



COMMERCIAL PARTNERS
NORTH

FOR LEASE

Victory Business Center

1617 Roosevelt Blvd , Monroe , NC 28110

MARK H. WRIGHT

704.634.7429

mark@mwcommercialrealty.net

EMILY CLINE

704.280.1314

emily@mwcommercialrealty.net

EXECUTIVE SUMMARY



LEASE RATE

\$875.00/MONTH
\$1,295/MONTH

PROPERTY OVERVIEW

Office units available for lease in Victory Business Center off Hwy 74 in Monroe, NC.

OFFERING SUMMARY

Available SF:	530 - 900 SF
Lease Rate:	\$875.00 - 1,295.00 /month (MG)
Lot Size:	0.99 Acres
Building Size:	9,572 SF
Zoning:	CAO-C
Market:	Union County

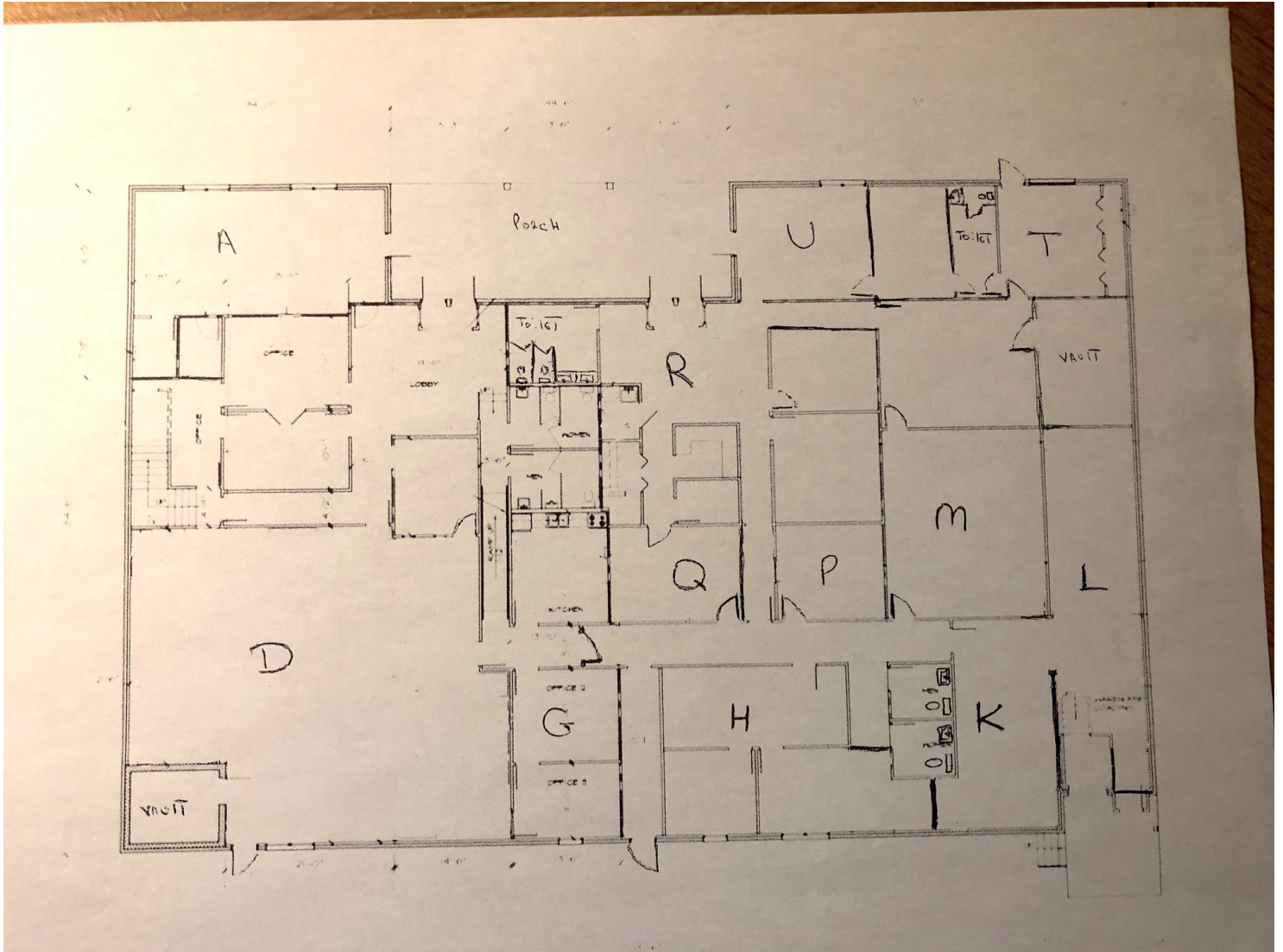
PROPERTY HIGHLIGHTS

- Multi-tenant office/retail building
- Excellent visibility from Hwy 74
- Rent includes utilities, shared facilities, dumpster and landscaping
- Zoning allows for a variety of office and retail uses

