



belk



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

# MONROE CROSSING

2115 W. ROOSEVELT BLVD. | MONROE, NC 28110

# MONROE CROSSING

2225 W. ROOSEVELT BLVD. | MONROE, NC 28110



**POTENTIAL OUTPARCEL FOR LEASE OR BUILD TO SUIT**

**±90,000 SF ANCHOR SPACE AVAILABLE**

## CONTACT

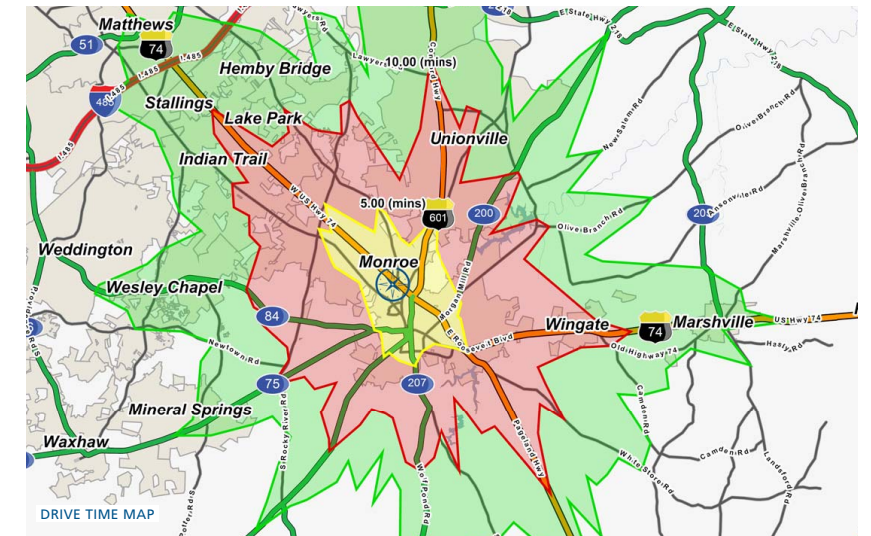
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## DEMOGRAPHICS BY DRIVE TIME (2020)

|                         | 5 MIN.   | 10 MIN.  | 15 MIN.  |
|-------------------------|----------|----------|----------|
| POPULATION              | 8,190    | 34,087   | 89,146   |
| AVERAGE HH INCOME       | \$60,639 | \$67,813 | \$82,815 |
| MEDIAN HH INCOME        | \$48,880 | \$55,850 | \$66,713 |
| BUSINESS ESTABLISHMENTS | 993      | 2,210    | 3,478    |
| DAYTIME EMPLOYMENT      | 10,242   | 23,820   | 37,440   |



## PROPERTY HIGHLIGHTS

Monroe Crossing is a 395,000 square foot regional mall located in Monroe, NC, a southern suburban area of Charlotte, NC.

- Anchored by Belk, Monroe Crossing offers a wide variety of well known and specialty shops featuring clothing, gifts, shoes, hair/nail salons, jewelry, health, and games.
- The mall's interior underwent a complete renovation completed in 2008. This made way for an exterior renovation including a new front entrance, landscaping and the addition of new stores.
- Located 10 miles from the I-485/Hwy 74 interchange, Monroe Crossing is just 25 miles from Uptown Charlotte.
- Monroe Crossing is well positioned. Fronting Highway 74, which is the primary corridor to from Union County to Mecklenburg County.



POPLIN PLACE  
**TARGET** **GANDER.MTN.** **BIG LOTS!**  
**T.J.maxx** **PETSMART**  
**dressbarn** **ROSS** **RACK ROOM SHOES**  
**Payless** **SHOESOURCE** **DRESS FOR LESS**

**SITE**  
 MONROE CROSSING MALL  
**belk** **SHOE CARNIVAL** **CATO** **planes fitness**  
**HIBBETT SPORTS** **JO-ANN**

**BILO**

Potential Outparcel

- chili's
- Starbucks
- FIVE GUYS
- Chick-fil-A
- DUNKIN' DONUTS
- golden CORN
- CVS/pharmacy
- DOLLAR TREE
- Cici's Pizza
- SUBWAY
- Walgreens
- BB&T
- LONGHORN
- Pizza Hut
- Arbys
- KFC
- Olive Garden
- Walmart SUPERCENTER
- LOWE'S
- Showmars
- Aaron's
- Zaxby's
- DOLLAR GENERAL
- TACO BELL
- Advance Auto Parts
- BURGER KING



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