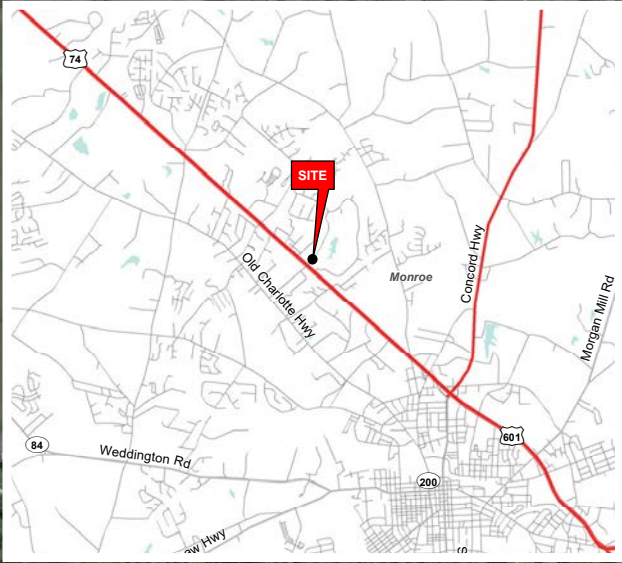


SHOPS AT WINDMERE - MONROE, NC NOW OPEN - 1,600 SF REMAINING

2806 W.HIGHWAY 74 | MONROE, NC 28110

CONTACT

Spencer Brown | 704.644.4582
sbrown@providencegroup.com



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PROPERTY / LEASE INFORMATION

GLA: 13,800 SF
SPACES AVAILABLE: ±1,600 SF
RATE: PLEASE CALL
PARKING SPACES: 95 (7 PER 1,000 SF)

PROPERTY DESCRIPTION

- Now Open!
- Highly visible on the Hwy 74 corridor
- High traffic counts - 37,500 VPD
- Across the street from Poplin Place power center (Target, TJ Maxx, Ross, PetSmart)
- Signalized access via Wellness Blvd to the west

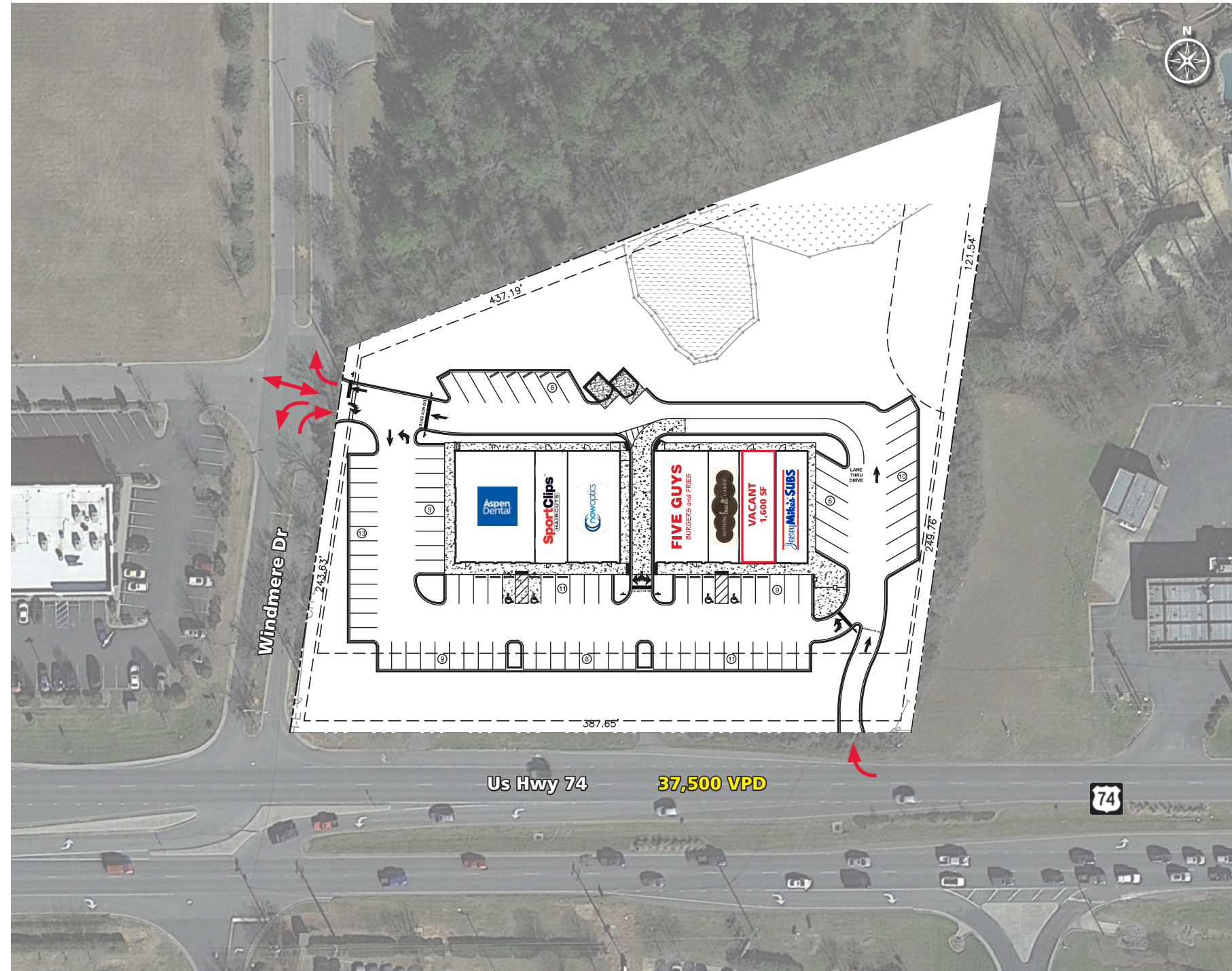
DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	3,217	19,725	67,557
AVERAGE HH INCOME	\$91,501	\$84,090	\$105,451
MEDIAN HH INCOME	\$84,869	\$79,890	\$85,652
BUSINESS ESTABLISHMENTS	319	1,286	3,042
DAYTIME EMPLOYMENT	3,065	11,979	29,281

