



COMMERCIAL PARTNERS
NORTH

Thompson Accounting

La Guerrense Tortilla

FOR LEASE

+/- 3 Acre ground lease

325 N Sutherland Ave, Monroe, NC 28110

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Monroe, NC 28110

Denova Medical, Inc

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EXECUTIVE SUMMARY



LEASE RATE **\$3,000.00 PER MONTH**

OFFERING SUMMARY

Available Acreage: 3.026 Acres

Lease Rate: \$3,000.00 per month
(Ground)

Lot Size: 3.03 Acres

Zoning: GB (General Business)

Market: Union County

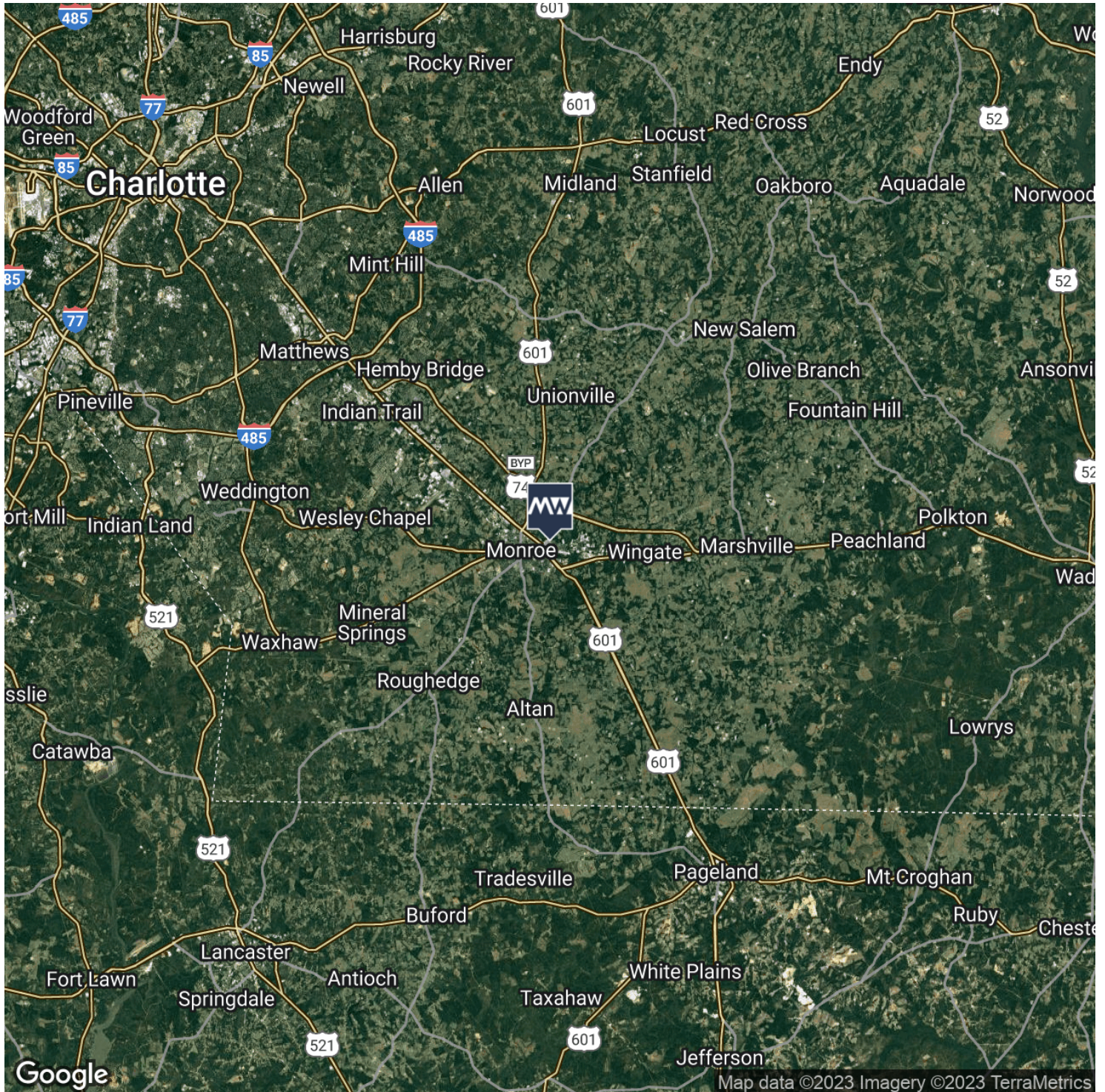
PROPERTY OVERVIEW

+/- 3 acre corner lot available for ground lease. Located off Hwy 74 at the corner of N Sutherland Avenue and Walkup Avenue in Monroe, NC, with convenient access to the Monroe Bypass. Previous building was demolished. Zoned General Business.

