



# Fowler Secrest Plaza

3306 West Roosevelt Blvd | Monroe, NC 28110



**Available for Lease**  
+/- 1,200 - 2,400 SF Retail



Property Overview

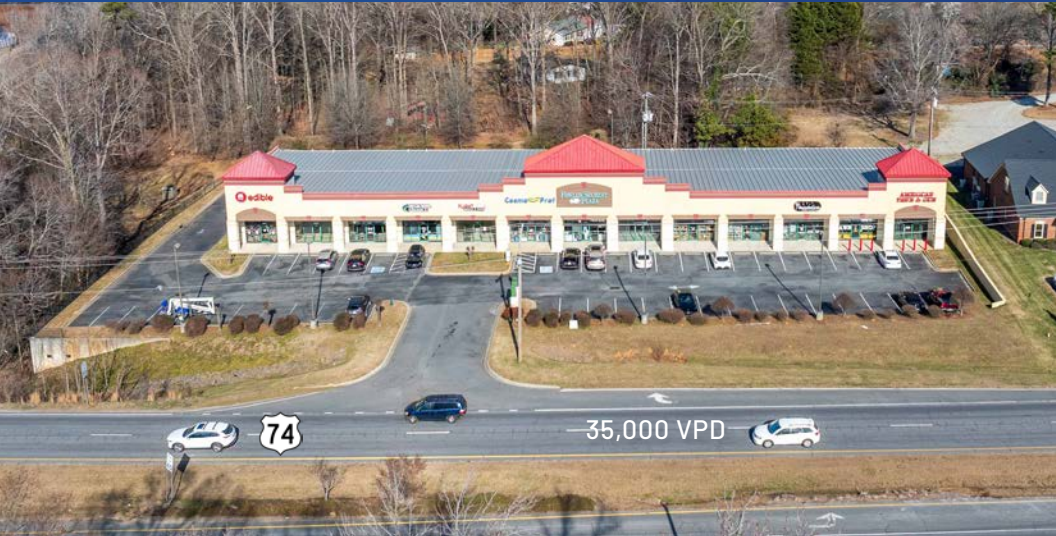
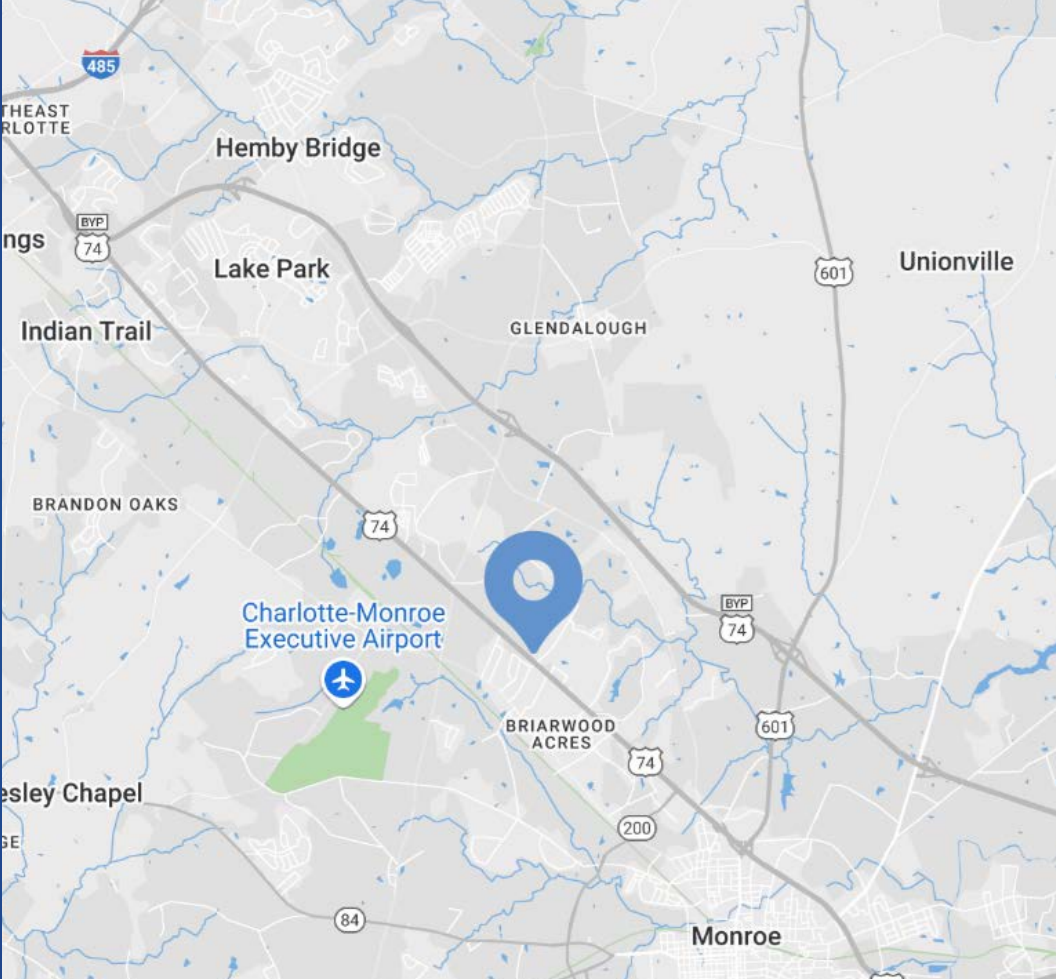
# Fowler Secrest Plaza

