

MONROE CROSSING

2115 W. ROOSEVELT BLVD. | MONROE, NC 28110



CONTACT

John Varol | 704.644.4589
jvarol@providencegroup.com

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com

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2225 W. ROOSEVELT BLVD. | MONROE, NC 28110



**±90,000 SF ANCHOR
SPACE AVAILABLE**

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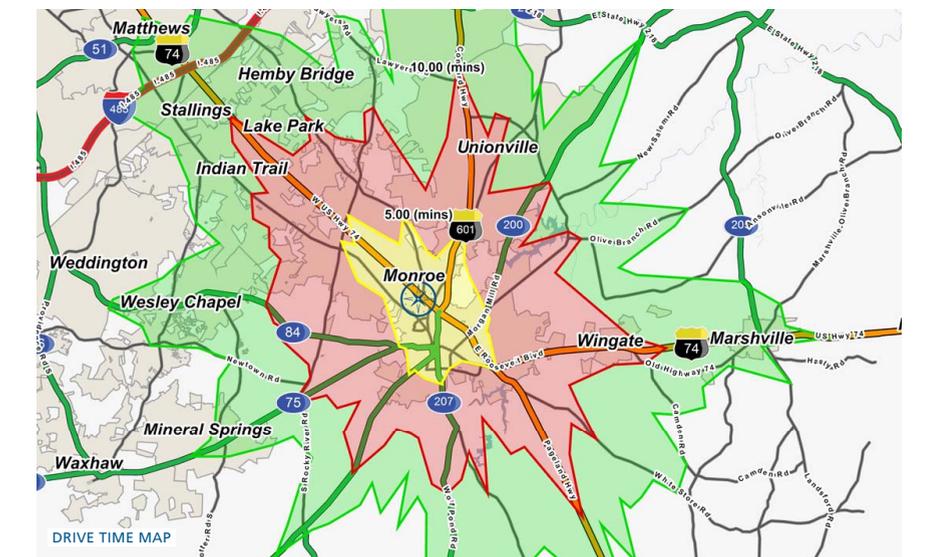
PROPERTY HIGHLIGHTS

Monroe Crossing is a 395,000 square foot regional mall located in Monroe, NC, a southern suburban area of Charlotte, NC.

- Anchored by Belk, Monroe Crossing offers a wide variety of well known and specialty shops featuring clothing, gifts, shoes, hair/nail salons, jewelry, health, and games.
- Located 10 miles from the I-485/Hwy 74 interchange, Monroe Crossing is just 25 miles from Uptown Charlotte.
- Monroe Crossing is well positioned. Fronting Highway 74, which is the primary corridor to from Union County to Mecklenburg County.