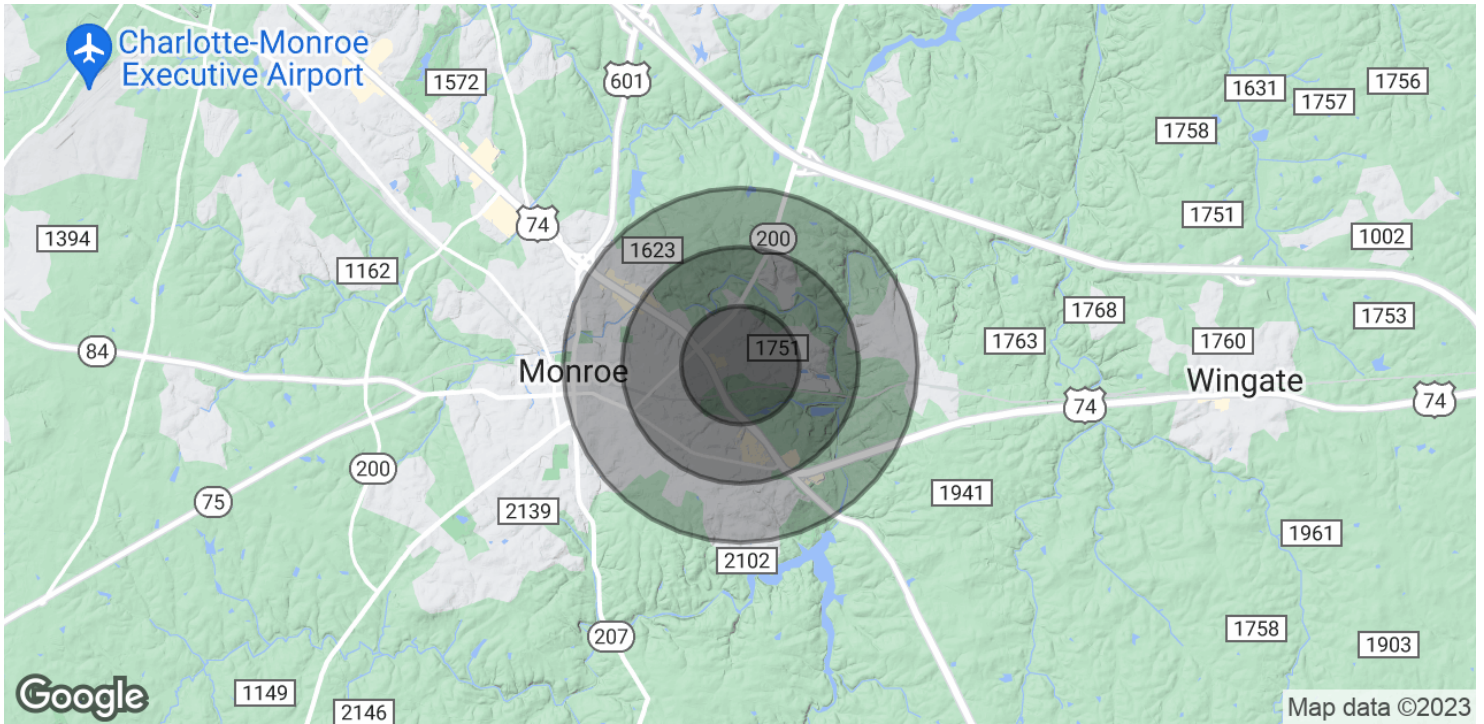
PROPERTY HIGHLIGHTS

- +/- 3 acre corner lot
- GB Zoning
- Utilities available
- Previous building has been demolished

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,336	5,103	9,013
Average Age	34.6	31.2	30.9
Average Age (Male)	32.0	30.0	29.4
Average Age (Female)	37.0	32.5	32.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	475	1,721	3,022
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$55,500	\$50,854	\$51,865
Average House Value	\$95,097	\$105,335	\$131,482

* Demographic data derived from 2020 ACS - US Census