

FREESTANDING RESTAURANT AVAILABLE

2412 WEST ROOSEVELT BLVD. | MONROE, NC | 28110

Former
Charley's

Outparcel to
Walmart
SUPERCENTER



CLICK FOR VIDEO

Area Retailers Include:



PROPERTY / LEASE INFORMATION

ASKING RATE: Please call

NNN's: Please call

PROPERTY / LEASING INFORMATION

- Former O Charleys Free Standing Restaurant available for Lease
- Approximately 7,118 sf
- 1.31 acre parcel with abundant parking
- Access to traffic signal
- Located along Highway 74 (Roosevelt Blvd.) which has one of the highest traffic volumes (32,000 VPD) in the MSA

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,377	25,714	56,692
AVERAGE HH INCOME	\$78,055	\$74,407	\$90,174
MEDIAN HH INCOME	\$77,235	\$72,496	\$78,083
BUSINESS ESTABLISHMENTS	417	1,606	2,616
DAYTIME EMPLOYMENT	3,731	14,244	28,256

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CONTACT

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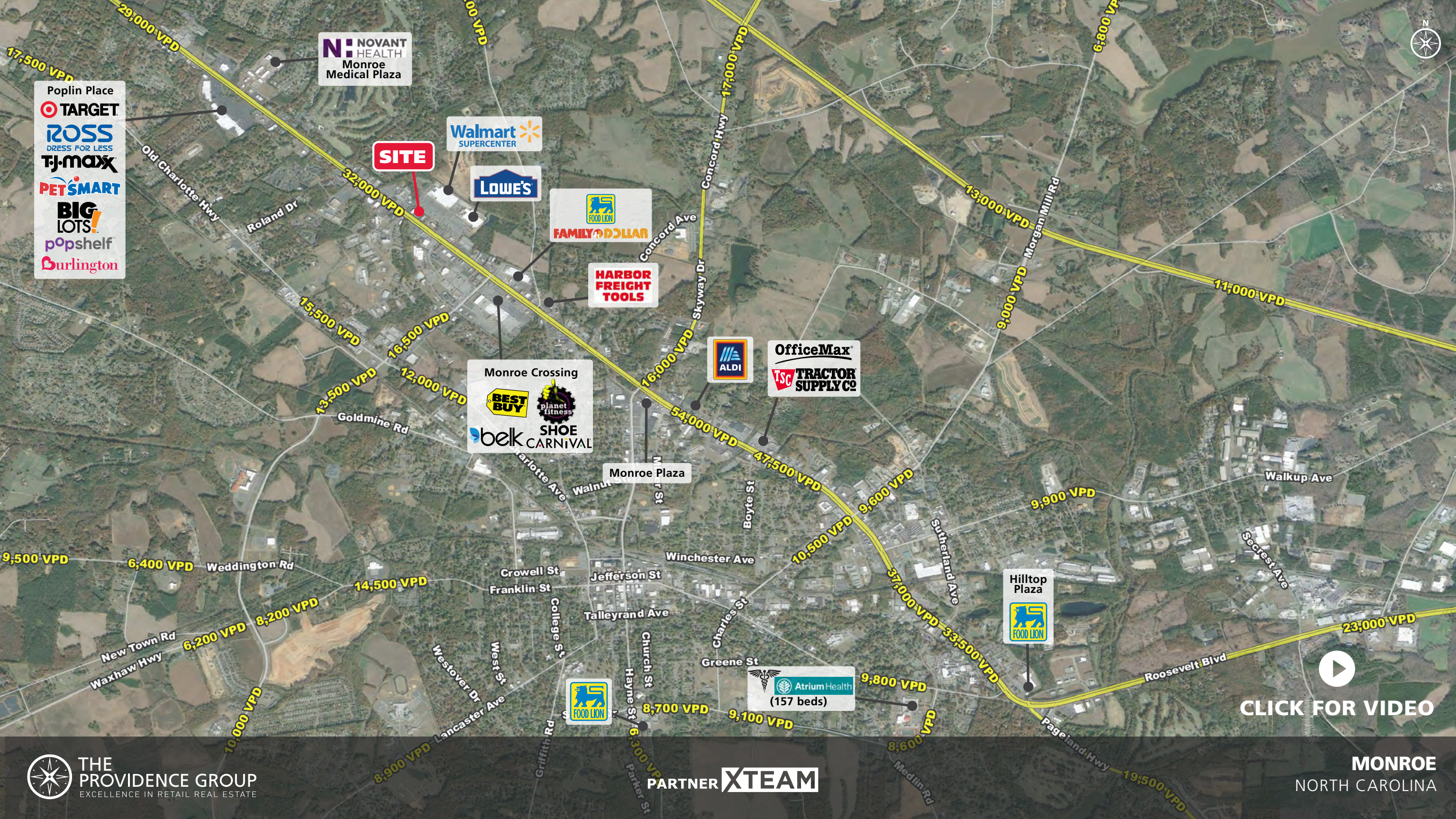
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Poplin Place

TARGET

ROSS
DRESS FOR LESS

TJ-maxx

PET SMART

BIG LOTS!

popshelf

Burlington

NOVANT HEALTH
Monroe
Medical Plaza

SITE

Walmart
SUPERCENTER

LOWE'S

FOOD LION
FAMILY DOLLAR

HARBOR FREIGHT TOOLS

Monroe Crossing

BEST BUY **planet fitness**

belk **SHOE CARNIVAL**

ALDI

OfficeMax
TSC TRACTOR SUPPLY CO.

Monroe Plaza

Hilltop Plaza

FOOD LION

Atrium Health
(157 beds)

FOOD LION