



COMMERCIAL REALTY, LLC

WINCHESTER AVENUE

105 Winchester Ave., Monroe, NC 28112

OFFICE SPACE FOR LEASE



COMMERCIAL REALTY, LLC

602 KINTYRE DRIVE MONROE, NC 28112

PLEASE CONTACT
MARK H. WRIGHT

704.634.7429
mark@mwcommercialrealty.net

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OFFERING SUMMARY

Available SF: 520 SF

Lease Rate: \$500.00 SF/yr (MG)

Lot Size: 0.29 Acres

Year Built: 1974

Building Size: 4,240 SF

Zoning: General Business

Market: Union County

PROPERTY OVERVIEW

Small office space at a very affordable lease rate.

LOCATION OVERVIEW

Conveniently located just off Skyway Drive just before entering downtown Monroe. East access to Hwy 74 and Old Charlotte Hwy.

PROPERTY HIGHLIGHTS

- Perfect for small office users
- Close proximity to Downtown Monroe with convenient access to Hwy 74 and Old Charlotte Hwy



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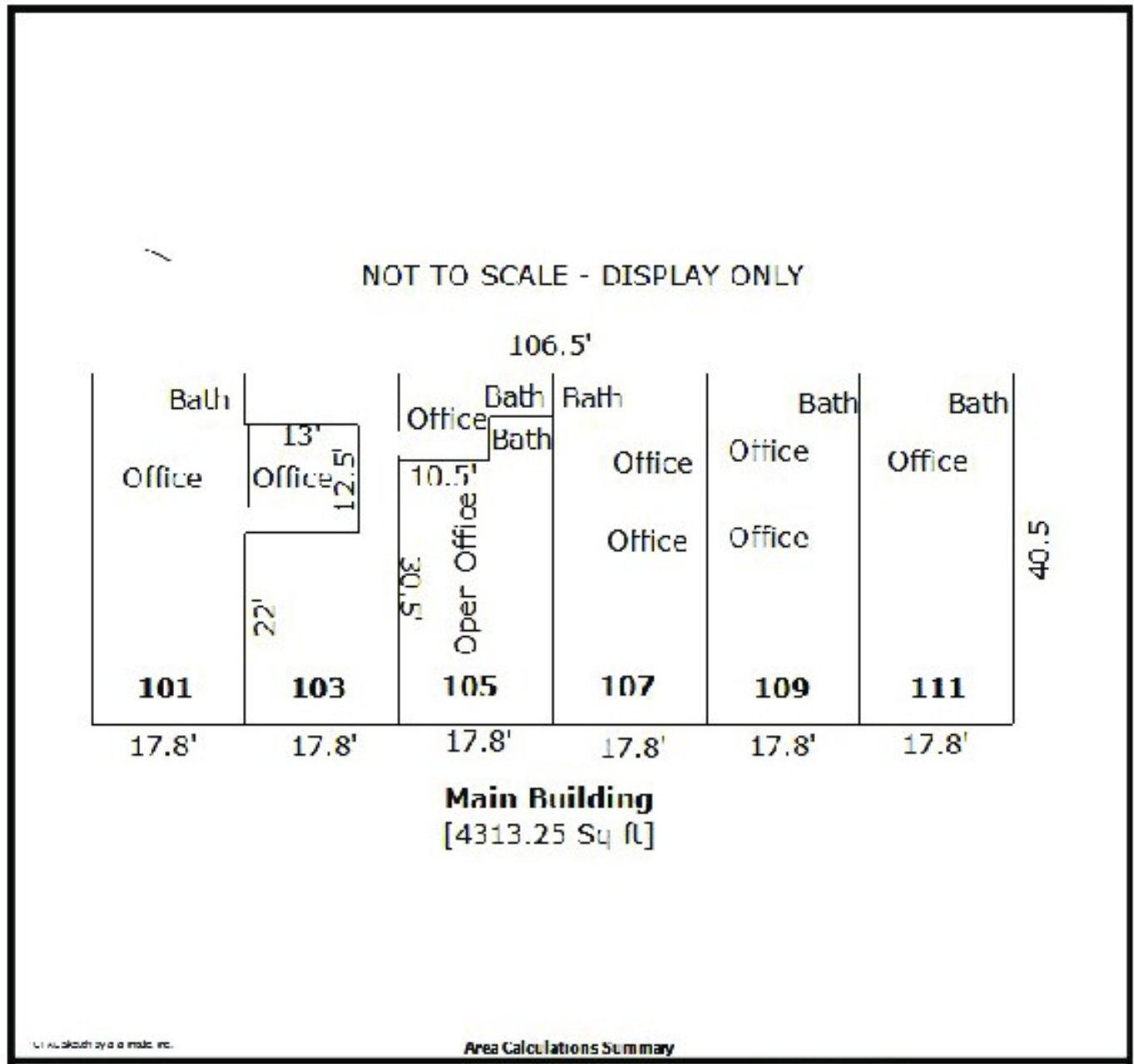
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Building Sketch



