

Hwy 74 Outparcel

1004 W ROOSEVELT BLVD, MONROE, NC 28110



Land

FOR

Sale/Lease/BTS

SIZE

±0.92 AC

PRICE

Call for Pricing



Overview

Retail site for sale/lease/BTS: ±0.92 acres

City of Monroe Zoned GB (General Business)

Union County Parcel ID: 09186007

Building Demolished and 'No Further Action' letter received

Former Gas Station along high-traffic area

2 Curb-Cuts with Right-in and Right-out access

±0.92 Acre Retail Site for
Sale or Lease or Build To
Suit



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Property Overview

Demographics

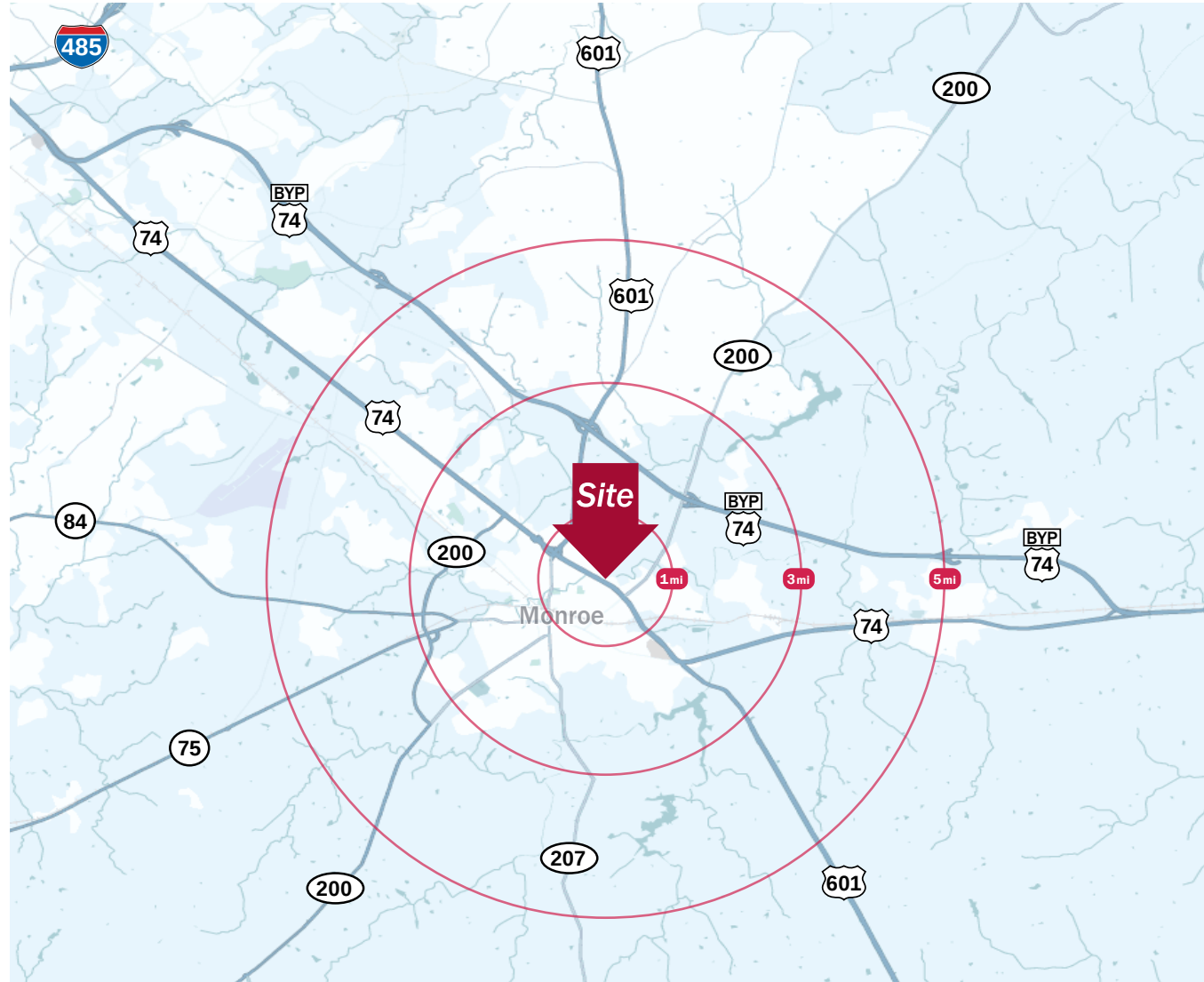
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,448	27,343	43,903
Growth Rate	0.36%	1.17%	1.22%
Avg. HH Income	\$74,150	\$86,775	\$93,004

Traffic Count

Source: NCDOT

	AADT
W Roosevelt Blvd	51,500 (2023)



