

1678 WEST FRANKLIN STREET  
MONROE, NC 28112

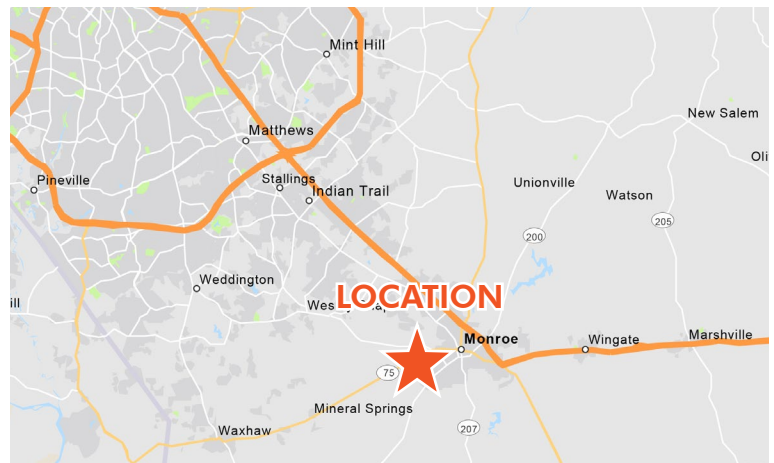
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**29,000 SF AVAILABLE FOR LEASE**

### PROPERTY OVERVIEW

- This center offers excellent visibility and quick access to downtown Monroe and surrounding residential neighborhoods
- High ceilings and open floor plan
- Abundant parking with 220 spaces
- Over 15,000 vehicles per day traveling on West Franklin St.
- Close proximity to Union Academy K-12 school, Walter Brickett Elementary, and Central Academy of Technology and Arts High School



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,587	29,313	48,640
PROJECTED POPULATION	5,142	32,729	53,702
EST. AVG. HH INCOME	\$58,612	\$62,314	\$68,524
ESTIMATED HOUSEHOLDS	1,577	10,249	16,952

For more information, please contact:

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## SITE



## MARKET AERIAL



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