PRIME RETAIL LAND OPPORTUNITY

±0.89 AC Parcel Available for Sale

1404 West Roosevelt Blvd
Mornroe, NC 28110

LEASING OVERVIEW

- Parcel Size: ±0.89 AC / 38,725 SF
- Sale Price: $750,000
- Zoning: GB – General Business
- Traffic Count - Roosevelt Blvd: 50,100 VPD
- Tax PIN: Part of 09225042

PROPERTY HIGHLIGHTS

- ±0.89 AC (38,725 SF) graded pad on West Roosevelt Blvd
- Zoned GB – General Business, supporting retail and commercial uses
- Strong retail location adjacent to Aldi grocery store
- Signalized access and curb cuts to Hwy 74

CONATCT

- **Eric Howell** | 704.644.4584
  ehowell@providencegroup.com

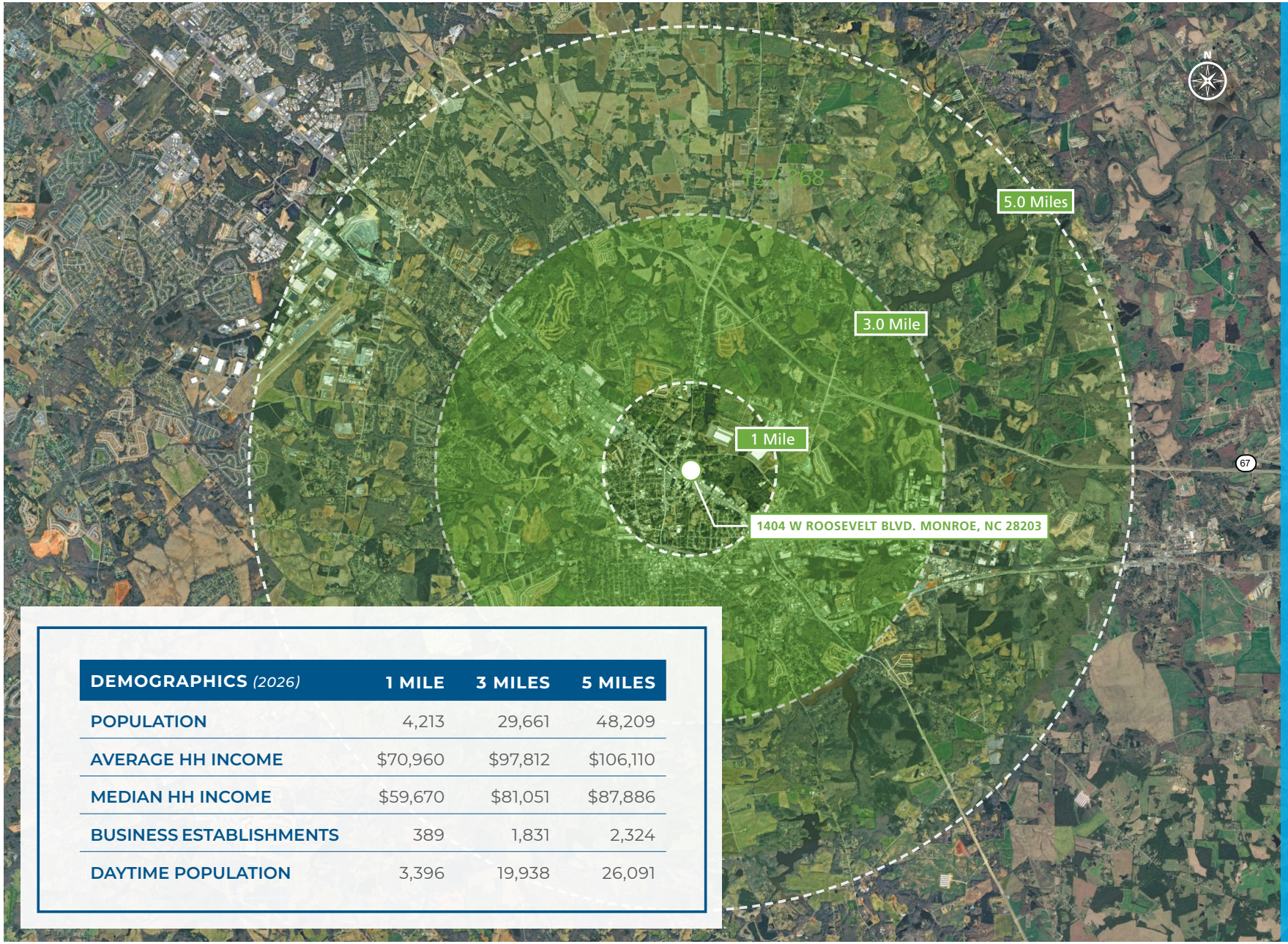


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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