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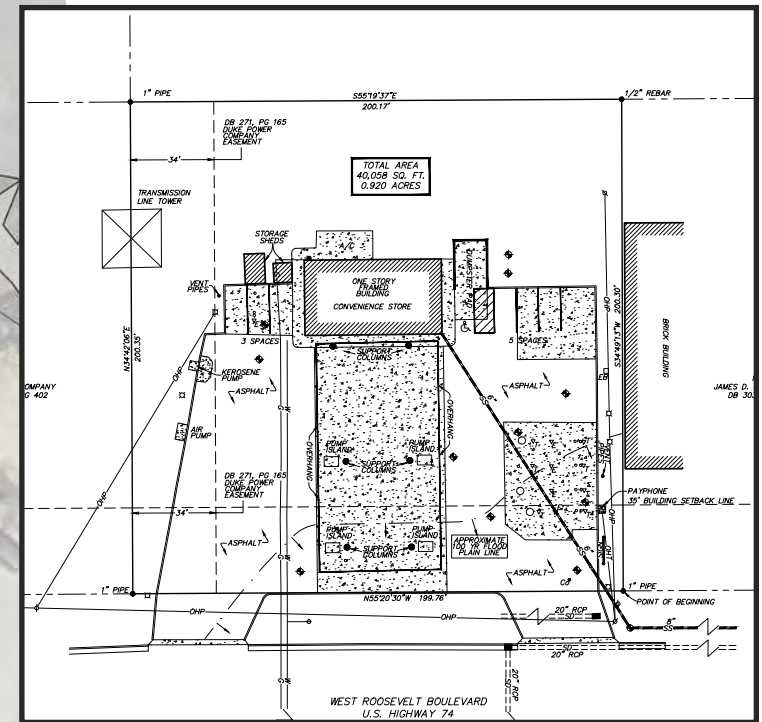
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Conceptual Site Plan & Survey



* BUILDING NO LONGER THERE



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Site Aerial



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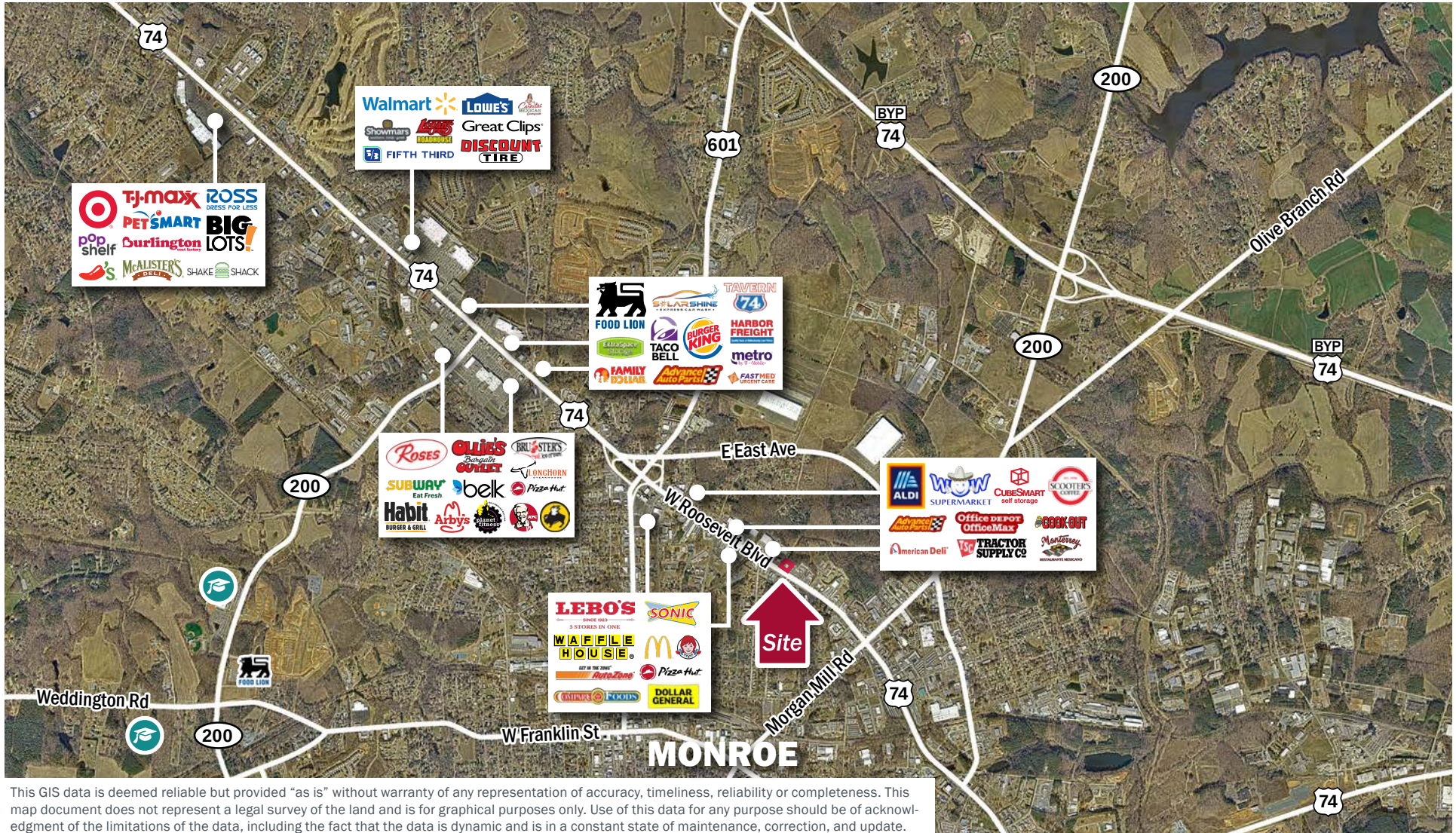
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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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