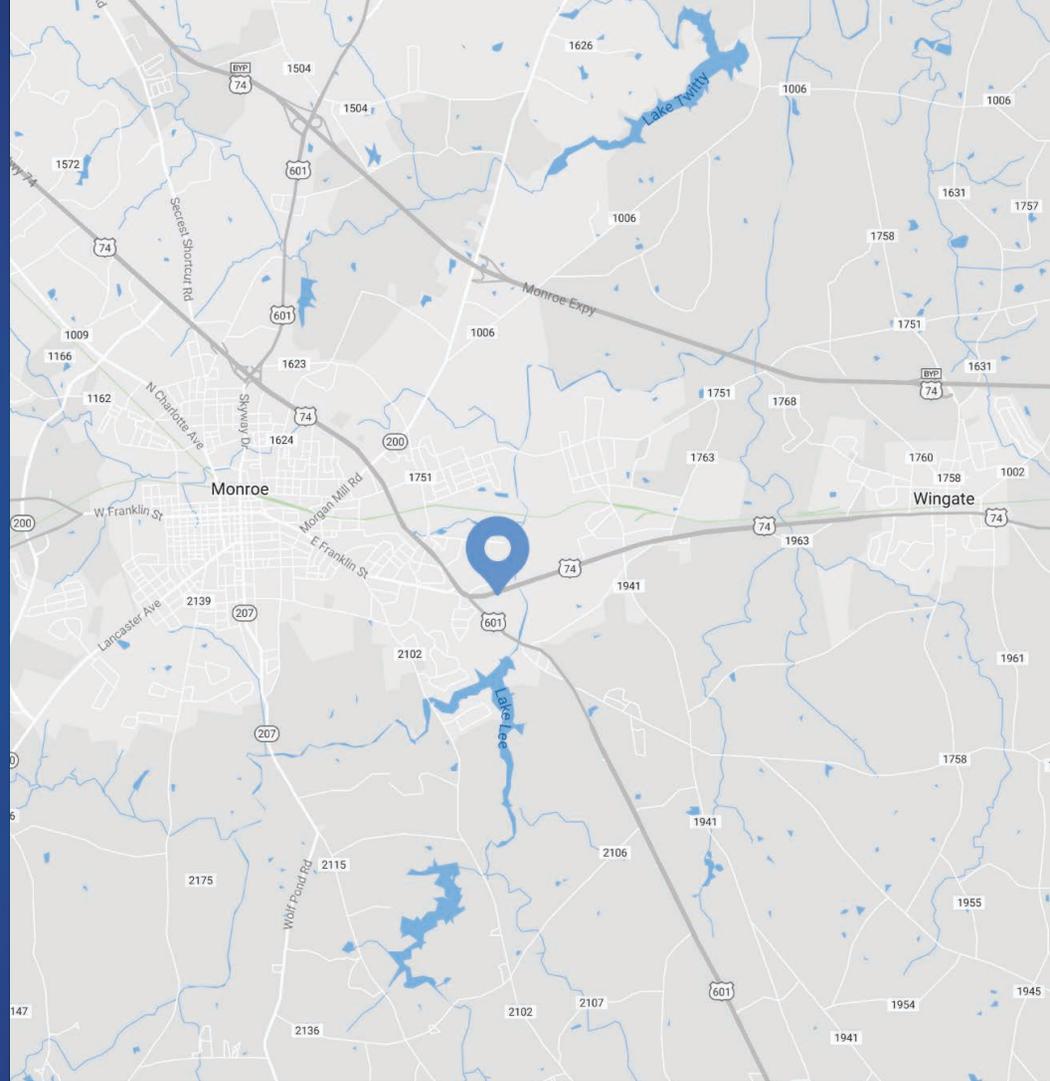
Co-Tenants Southern States, Papa John's Pizza