## Available for Lease

Located Southeast of Charlotte in Monroe, NC, Fowler Secrest Plaza is positioned along Hwy 74 one of the most heavily traveled thoroughfares in the area. Ideal for a variety of retail uses, Fowler Secrest Plaza is close to Poplin Place and within close proximity to numerous other retailers.

Property Details

Address	3306 West Roosevelt Blvd   Monroe, NC 28110
Availability	+/- 1,200 - 2,400 SF Retail
GLA	+/- 15,600 SF
Frontage	Highway 74
Parking	Ample Parking
Traffic Counts	Hwy 74   35,000 VPD Old Charlotte Hwy   14,500 VPD
Lease Rate	Call for Leasing Details



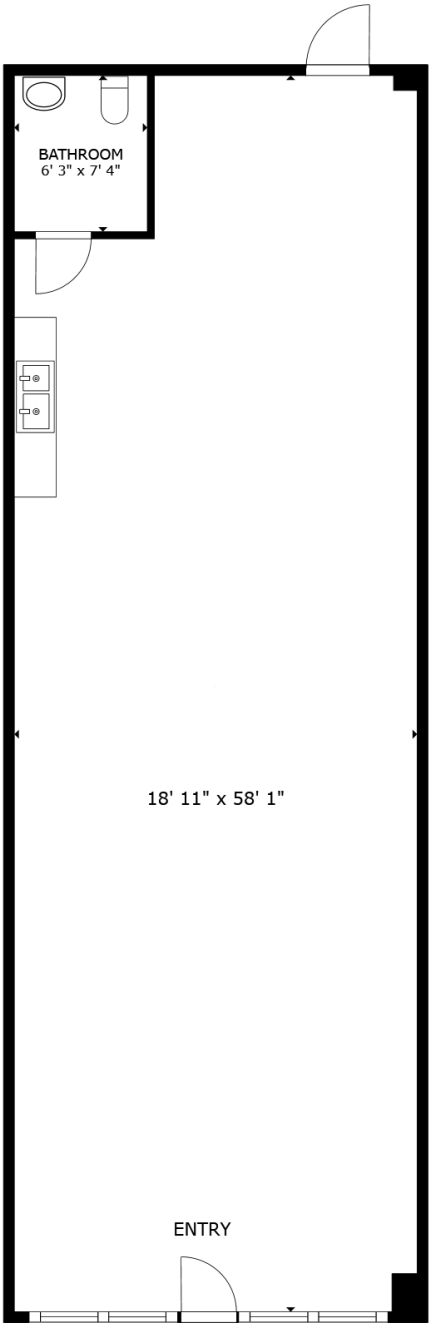
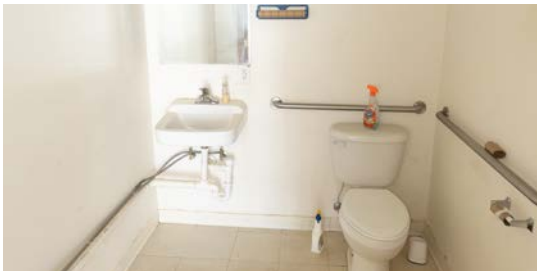
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,487	22,493	79,045
Avg. Household Income	\$106,642	\$102,393	\$107,220
Median Household Income	\$74,119	\$79,353	\$83,851
Households	1,359	8,330	27,579
Daytime Employees	1,666	13,228	28,945