XTEAM
RETAIL ADVISORS

TODAY'S LANDSCAPE Primed for Today's Market



DEMOGRAPHICS *(2026)*	1 MILE	3 MILES	5 MILES
POPULATION	4,213	29,661	48,209
AVERAGE HH INCOME	$70,960	$97,812	$106,110
MEDIAN HH INCOME	$59,670	$81,051	$87,886
BUSINESS ESTABLISHMENTS	389	1,831	2,324
DAYTIME POPULATION	3,396	19,938	26,091

CAPTIVE AUDIENCE

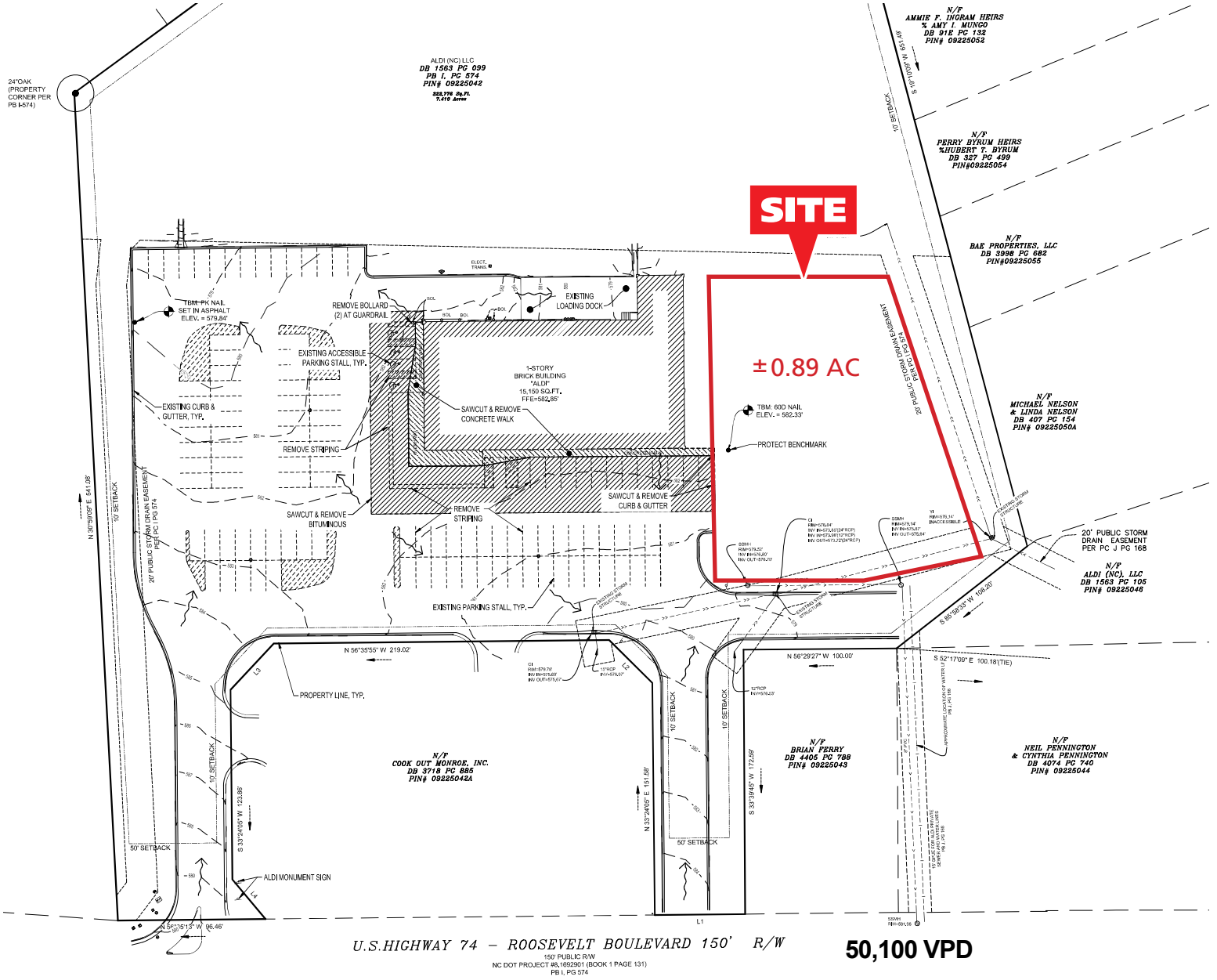
Within Three Miles

29,661
Estimated Population
(2026)

$97,812
Average HH Income
(2026)

19,938
Daytime Employment
(2026)

SITE PLAN Available for Sale



1404 W ROOSEVELT BLVD | MONROE, NC 28110

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SURROUNDING AREA Close Aerial



SURROUNDING AREA High Aerial



PHOTOGRAPHY Drone Photos









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