Parking Ample parking

Visibility Excellent visibility on Hwy 74

Traffic Counts Hwy 74 - 47,000 VPD
Pageland Hwy - 19,500 VPD

Lease Rate Call for Leasing Details

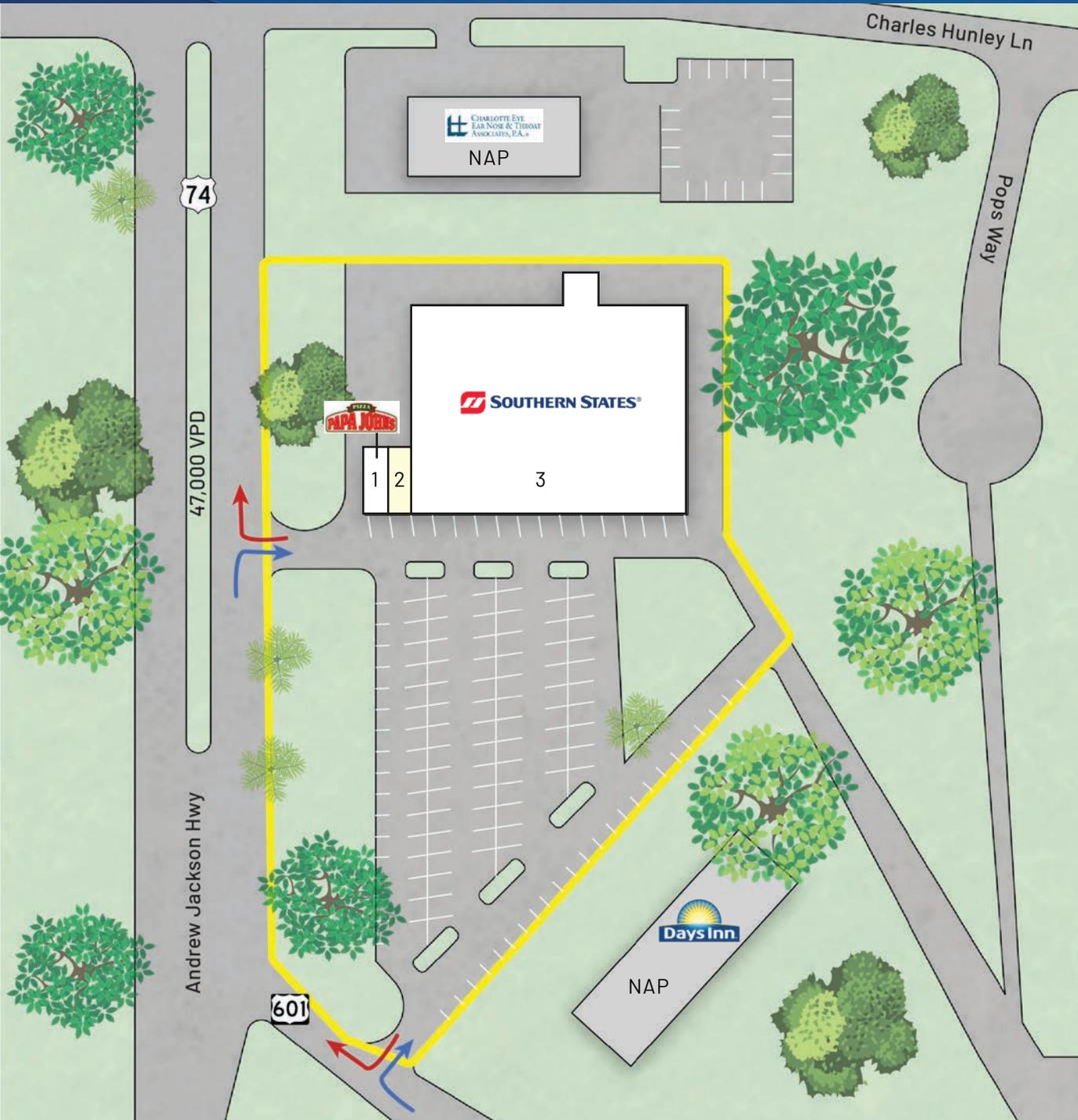


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	2,422	19,400	38,166
Avg. Household Income	\$104,332	\$79,857	\$83,824
Median Household Income	\$65,101	\$52,401	\$56,986
Households	734	6,559	13,095
Daytime Employees	3,657	14,196	22,333



