
Monroe Plaza Shopping Center, Monroe, NC

Prepared By:
W. E. Damon & Associates LLC



Monroe Plaza - 1306-1600 Skyway Dr

Monroe, NC 28110 | Union County | Union County Market

103,632 SF Retail - Community Ctr Bldg with 16,041 SF Available at \$7.00 - \$9.00 NNN



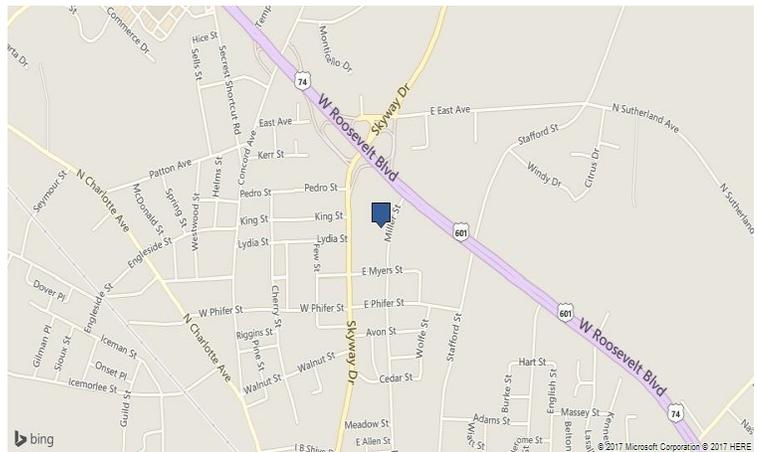
Located on Skyway Drive/601 North at US Hwy. 74 interchange. 2015 Demographics within an eight mile radius: Population - 100,375; Median HH Income - \$55,661; Households - 33,646. Anchor Tenants: Compare Foods, Badcock Furniture, Dollar General, Citi-Trends, Beauty Supply & Holloway's Music. 2015 traffic counts for Highway 74 = 60,000 cpd and Skyway Drive = 13,000 cpd.

Property Type: **Ret**
Building Size: **103,632**
Year Built: **1965**
Land Area: **14.27 Ac.**
Parking Ratio: **6.56 /1000 SF**

Total Available: **16,041 SF**
Asking Rate: **\$7.00 - \$9.00**
Sale Price: **Not for Sale**

Parking Spaces: **680**
of Anchors: **3**
Traffic Count (Pri):
Traffic Count (Sec):
Major Tenants:
% Occupied: **84.52%**

Zoning Class: **Commercial**
Zoning Code: **AA4**
Land SF: **621,688 SF**
Parking Spaces: **680**
Tenancy: **Multi-Tenant**
Cross Streets: **NE/E Myers St/Skyway Dr**
Parcel Number: **09226125**
Leasing Rep: **W. E. Damon & Associates LLC / John B. Ashcraft Jr. (704) 906-9116**



Recorded Owner: **Pacific Group Investments LLC**
Rec Owner Contact: **Mohammad Behrouei**
True Owner: **Monroe Plaza Shopping Center**
True Owner Contact: **Lynn Keziah (704) 289-9506**

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Spaces

Unit	SF Avail	Max Contig	Min Div	Asking Rate	Vacant	Occupancy	Space Type	Term
1402	1,104	1,104	1,104	\$9.00 NNN	Yes	Now	Shop (in-line)	3 Year
Ideal space for retail or professional office. Plenty of free parking with easy access from Skyway Drive and Roosevelt Blvd.(Hwy. 74).								
1408-A	1,880	1,880	1,880	\$8.00 NNN	Yes	Now	Shop (in-line)	3 Year
Ideal for florist tenant.								
1412	2,940	2,940	2,940	\$7.50 NNN	Yes	Now	Shop (in-line)	3 Year
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1504	5,422	5,422	5,422	\$7.00 NNN	Yes	Now	Shop (in-line)	3 Years
Space May Be Subdivided.								
1510	3,300	3,300	3,300	\$7.50 NNN	Yes	Now	Shop (in-line)	3 Year
Ideal retail space next to Compare Foods. The 3,300 sq. ft. of space has a loading dock and over 1,000 sq. ft. of upstairs bonus space which can be used for additional retail space and storage.								
1612	1,395	1,395	1,395	\$7.31 NNN	Yes	Now	Shop (in-line)	3 Year
Professional office or Retail space available. Anchor tenants include Compare Foods, The Enquirer-Journal. Badcock & More, Dollar General, Citi-Trends. Plenty of Free Parking.								

