



# MONROE PROMENADE

The Park at Monroe  
Monroe, North Carolina

## RETAIL SPACE FOR LEASE



### Site Access:

Access to signalized intersection on busy Highway 74.

### Other Uses In the Area:

Target, Best Buy, TJ Maxx, Ross, and PetsMart.

### Demographics:

Population - 5-miles Radius: 60,987  
Avg. Household Income: \$68,640

### Daily Traffic Counts:

37,000 (2008)

### Description

Monroe Promenade is a new development located on an outparcel to a 100,000 sf medical office complex anchored by Presbyterian Hospital and directly across Highway 74 from Poplin Place, a power center anchored by Target, Best Buy, TJ Maxx, Ross, and Petsmart.

Monroe Promenade is situated in the City of Monroe which has experienced a 36.9% growth rate since 2000 and Union county, which is the 16th fastest growing county in the country with the lowest unemployment rate in the Charlotte region.

Directly across Highway 74 from Poplin Place and anchored by Target, Best Buy, TJ Maxx, Ross, and PetsMart

---

### For Leasing Information:

**Ryan Buckley or Ron Chanin**

Phone (770) 955-7676 / Fax (770) 955-7606

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

Web: [www.riverwoodproperties.com](http://www.riverwoodproperties.com)



# MONROE PROMENADE

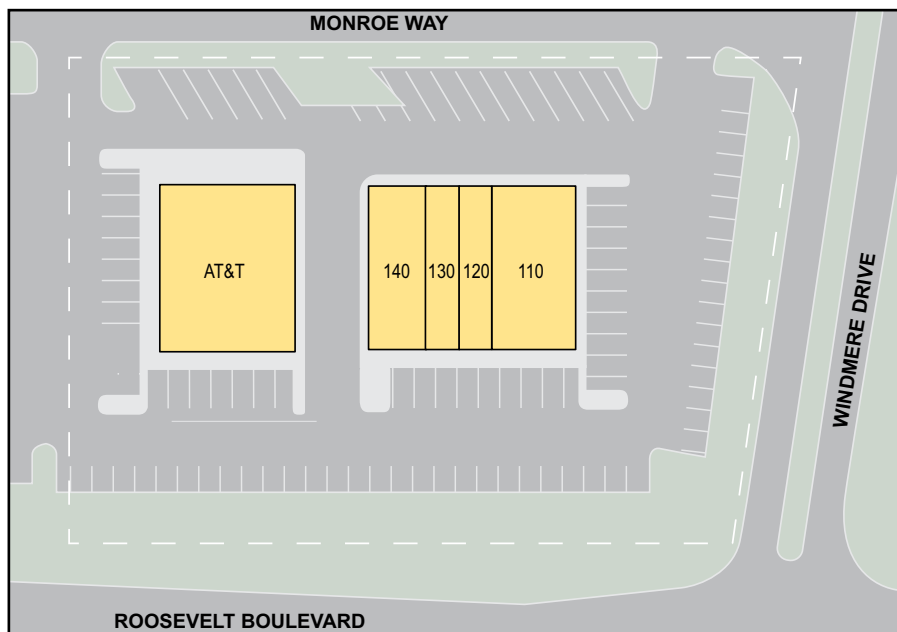
The Park at Monroe  
Monroe, North Carolina

## RETAIL SPACE FOR LEASE

### Availability Information

110	Moe's Southwest Grill	2,503
120	Original Mattress Factory	2,679
140	Starbucks	1,812
Freest.	AT&T	4,000

**GLA: 11,000 SF**  
**Available: 100% Leased**



### For Leasing Information:

**Ryan Buckley or Ron Chanin**

Phone (770) 955-7676 / Fax (770) 955-7606

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

Web: [www.riverwoodproperties.com](http://www.riverwoodproperties.com)



# MONROE PROMENADE

The Park at Monroe  
Monroe, North Carolina