Drone Video



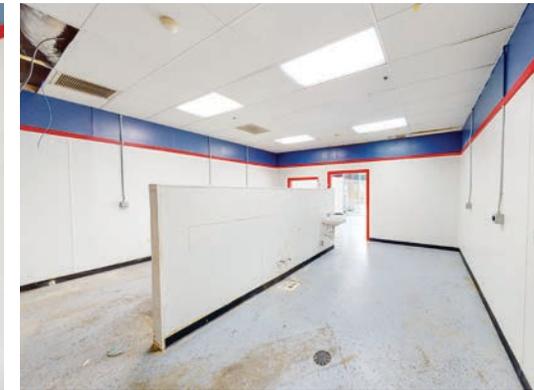
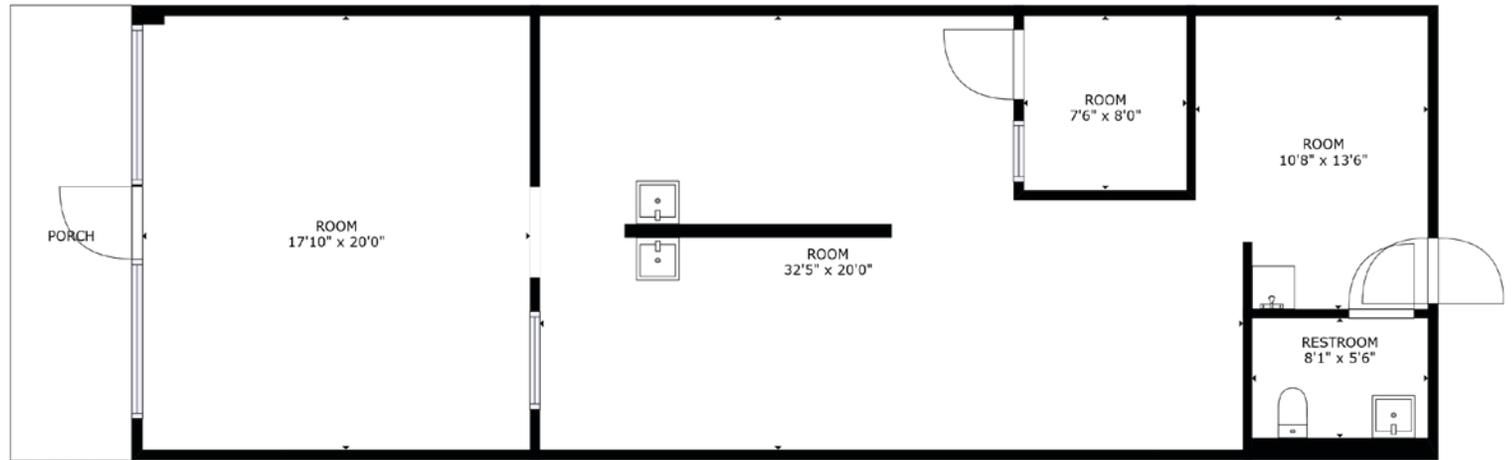
Tenant Roster		
1	Papa John's Pizza	1,200 SF
2	Available	1,200 SF
3	Southern States	42,680 SF