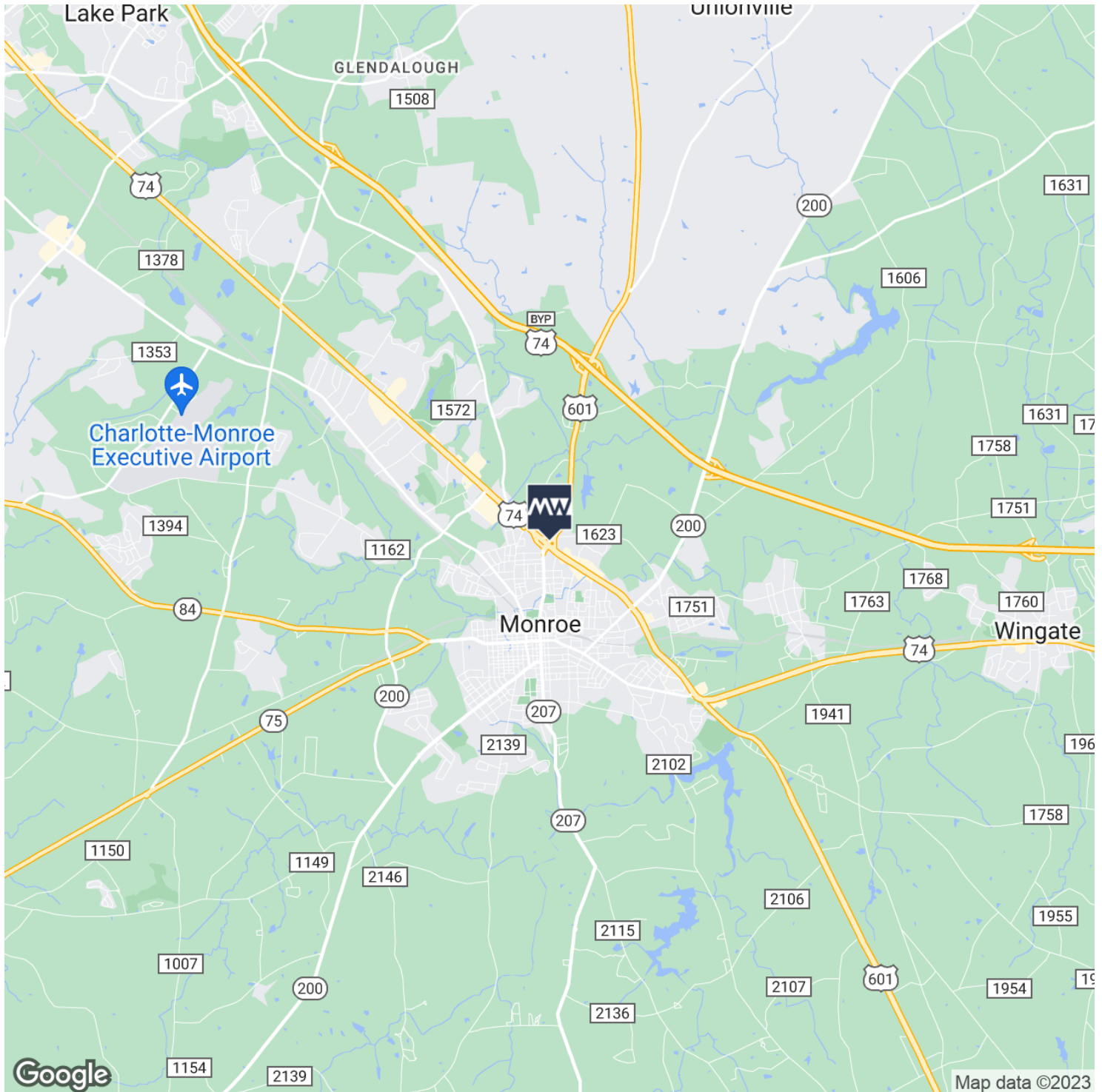
ADDITIONAL PHOTOS



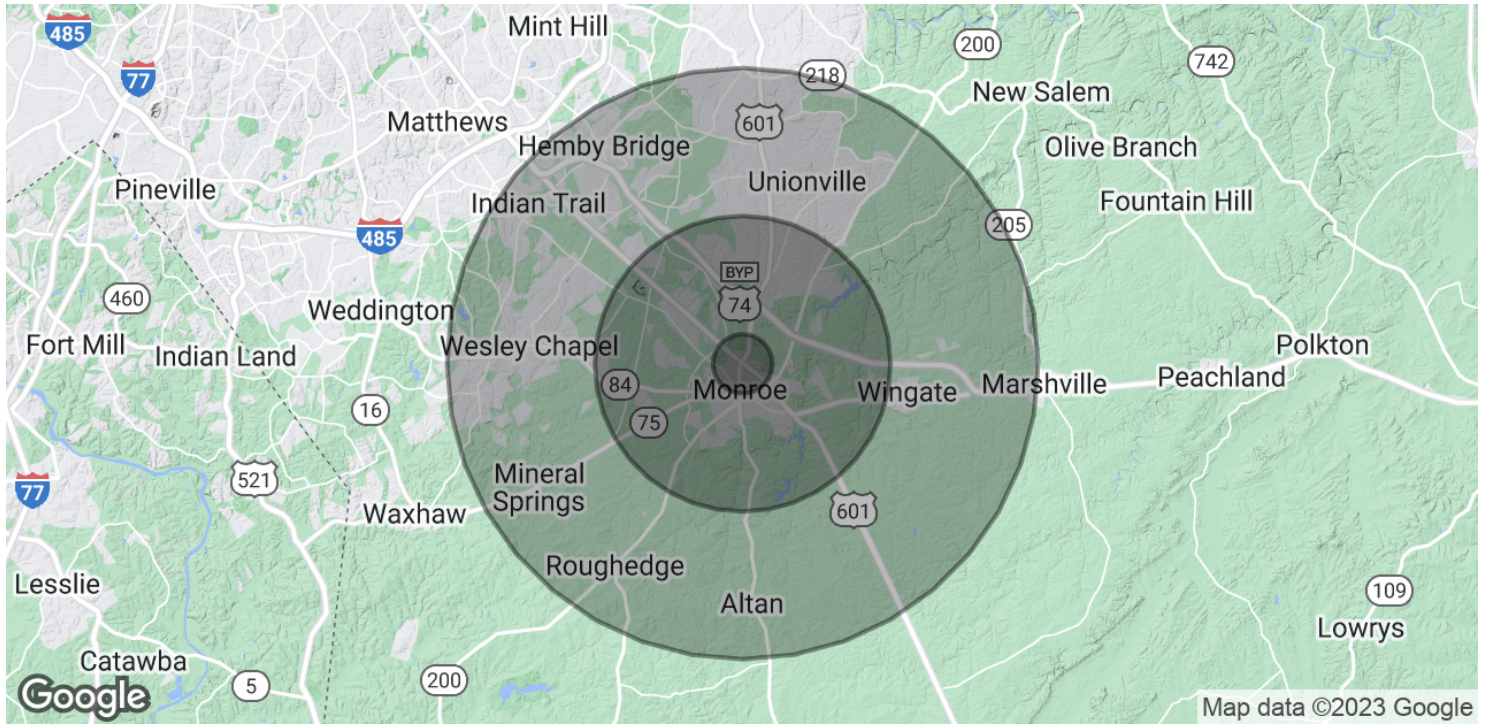
FLOOR PLANS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	211	10,873	162,040
Average Age	54.4	60.1	42.1
Average Age (Male)	59.3	59.5	42.3
Average Age (Female)	51.7	59.6	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	100	5,013	62,344
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$120,284	\$129,463	\$132,672
Average House Value	\$525,807	\$433,825	\$391,312

* Demographic data derived from 2020 ACS - US Census