Available

+/- 1,200 SF

 Virtual Tour





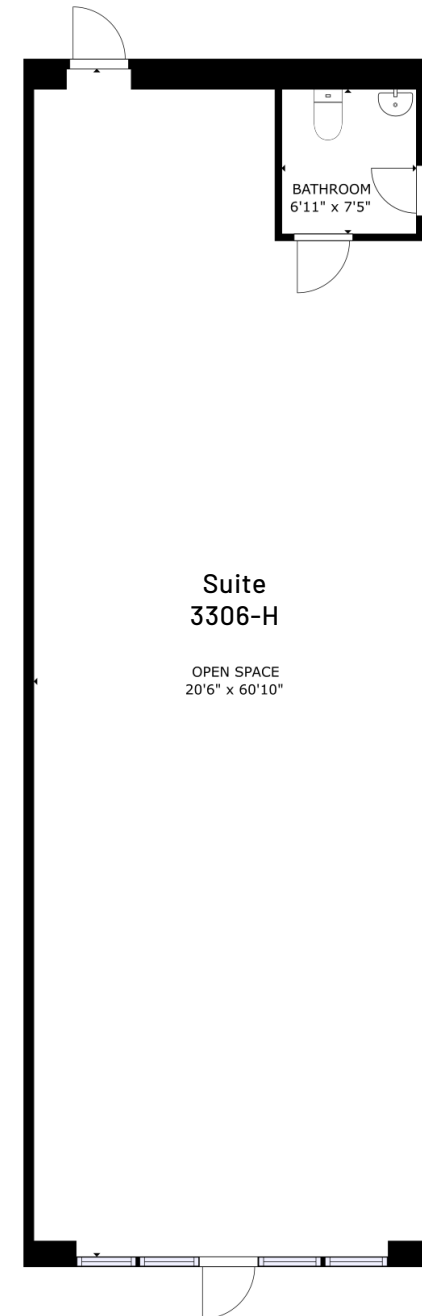
## Available

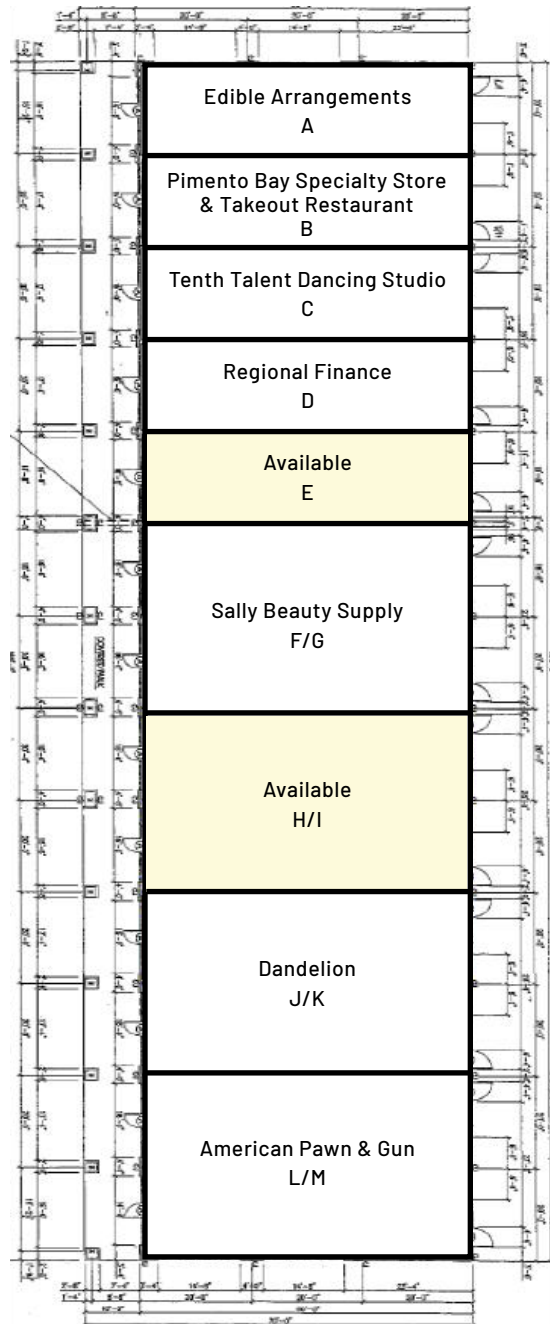
+/- 2,400 SF

 Virtual Tour

*\*Can be leased as one space or two +/- 1,200 SF spaces*

*\*Floor plan, virtual tour, and photos only reflect Suite 3306-H*





## Tenant Roster

A	Edible Arrangements	+/- 1,200 SF
B	Pimento Bay Specialty Store & Takeout	+/- 1,200 SF
C	Tenth Talent Dancing Studio	+/- 1,200 SF
D	Regional Finance	+/- 1,200 SF
E	Available	+/- 1,200 SF
F/G	Sally Beauty Supply	+/- 2,400 SF
H/I*	Available	+/- 2,400 SF
J/K	Dandelion	+/- 2,400 SF
L/M	American Pawn & Gun	+/- 2,400 SF

*\*H/I can be leased as one space or two +/- 1,200 SF spaces*





# 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





Southern View of Site







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.