

# 2617 EXECUTIVE POINT DR

2617 Executive Point Dr  
Monroe, NC 28110



## PROPERTY DESCRIPTION

+/- 11,800 SF Office/Warehouse for lease in Monroe, NC. GB zoning. Light industrial/manufacturing use available, subject to the nonconforming section of the code. Landlord is willing to subdivide into a minimum 3,787 SF.

## PROPERTY HIGHLIGHTS

- GB Zoning
- Light industrial/manufacturing use subject to approval
- Heated and cooled throughout
- One 10x10 roll up door
- Drop ceiling can be removed for 14' clear

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,787 - 11,800 SF
Lot Size:	1.54 Acres
Building Size:	21,512 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	381	1,279	2,288
Total Population	1,101	3,885	6,944
Average HH Income	\$82,315	\$81,986	\$77,521



602 Kintyre Drive,  
Monroe, NC 28112  
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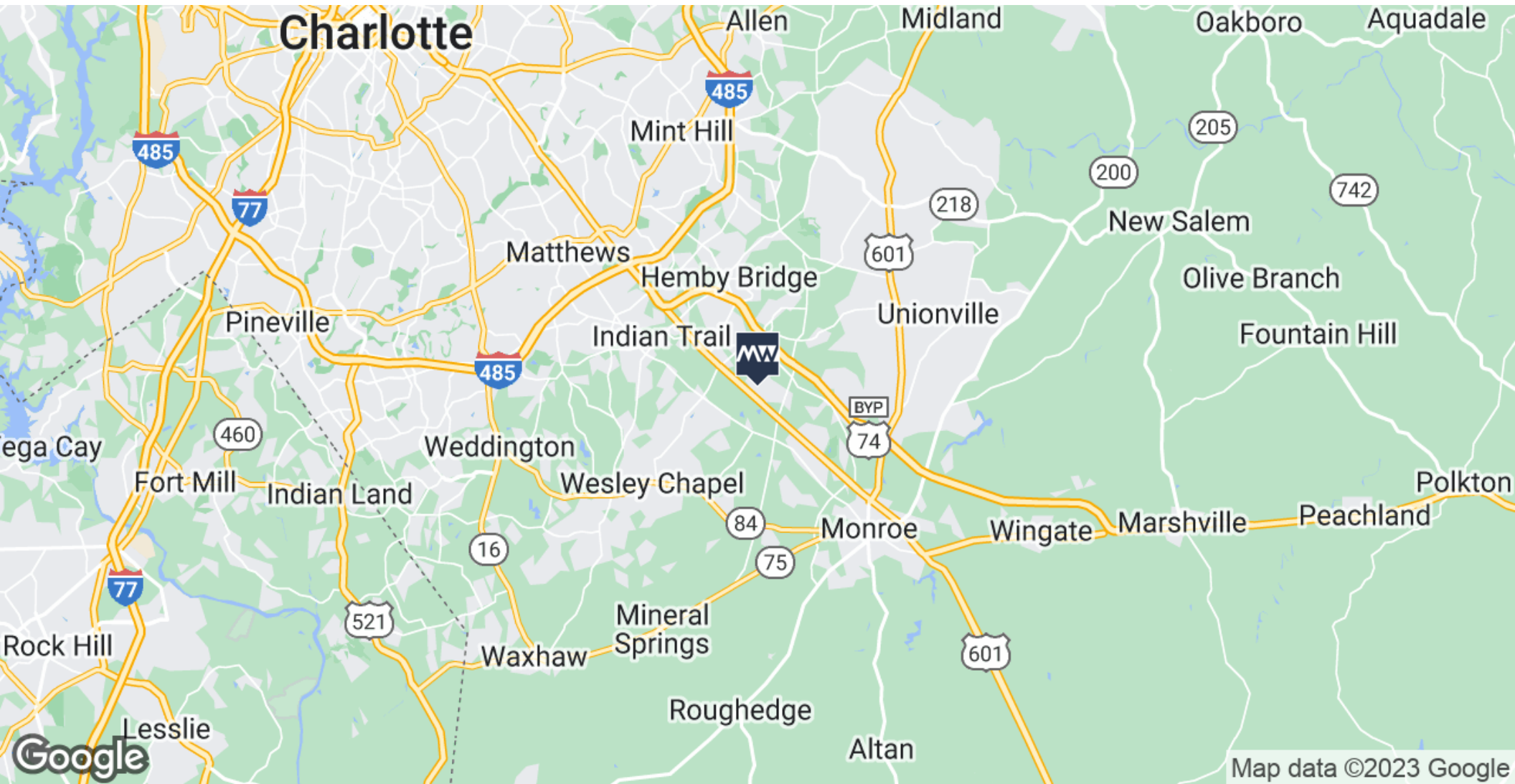
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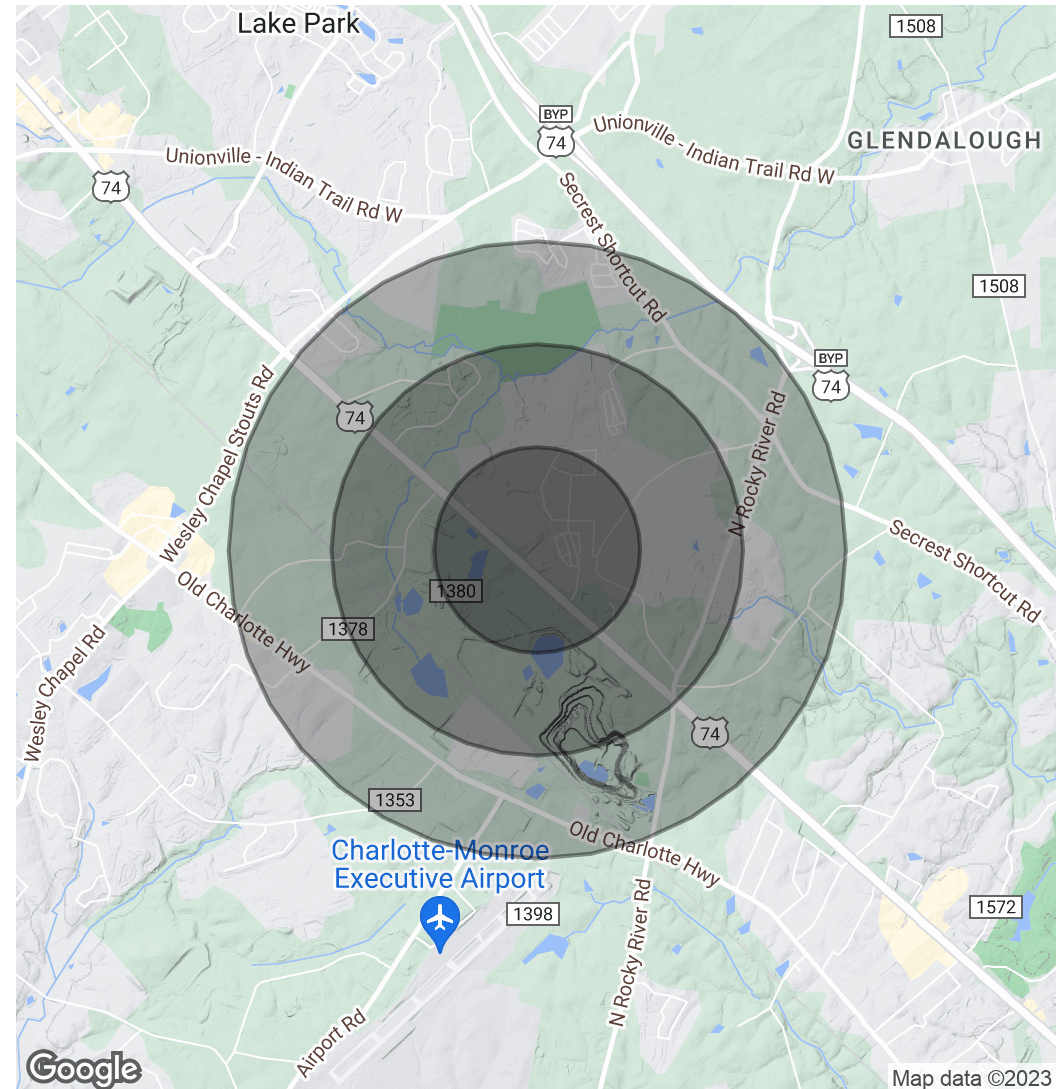
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,101	3,885	6,944
Average Age	29.6	30.0	30.0
Average Age (Male)	27.3	25.3	26.8
Average Age (Female)	30.2	31.9	31.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	381	1,279	2,288
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$82,315	\$81,986	\$77,521
Average House Value	\$187,414	\$191,581	\$191,494

\* Demographic data derived from 2020 ACS - US Census



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