

## 431 MORGAN MILL

431 Morgan Mill Rd  
Monroe, NC 28110



### PROPERTY DESCRIPTION

+/- 8,000 SF multi-tenant office/warehouse building for sale or lease .1 mile off of Hwy 74 in Monroe, NC. Unit C is currently occupied and tenant requires a 90 day notice to move out. Current zoning is OM (office medical) which allows for a variety of office uses. Potential to rezone to GB as adjacent property is zoned GB. Perfect for an owner/occupant or investor looking for a value-add opportunity.

### PROPERTY HIGHLIGHTS

- +/- 8,000 SF building
- Fenced in yard
- 2 drive-in doors (units A and B)
- 3 units total

### OFFERING SUMMARY

Sale Price:	\$1,125,000
Lease Rate:	\$12.00 SF/yr (NNN; MG)
Number of Units:	3
Available SF:	2,007 - 8,000 SF
Lot Size:	0.76 Acres
Building Size:	8,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	683	2,153
Total Population	668	2,173	6,533



602 Kintyre Drive,  
Monroe, NC 28112  
704.635.8346  
mwcommercialrealty.net

**Mark H. Wright**  
Owner/Broker  
704.634.7429  
mark@mwcommercialrealty.net

**Emily Cline**  
Partner/Broker  
704.280.1314  
emily@mwcommercialrealty.net



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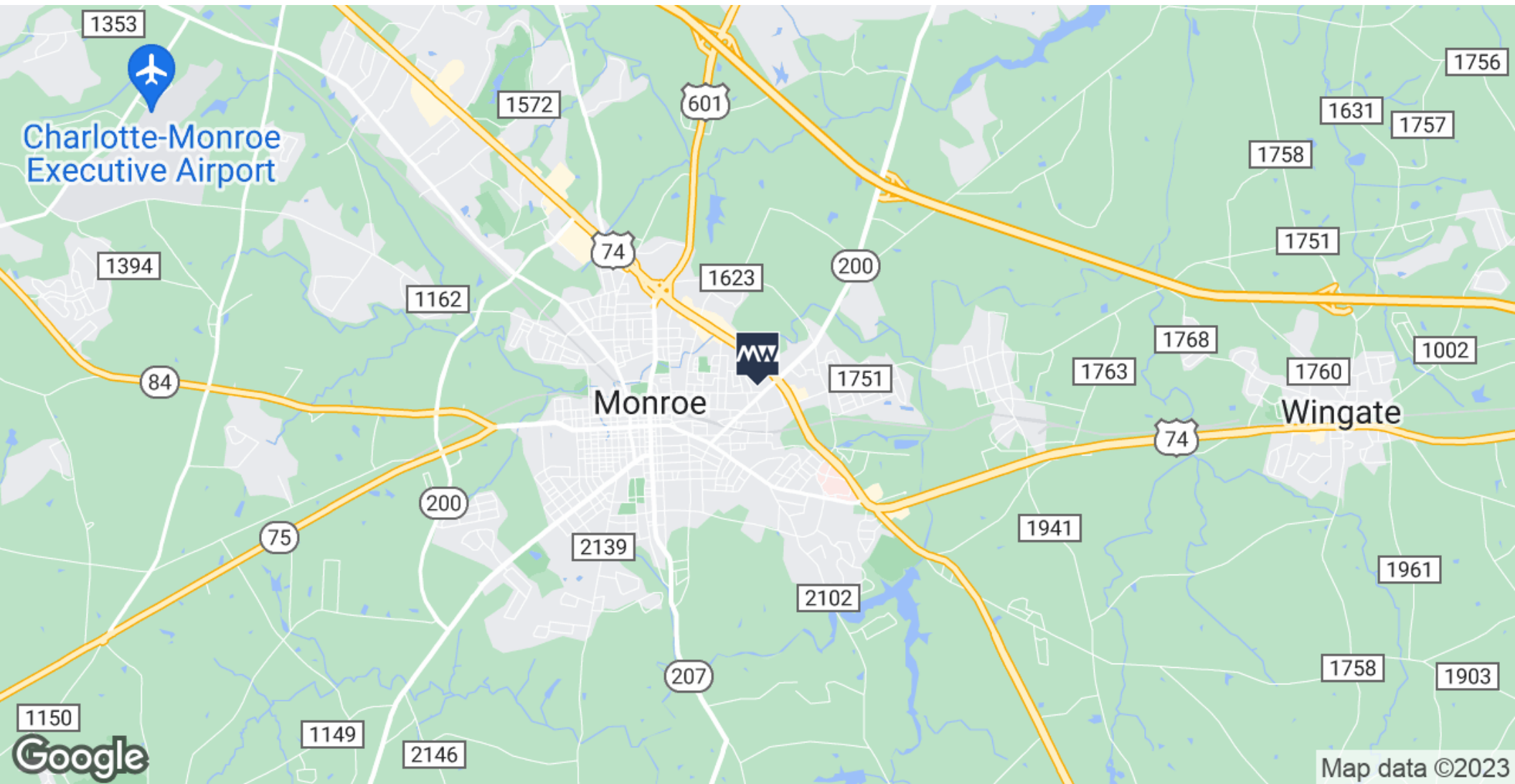
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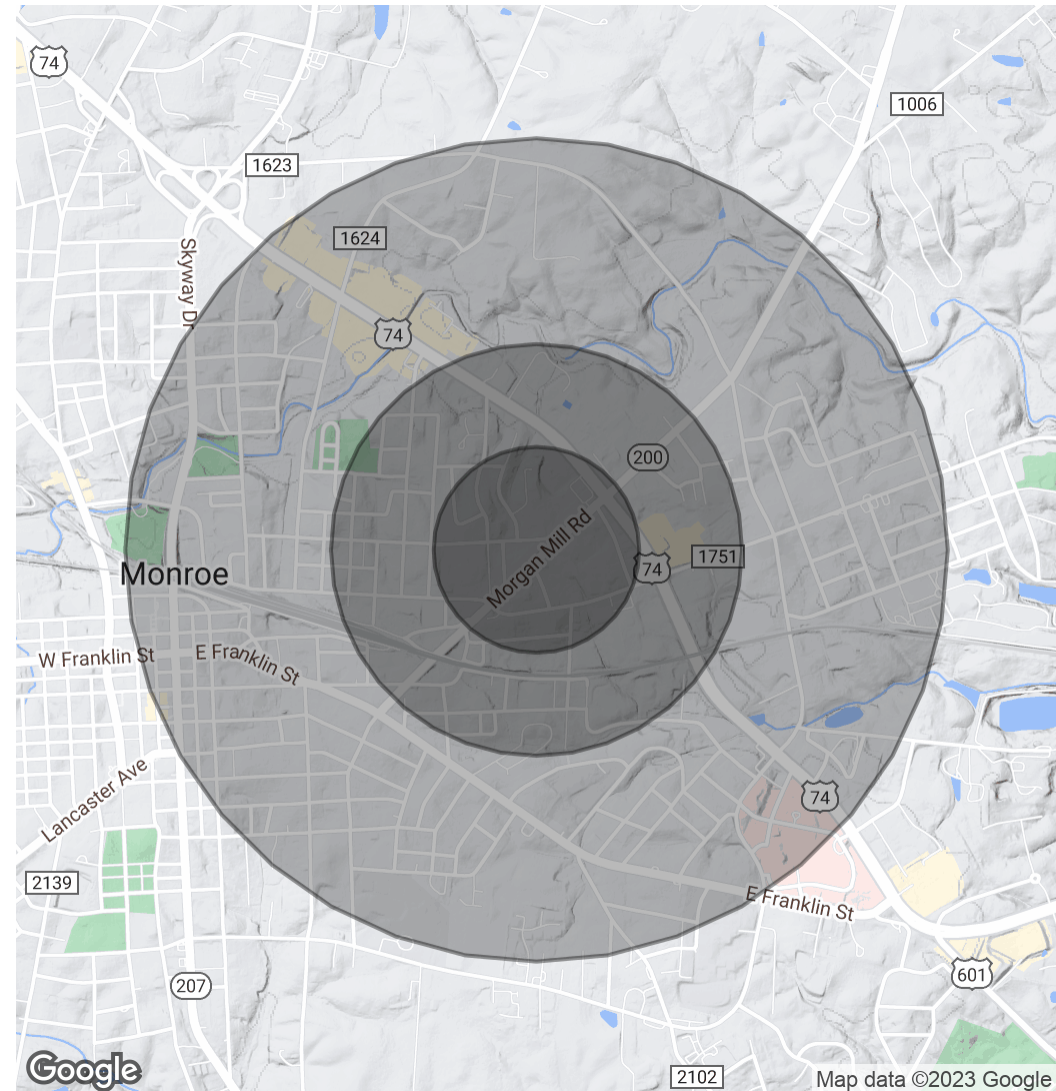
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	668	2,173	6,533
Average Age	24.8	26.0	28.0
Average Age (Male)	26.4	27.0	27.0
Average Age (Female)	24.2	25.8	29.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	205	683	2,153
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$37,510	\$40,066	\$45,379
Average House Value	\$104,540	\$104,871	\$111,236

\* Demographic data derived from 2020 ACS - US Census



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