

# 3507 Wesley Chapel Stouts

3507 WESLEY CHAPEL STOUTS RD, MONROE, NC 28110



Office/Retail

FOR

Lease

SIZE

±2,300 SF

PRICE

Call for Pricing



## Overview

±2,300 SF Zoned RBD - business district

4 large private offices, or could be conference

3 bathrooms

Common area

Breakroom/Kitchen

Storage area

Plenty of parking

Great signage opportunity

Right off of HWY 74 and right behind Lowe's and Exxon

Short term lease options available



±2,300 SF Office/Retail space for lease



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## Property Overview

### Demographics

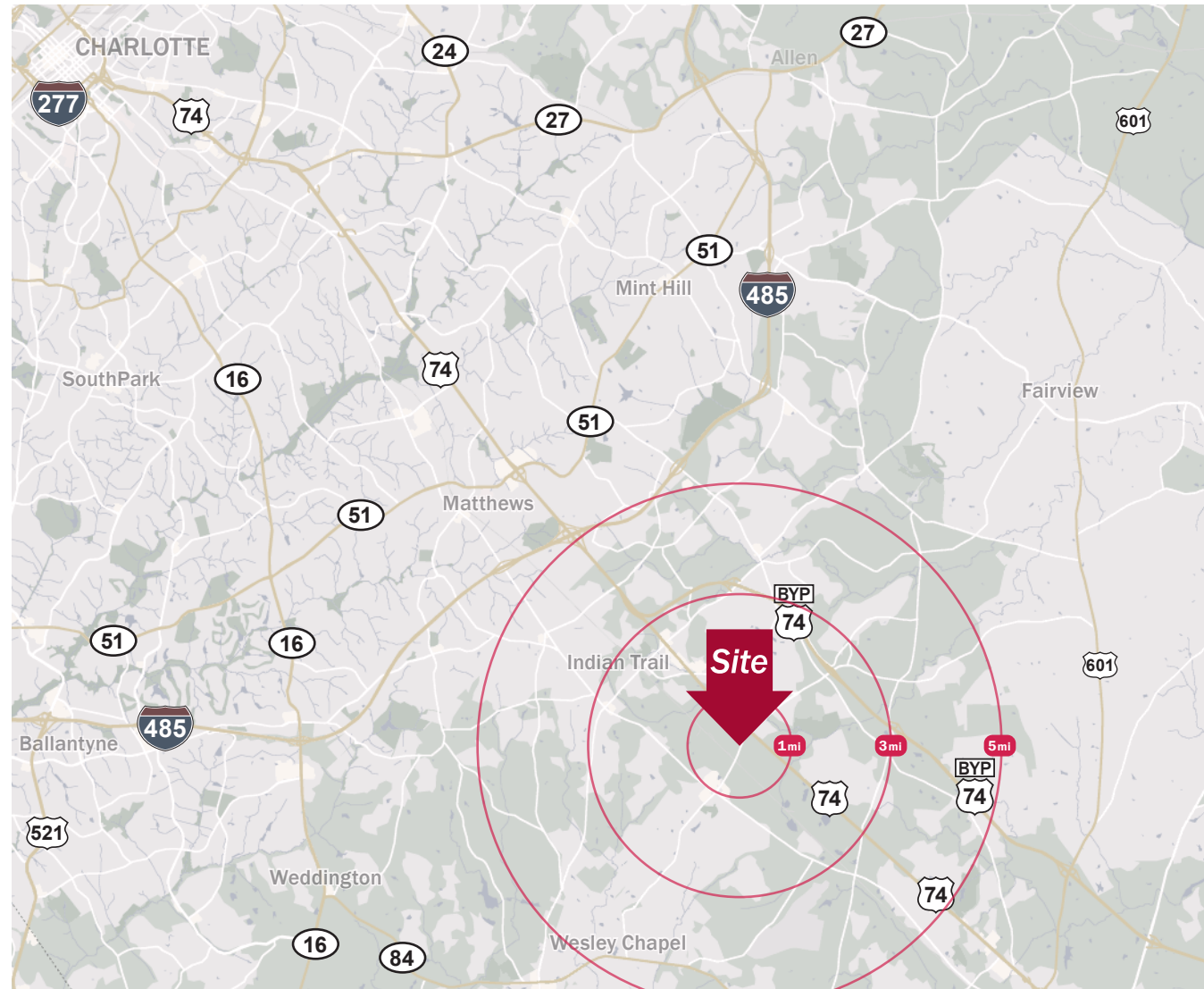
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	2,402	41,334	98,934
Growth Rate	2.85%	2.42%	2.57%
Avg. HH Income	\$135,574	\$117,470	\$123,607

### Traffic Count

Source: NCDOT

	AADT
Hwy 74	55,000 (2023)
Wesley Chapel Stouts Rd	18,500 (2023)