Image Catalog

Bird's Eye Image



Building Comments

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Monroe Plaza

Address: **1306-1600 Skyway Dr**
Monroe, NC 28110

Market: **Union County / - -**
 County: **Union**
 Bldg Size: **103,632 SF**
 Status: **Existing**
 Available SF: **16,041**
 Asking Rent/SF: **\$7.00 - \$9.00 NNN**
 Sale Price: - -
 Price/SF: - -



Details

Property Type: **Ret / Community Ctr**
 Year Built: **1965**
 # of Anchors: **3**
 Traffic Count (Pri.):
 Traffic Count (Sec.):
 Land Area: **14.27 Acres**
 Land SF: **621,688 SF**

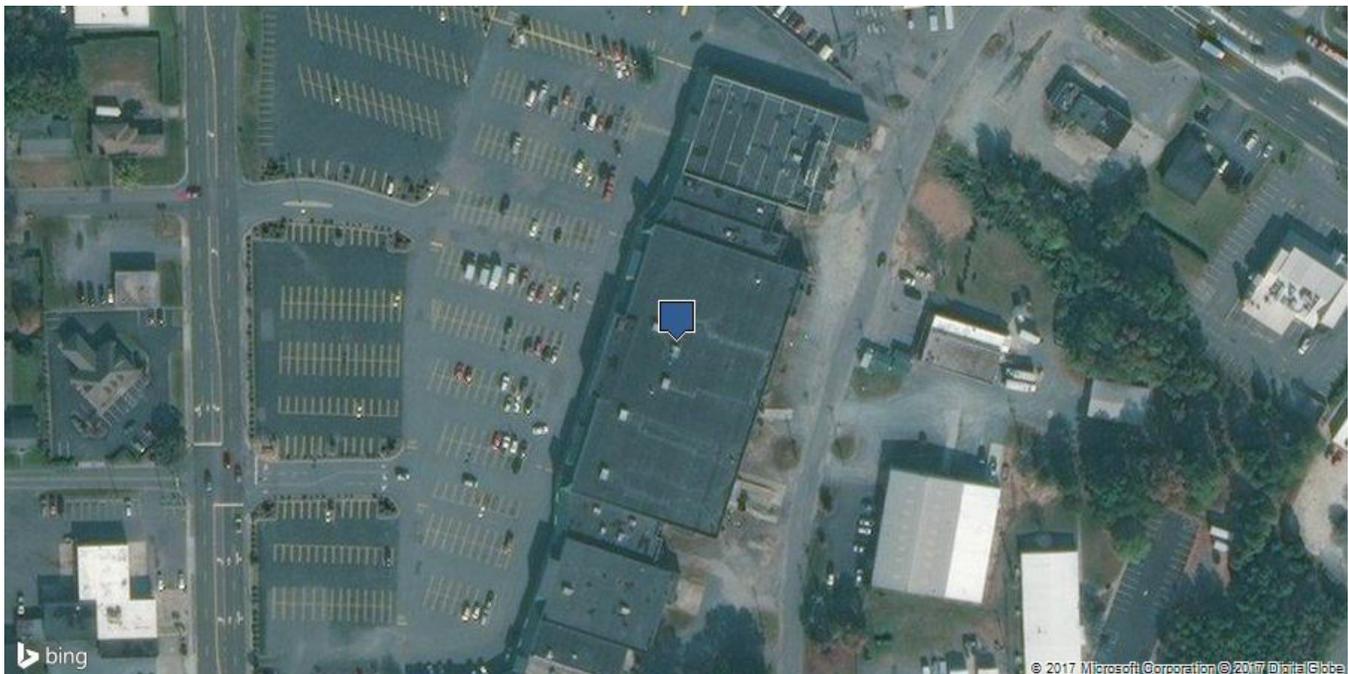
Construction Type: **Brick/Block**
 Zoning Class: **Commercial**
 Zoning Code: **AA4**
 Percent Leased: **84.52%**
 Operating Exp/SF: **\$2.00**
 Min Divisible: **1,104 SF**

Recorded Owner: **Pacific Group Investments LLC**
 Listing Company: **W. E. Damon & Associates LLC**
 Listing Agent: **John B. Ashcraft Jr. / (704) 906-9116**

