



COMMERCIAL PARTNERS
NORTH

FOR LEASE

1.22 acre Ground Lease or BTS

1506 Morgan Mill Rd., Monroe, NC 28110

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EXECUTIVE SUMMARY



LEASE RATE **\$4,000.00 PER MONTH**

OFFERING SUMMARY

Lease Rate: \$4,000.00 per month
(Ground lease or BTS)

Lot Size: 1.21 Acres

Zoning: GB - General Business

Market: Union

PROPERTY OVERVIEW

1.21 +/- acre lot available for ground lease or BTS. Located just off Hwy 74 with convenient access to the Monroe Bypass. Previous building was demolished. Zoned General Business.

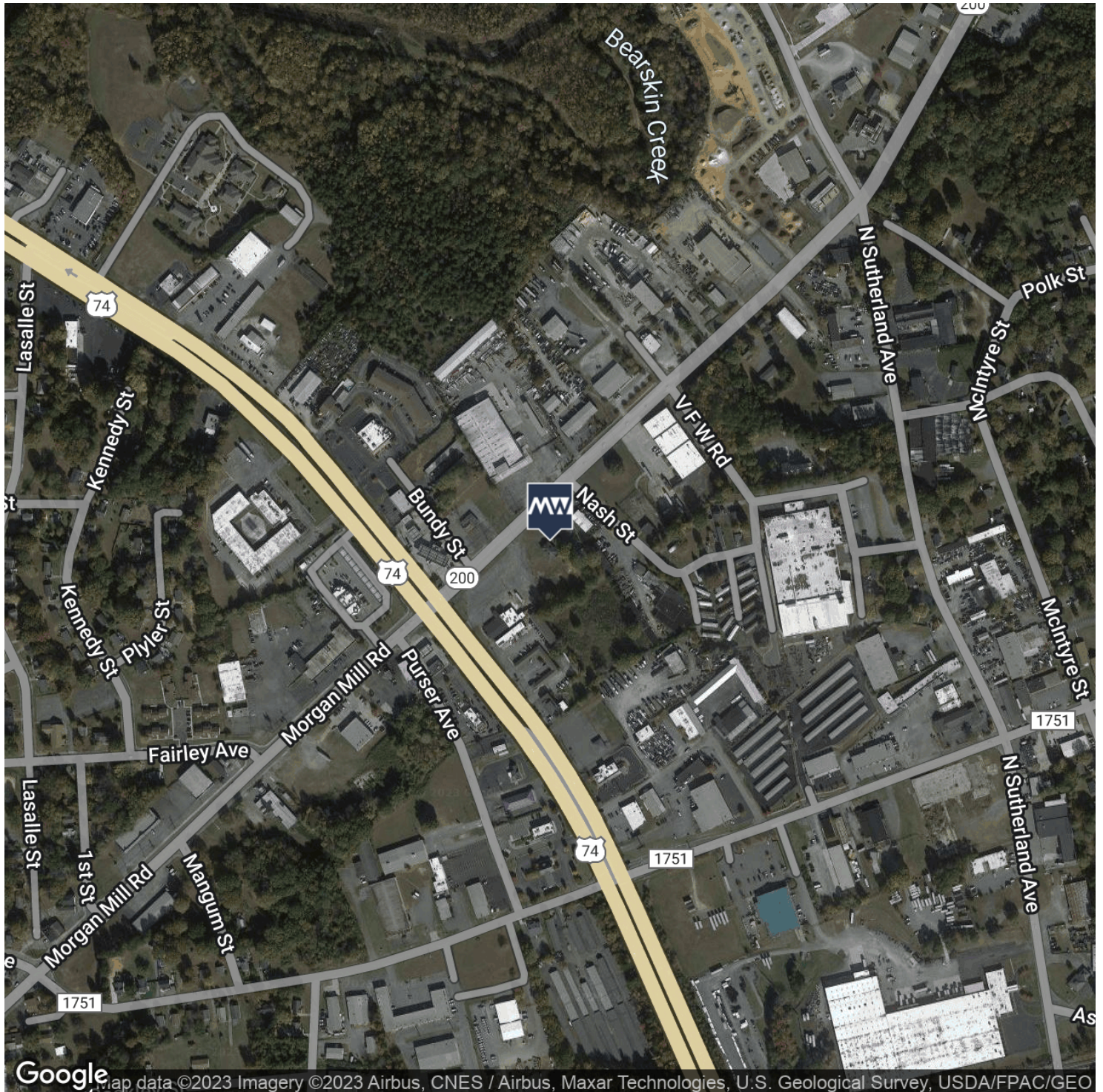
LOCATION OVERVIEW

Located just off Hwy 74 with convenient access to the Monroe Bypass.

