COMMERCIAL PARTNERS
NORTH

FOR LEASE

SCRF ENTERPRISES

1201 Stafford St., Monroe, NC 28110



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EXECUTIVE SUMMARY





LEASE RATE	NEGOTIABLE

OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Year Built:	1980
Building Size:	5,022 SF
Zoning:	OT (Office Transitional)
Market:	Union

PROPERTY OVERVIEW

Conveniently located space for a small office users!

LOCATION OVERVIEW

One block off Hwy 74 with convenient access to Skyway Dr and downtown Monroe. Many local amenities within a very short drive.

PROPERTY HIGHLIGHTS

- Utilities included
- Reception area
- 6 Offices
- Conference Room
- Break Area
- 2 Restrooms

ADDITIONAL PHOTOS



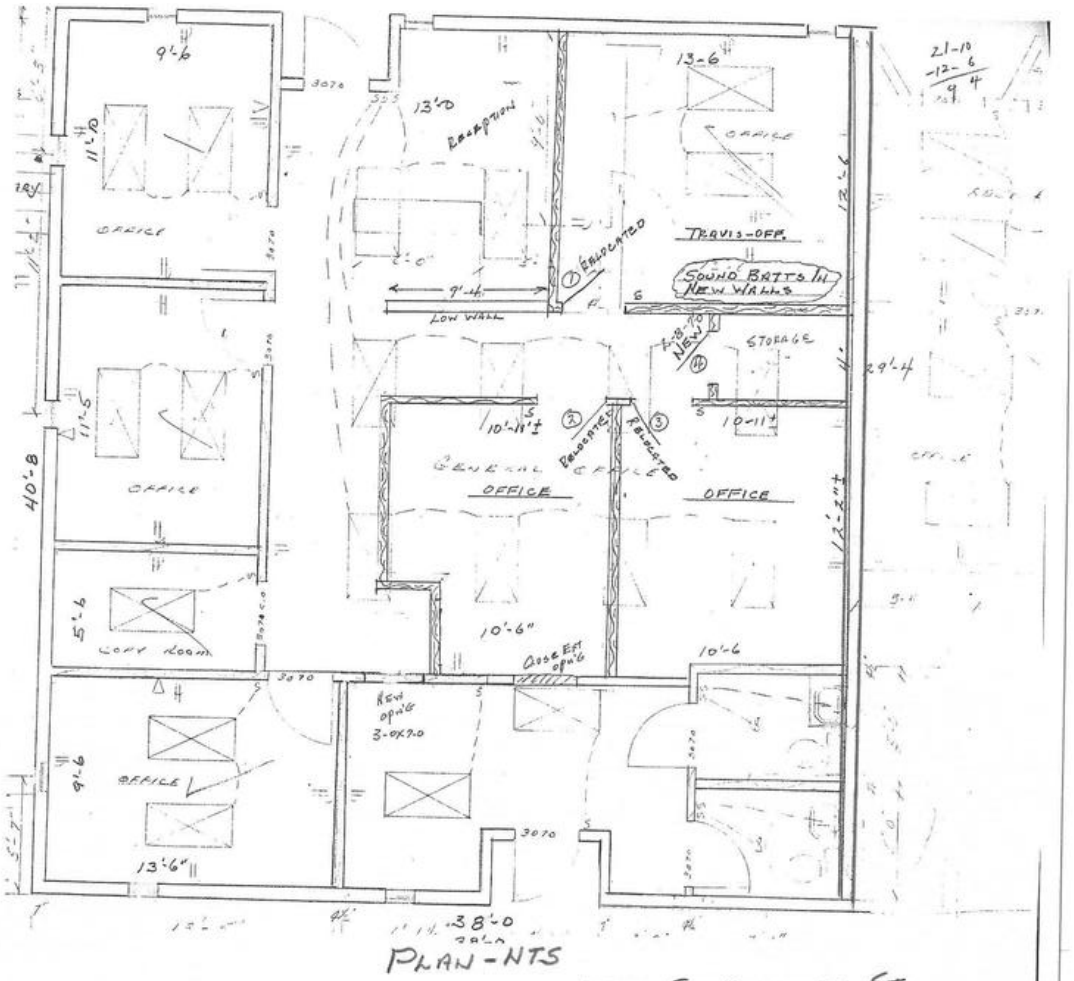








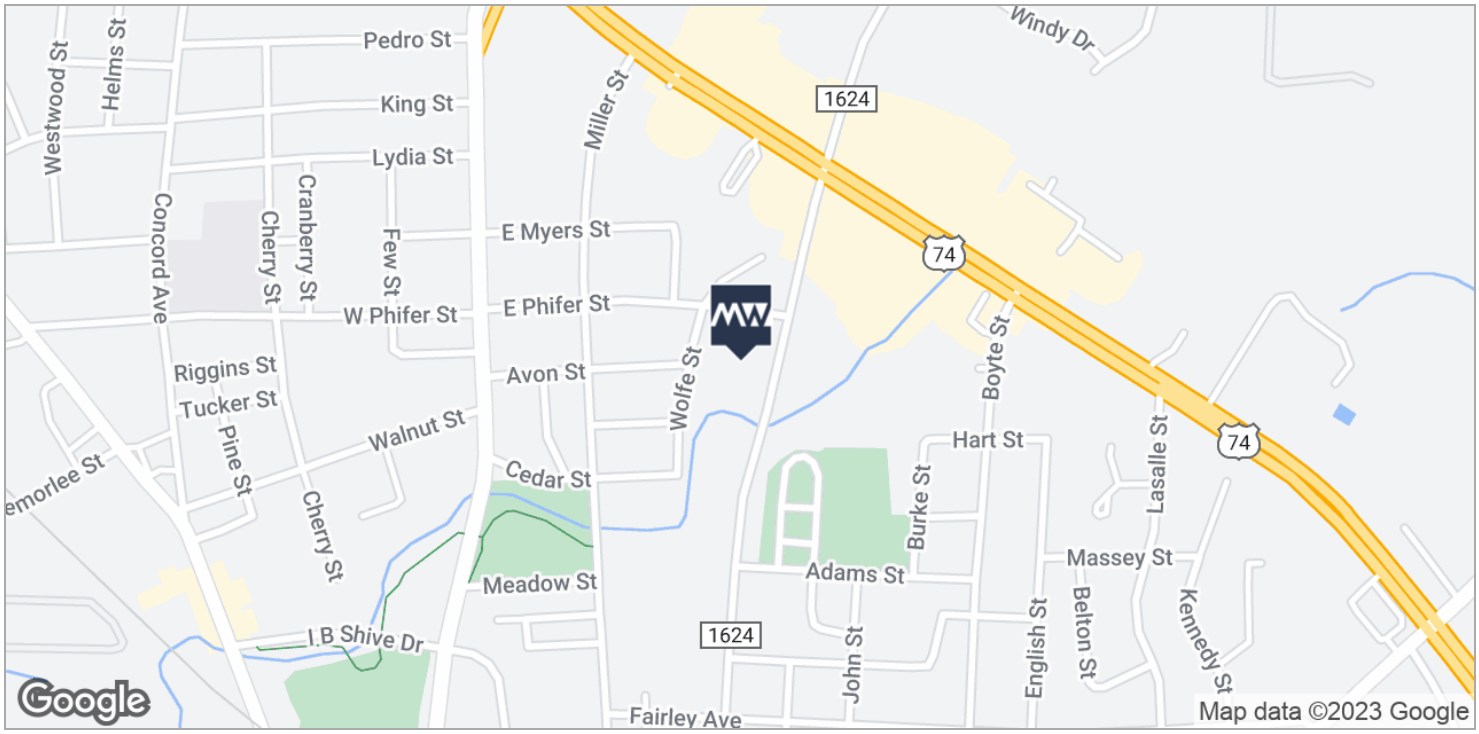
FLOOR PLANS

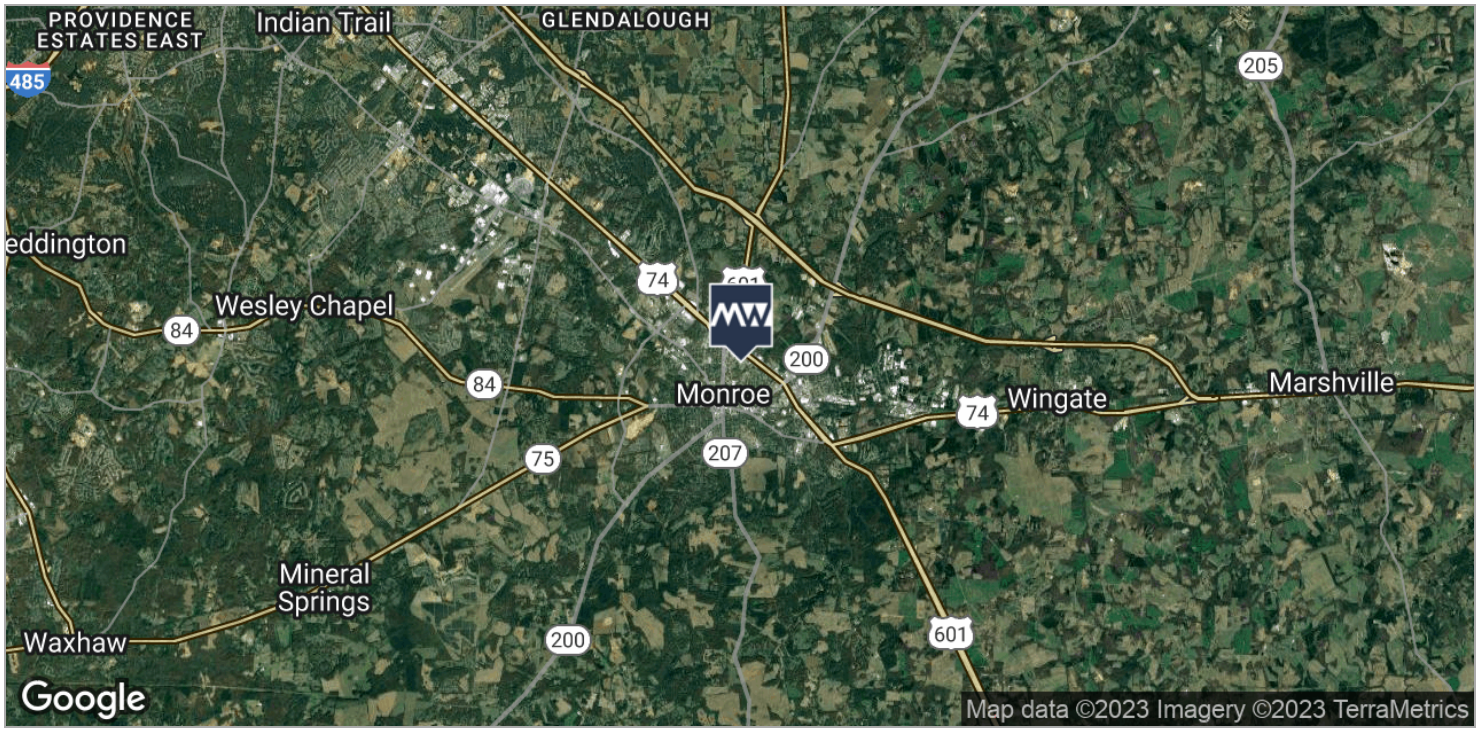

OFFICE
RECEPTION
LOW WALL
TRAVIS-OFF.
SOUND BATTS IN NEW WALLS
STORAGE
OFFICE
OFFICE
OFFICE
COPY ROOM
OFFICE
PLAN - NTS
AREA - 1,545 SF
1201 STAFFORD ST.
MONROE NC
SUITE A-3

