

FRANKLIN PLAZA SHOPPING CENTER ANCHOR SPACE AVAILABLE

1678 WEST FRANKLIN STREET, MONROE, NC 28112

SPACE AVAILABLE

CONTACT

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AVAILABLE
FOR LEASE



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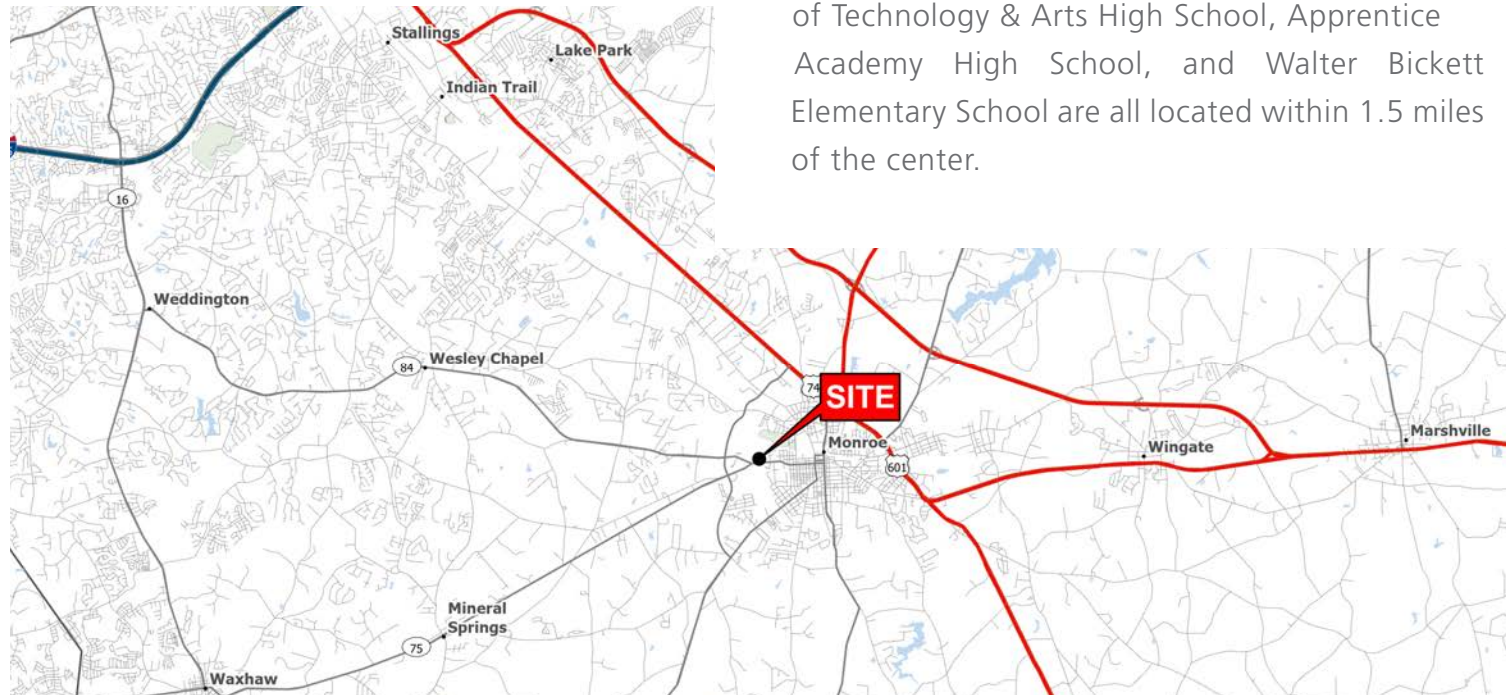


PROPERTY / LEASING INFO

- Anchor Space Available: Up to 37,800 SF
- Small Shop Space Available: 900 - 4,800 SF
- GLA: 46,200 SF
- Call for Leasing Rates

PROPERTY HIGHLIGHTS

- Franklin Plaza is located on the west side of Monroe which is experiencing explosive residential growth
- Over 1,400 homes are under construction or approved within 1.5 miles of the center
- There are multiple points of ingress/egress, and full movement access from W Franklin Blvd.
- Union Academy Charter School, Central Academy of Technology & Arts High School, Apprentice Academy High School, and Walter Bickett Elementary School are all located within 1.5 miles of the center.



DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	4,769	29,083	49,393
AVERAGE HH INCOME	\$84,688	\$88,897	\$99,892
MEDIAN HH INCOME	\$66,113	\$69,895	\$78,746
BUSINESS ESTABLISHMENTS	160	1,693	2,341
DAYTIME EMPLOYMENT	1,243	17,636	26,469



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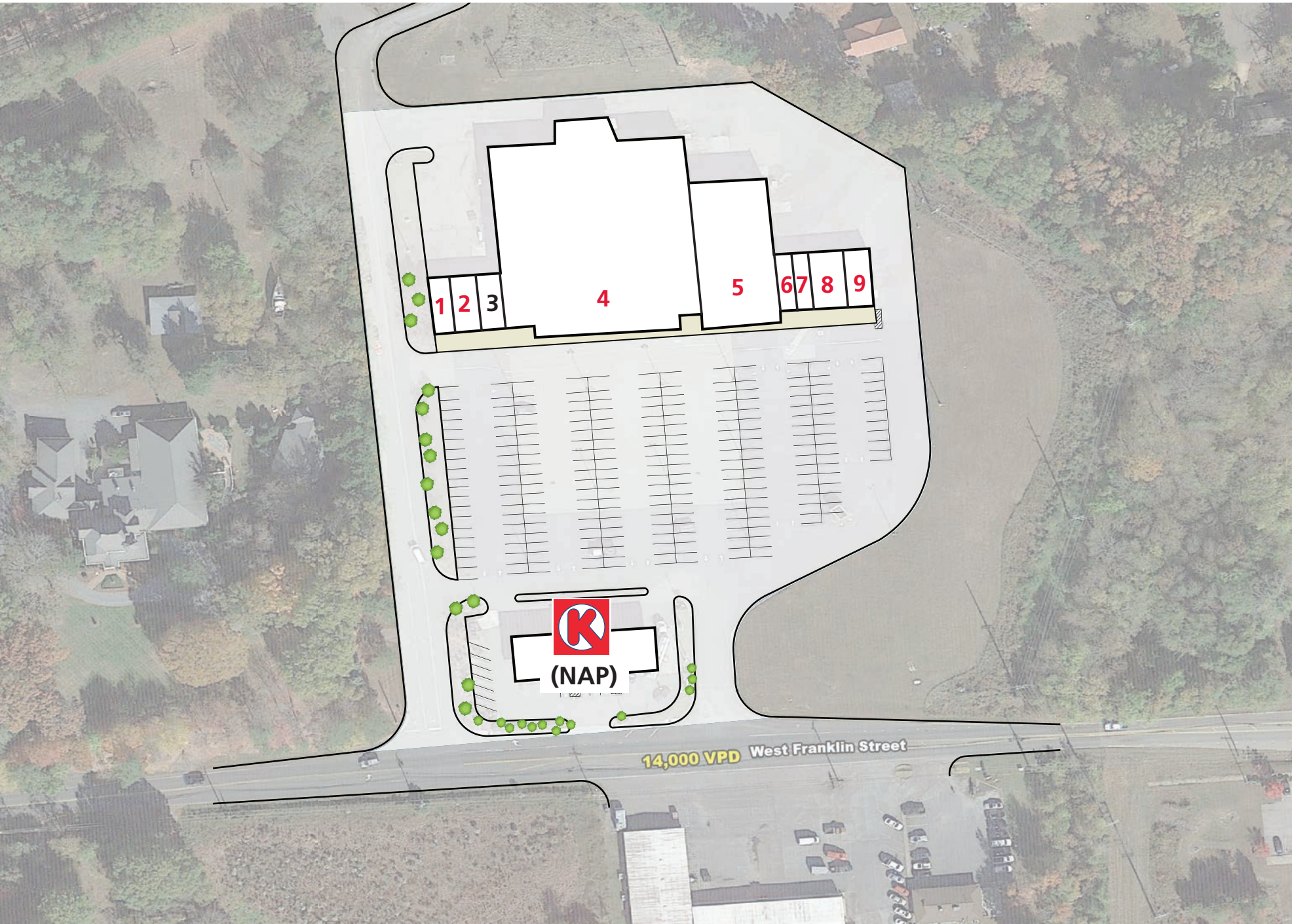
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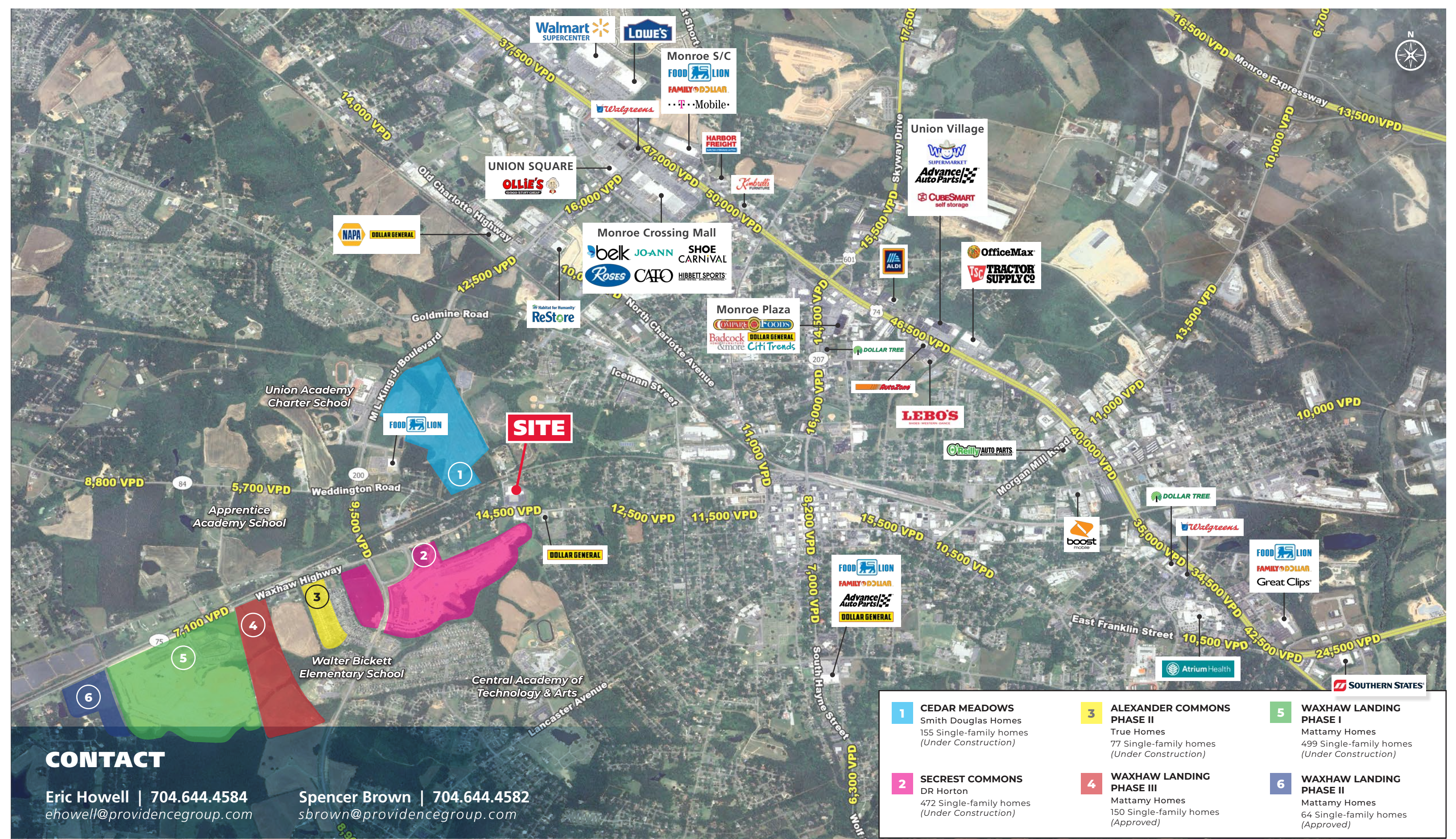
Suite	Tenant	Square Feet
01	Available	1,200 SF
02	Available	1,200 SF
03	New China Buffet	1,200 SF
04	Available	29,000 SF
05	Available	8,800 SF
06	Available	900 SF
07	Available	900 SF
08	Available	1,800 SF
09	Available	1,200 SF
TOTAL		46,200 SF

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<p>1 CEDAR MEADOWS Smith Douglas Homes 155 Single-family homes (Under Construction)</p>	<p>3 ALEXANDER COMMONS PHASE II True Homes 77 Single-family homes (Under Construction)</p>	<p>5 WAXHAW LANDING PHASE I Mattamy Homes 499 Single-family homes (Under Construction)</p>
<p>2 SECRET COMMONS DR Horton 472 Single-family homes (Under Construction)</p>	<p>4 WAXHAW LANDING PHASE III Mattamy Homes 150 Single-family homes (Approved)</p>	<p>6 WAXHAW LANDING PHASE II Mattamy Homes 64 Single-family homes (Approved)</p>