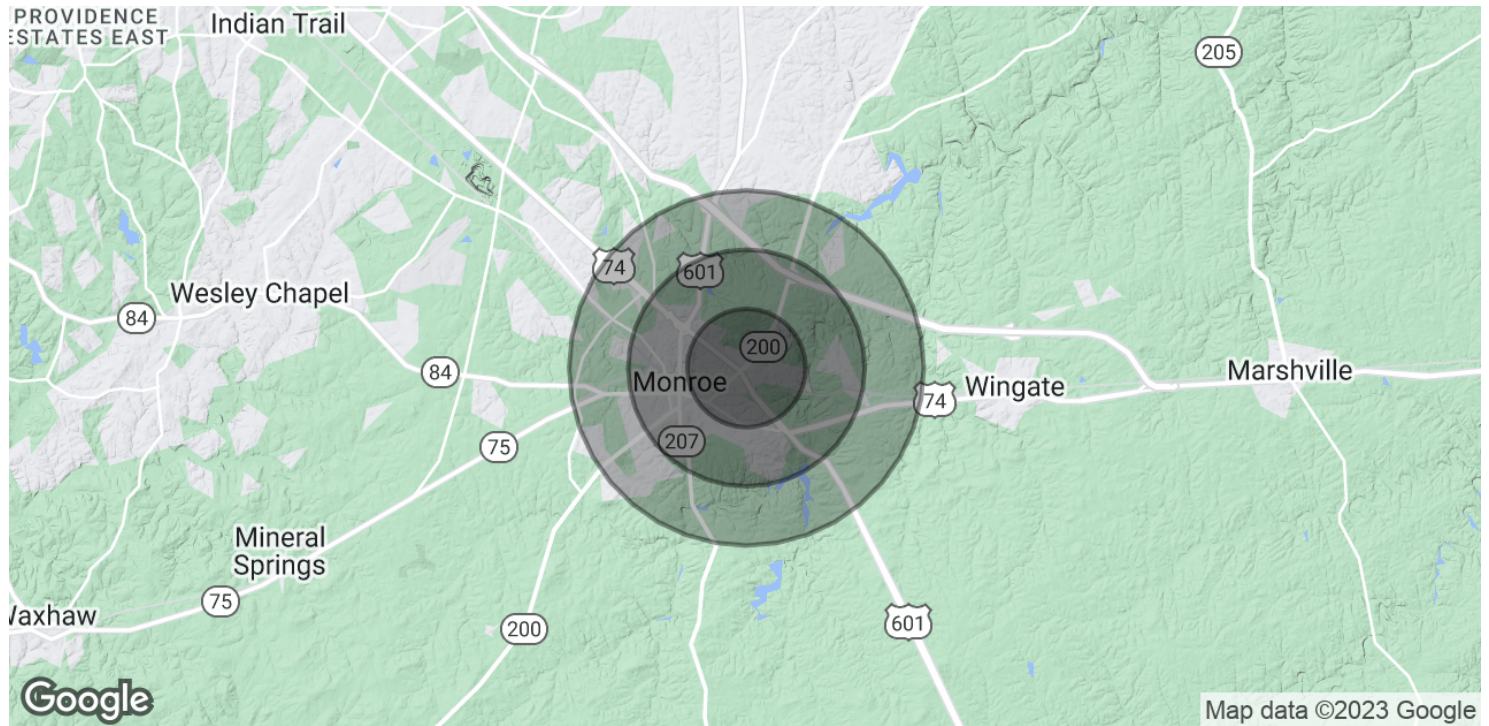
PROPERTY HIGHLIGHTS

- General Business Zoning

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,922	12,996	21,400
Average Age	28.7	32.7	36.5
Average Age (Male)	28.5	31.0	34.6
Average Age (Female)	29.3	33.6	37.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,936	4,609	7,824
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$46,482	\$52,840	\$57,724
Average House Value	\$107,205	\$143,734	\$177,304

* Demographic data derived from 2020 ACS - US Census