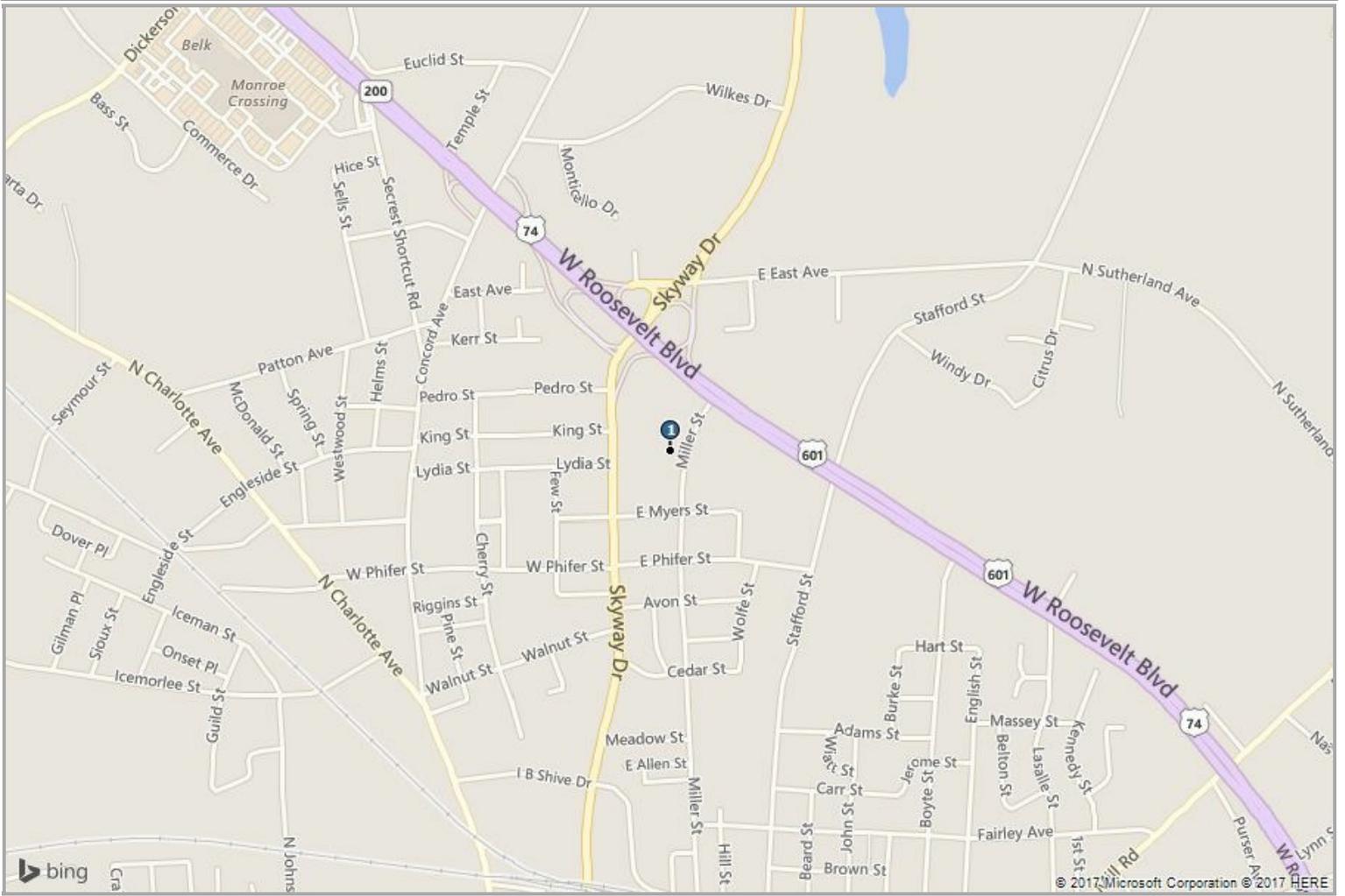
Major Tenant 1:
 Major Tenant 2:

Parcel Number: **09226125**
 Parking: **680 Spaces available; 6.56/1,000 Ratio**

Aerial Map



Road Map



Address	City, State Zip	Number on report
1 1306-1600 Skyway Dr	Monroe, NC 28110	1