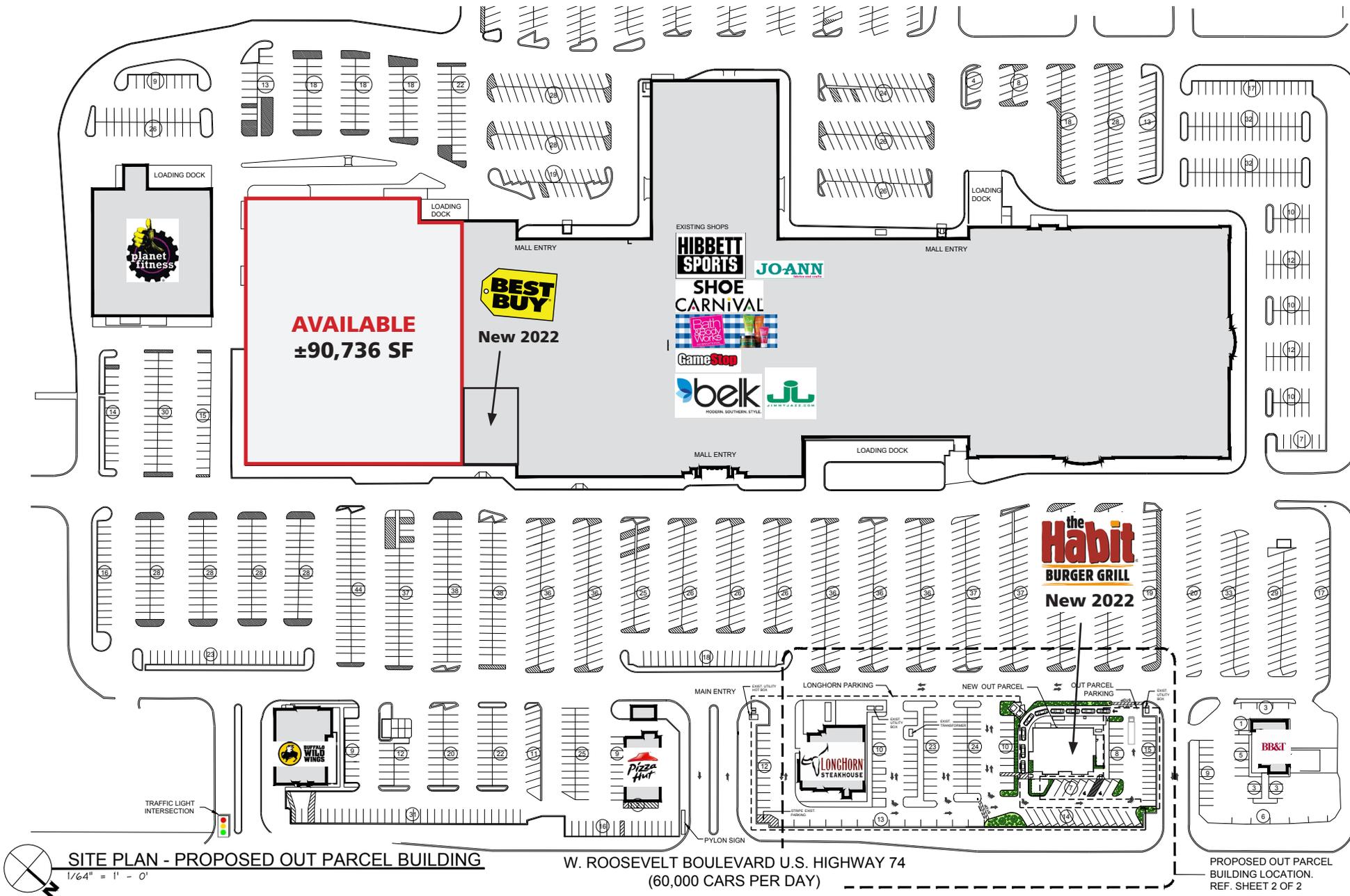
DEMOGRAPHICS

BY DRIVE TIME (2023)	5 MIN.	10 MIN.	15 MIN.
POPULATION	10,420	38,671	90,198
AVERAGE HH INCOME	\$66,918	\$83,312	\$104,002
MEDIAN HH INCOME	\$67,041	\$73,349	\$84,587
BUSINESS ESTABLISHMENTS	1,233	2,202	3,826
DAYTIME EMPLOYMENT	10,813	23,919	36,555



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DICKERSON BOULEVARD (12,000 CARS PER DAY)



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SITE PLAN - PROPOSED OUT PARCEL BUILDING
1/64" = 1' - 0"

W. ROOSEVELT BOULEVARD U.S. HIGHWAY 74
(60,000 CARS PER DAY)

PROPOSED OUT PARCEL BUILDING LOCATION.
REF. SHEET 2 OF 2



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
WWW.PROVIDENCEGROUP.COM



POPLIN PLACE
TARGET **TJ-MAXX** **PET SMART** **GNC** **BIG LOTS!**
Burlington popshelf **BACK TO SCHOOL STORE** **ROSS** **Spectrum**

- chili's**
- FIVE GUYS** BURGERS and FRIES
- Starbucks**
- Chick-fil-A**
- DUNKIN' DONUTS**
- golden CORN** MILLS & GRILL
- CVS/pharmacy**
- Walmart SUPERCENTER**
- Carley's**
- Showmars** Great Pricing - Fast!
- LOWE'S**
- DOLLAR TREE**
- Angus** BEEF BURGER
- Aaron's**
- Cici's Pizza** Fresh Taste at a Great Price
- Applebees**
- Walgreens**
- ZAXBY'S**
- BB&T**
- DOLLAR GENERAL**
- Habit** BURGER GRILL
- TACO BELL**
- Advance** Auto Parts
- LONGHORN** STEAKHOUSE
- Pizza Hut**
- BURGER KING**
- Arbys**
- KFC**

SITE
 MONROE CROSSING MALL
belk **BEST BUY** **CATO** **Planet Fitness**
HIBBETT SPORTS **JO-ANN** **SHOE CARNIVAL**

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