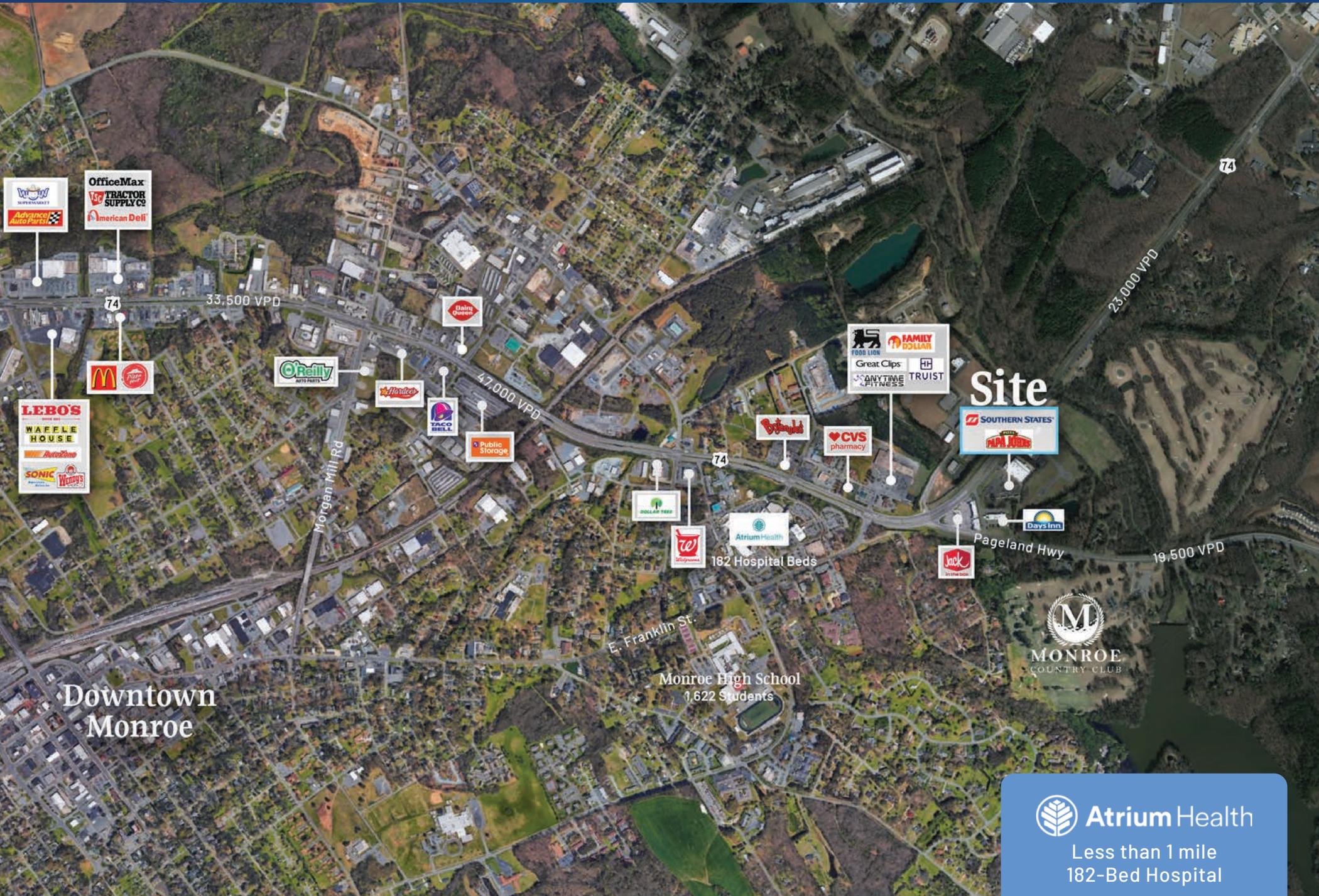


Suite 2

Available
1,200 SF

 Virtual Tour





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

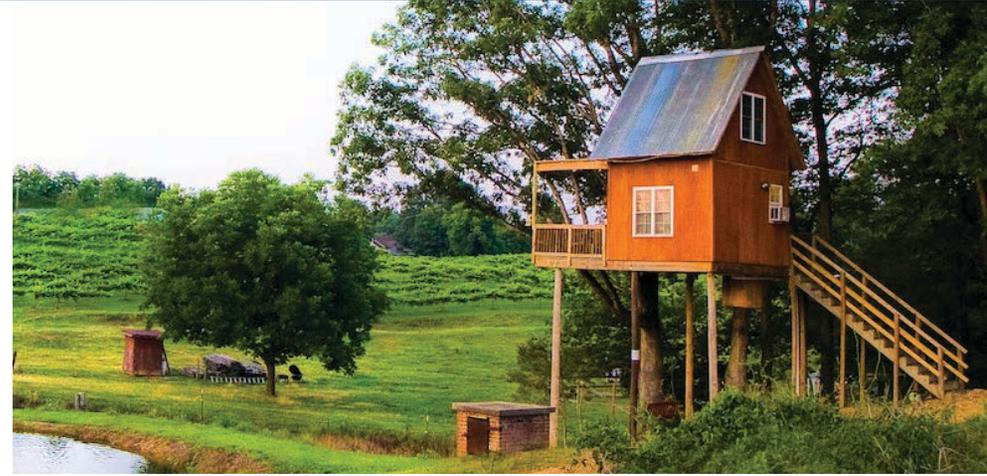
Monroe

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

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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.