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Site Aerial



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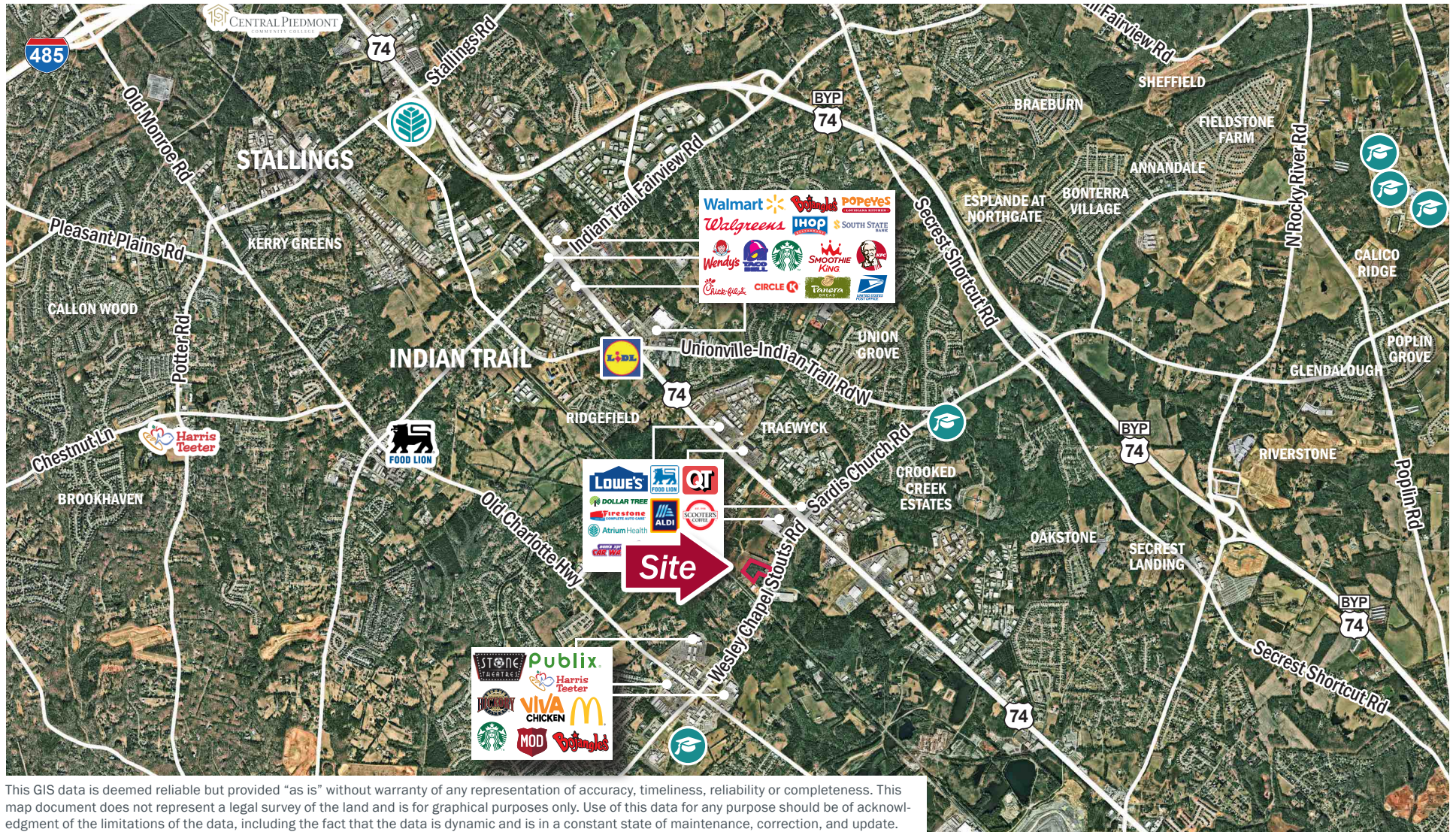
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## Market Aerial



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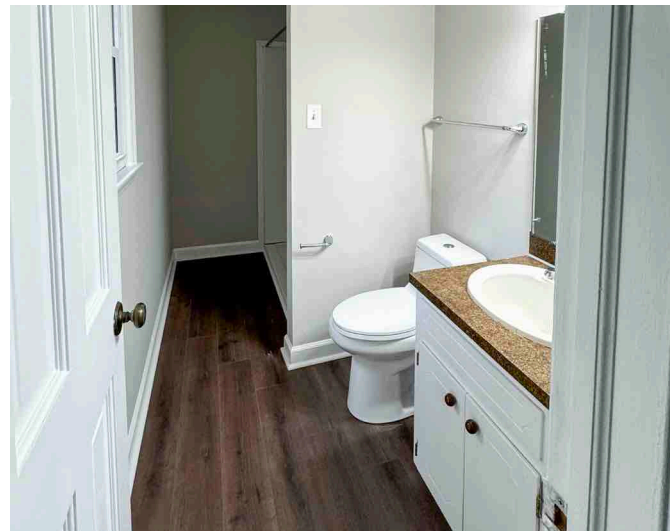
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## Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

contact

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