



COMMERCIAL REALTY, LLC

5205 W. HWY 74

5205 W. Hwy 74, Monroe, NC 28110

LAND FOR SALE



COMMERCIAL REALTY, LLC

602 KINTYRE DRIVE MONROE, NC 28112

PLEASE CONTACT
MARK H. WRIGHT

704.634.7429
mark@mwcommercialrealty.net

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SALE PRICE

\$375,000

OFFERING SUMMARY

Available SF:

Lot Size: 1.25 Acres

Zoning: RBD (Regional Business District)

Market: Union

Price / SF: \$6.89

PROPERTY OVERVIEW

Commercial acreage for sale

LOCATION OVERVIEW

High visibility location on Hwy 74 across from Crossroads Ford & Kia dealerships near Agri Supply and Lowes.

PROPERTY HIGHLIGHTS

- High visibility location on Hwy 74
- Traffic count over 50,000 vehicles per day
- 113' frontage
- Water & Sewer on site
- Potential to purchase adjacent parcel(s)



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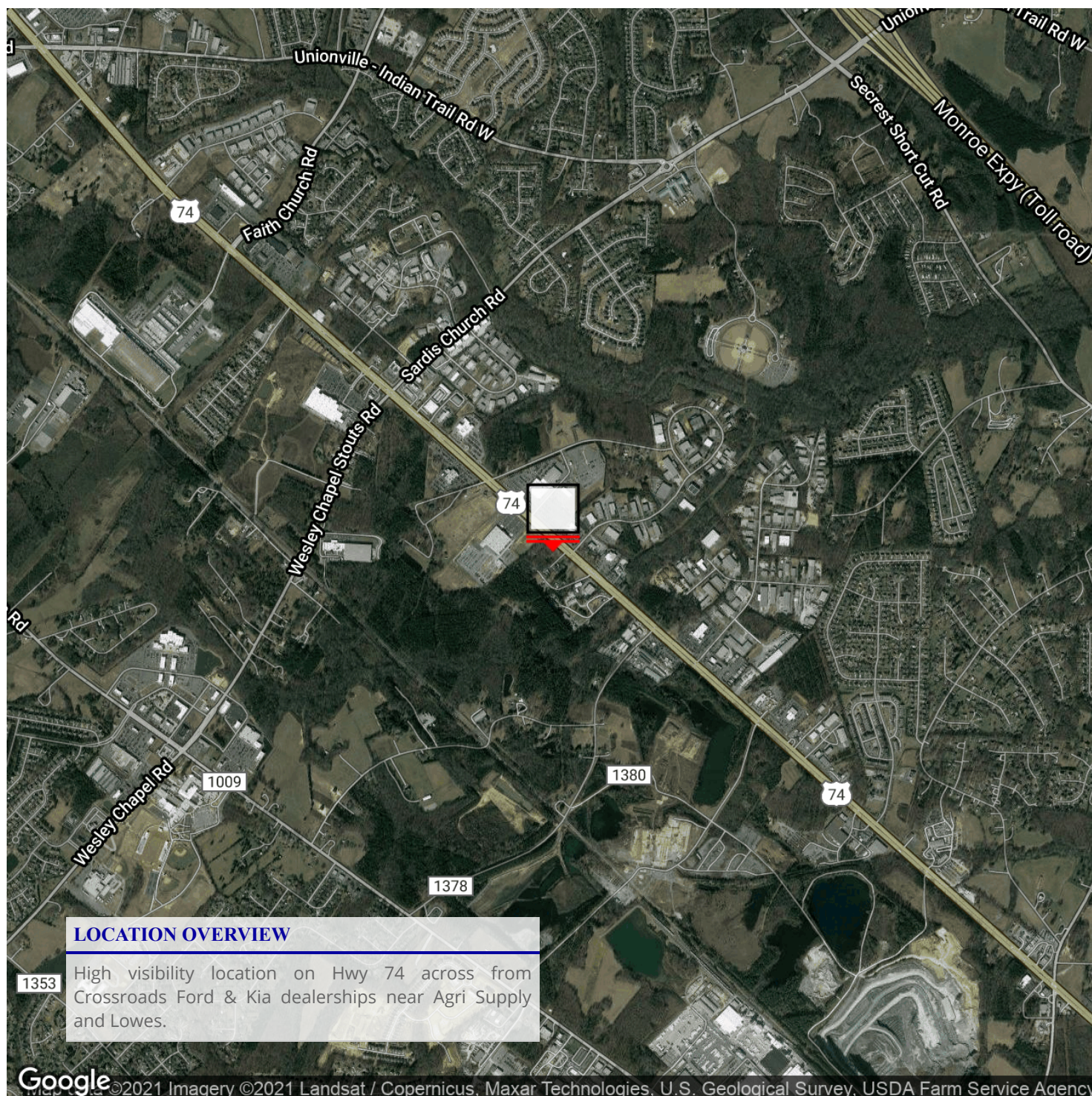
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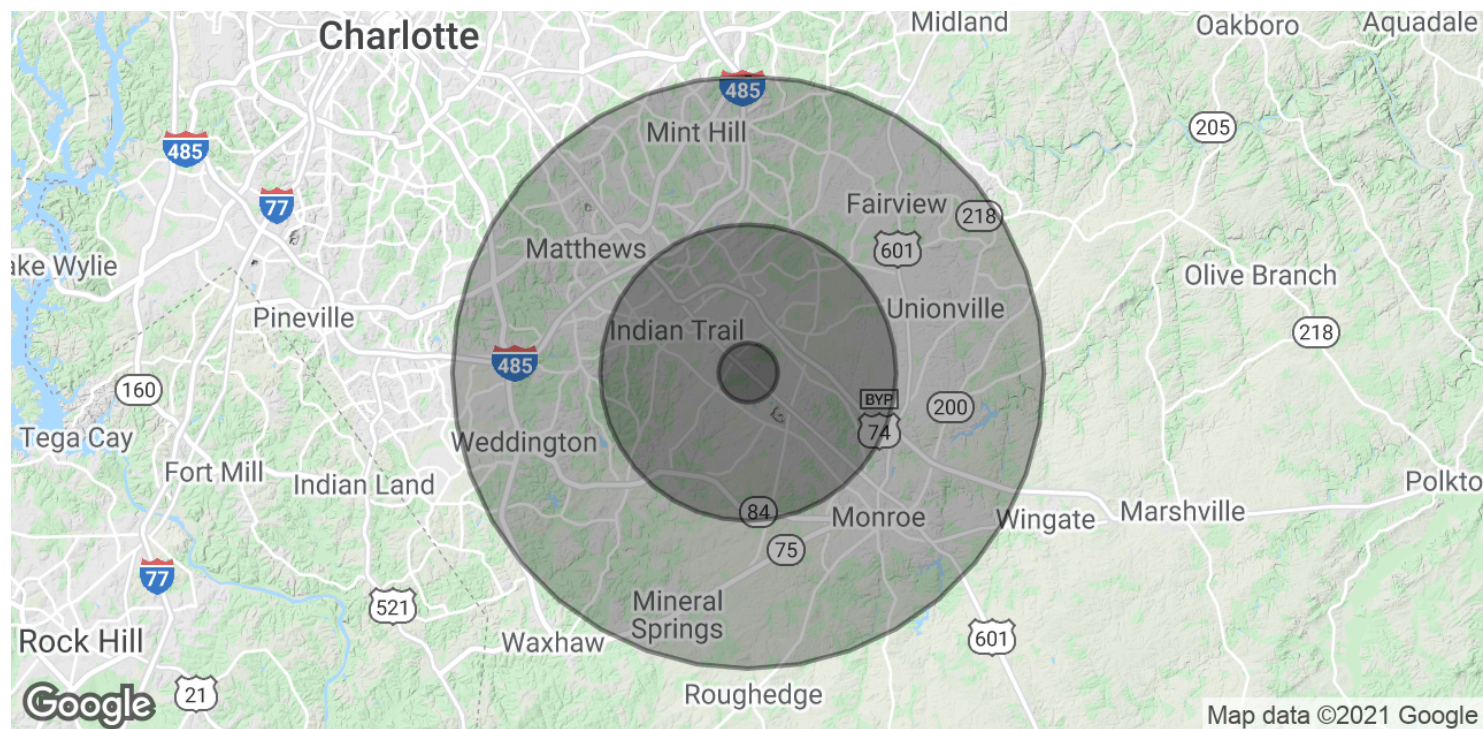
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,032	67,345	225,795
Average age	30.2	33.4	36.4
Average age (Male)	28.5	32.4	35.6
Average age (Female)	32.2	34.3	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,037	23,205	80,026
# of persons per HH	2.9	2.9	2.8
Average HH income	\$73,744	\$75,291	\$84,991
Average house value	\$163,039	\$225,944	\$254,520

* Demographic data derived from 2010 US Census



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