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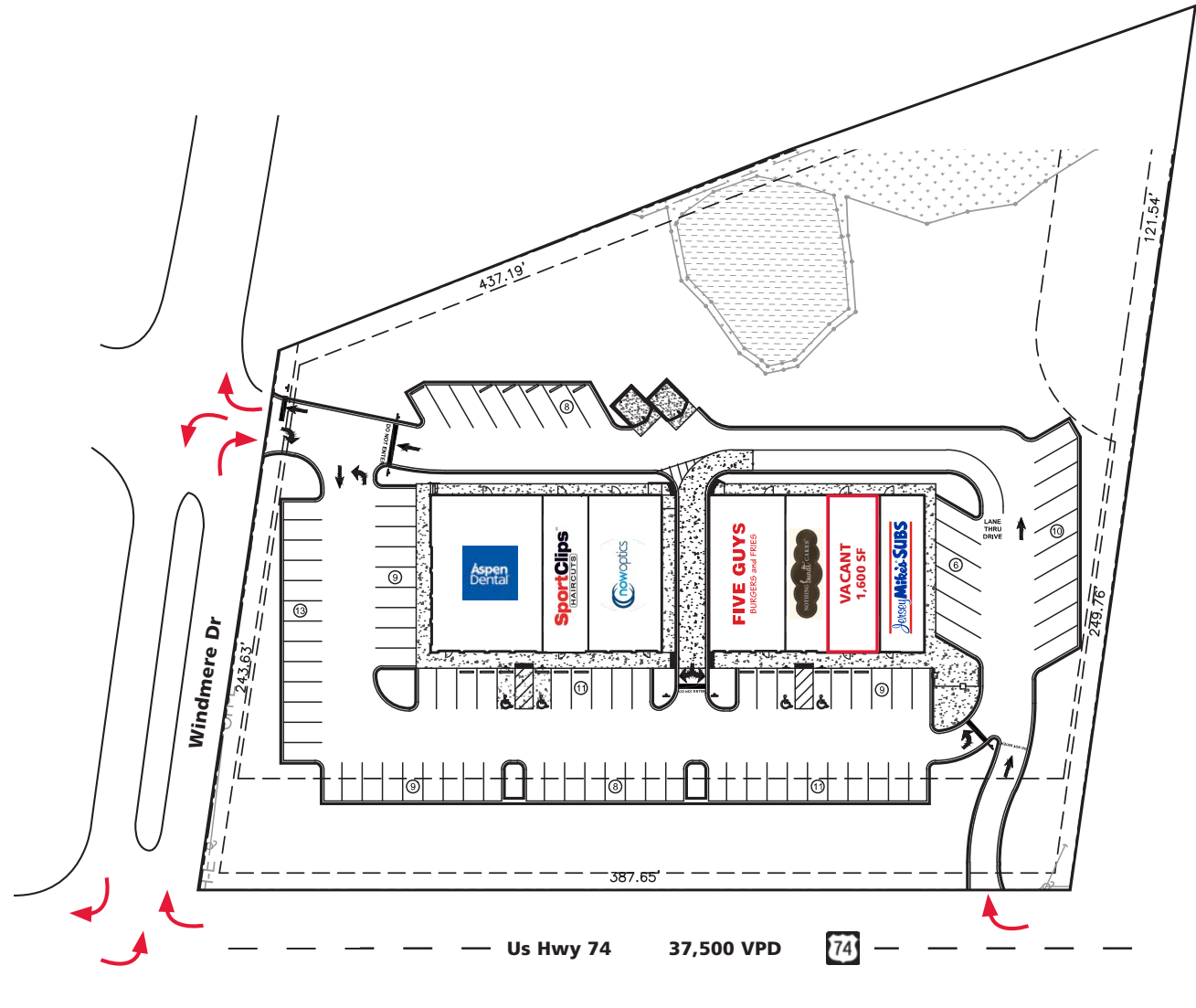
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