AERIAL MAP

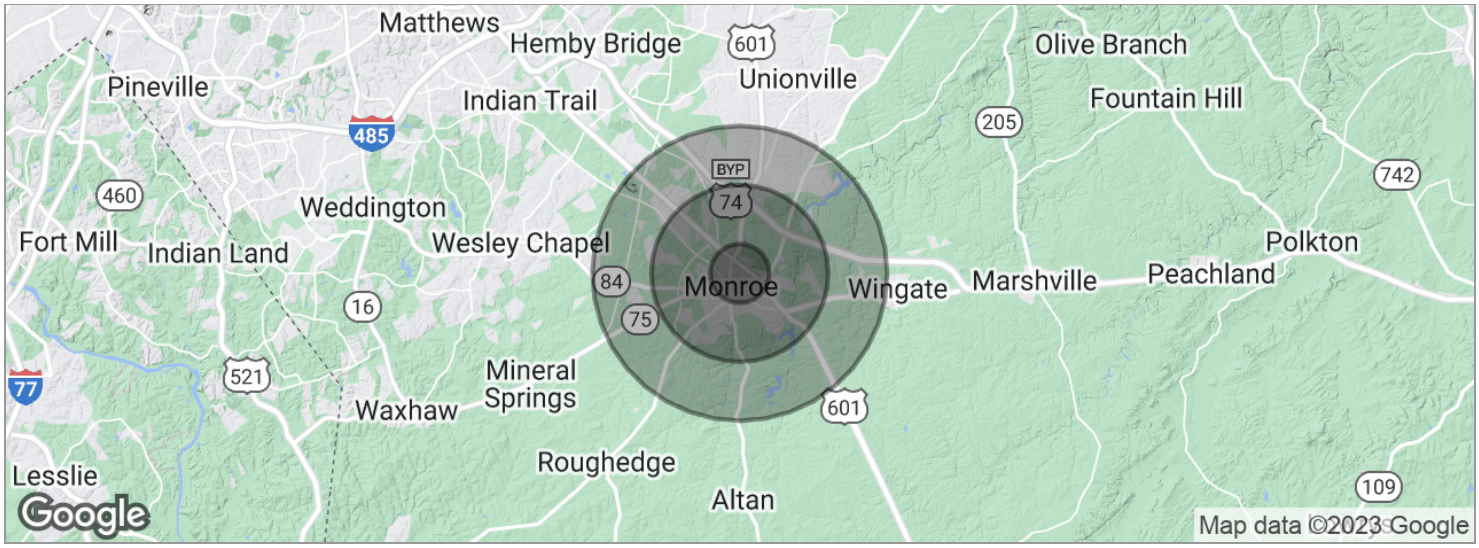

SCRF ENTERPRISES
Google
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LOCATION MAPS





DEMOGRAPHICS MAP



Total population	3,441	20,356	45,678
Median age	32.2	33.9	34.3
Median age (Male)	31.1	32.7	32.9
Median age (Female)	33.5	35.3	36.0

Total households	1,305	7,364	16,296
# of persons per HH	2.6	2.8	2.8
Average HH income	$43,529	$53,598	$55,681
Average house value		$142,859	$157,767

** Demographic data derived from 2020 ACS - US Census*