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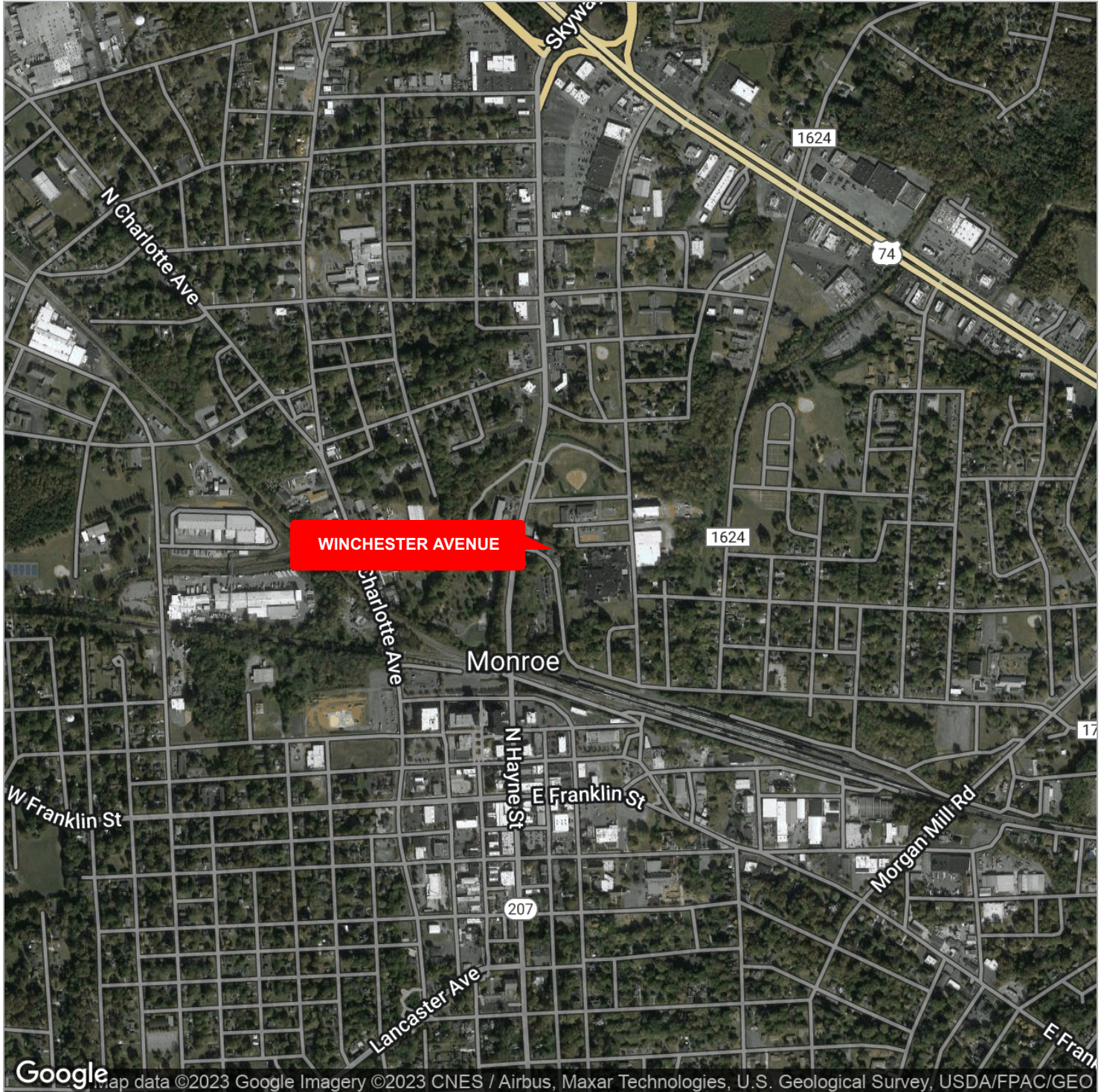
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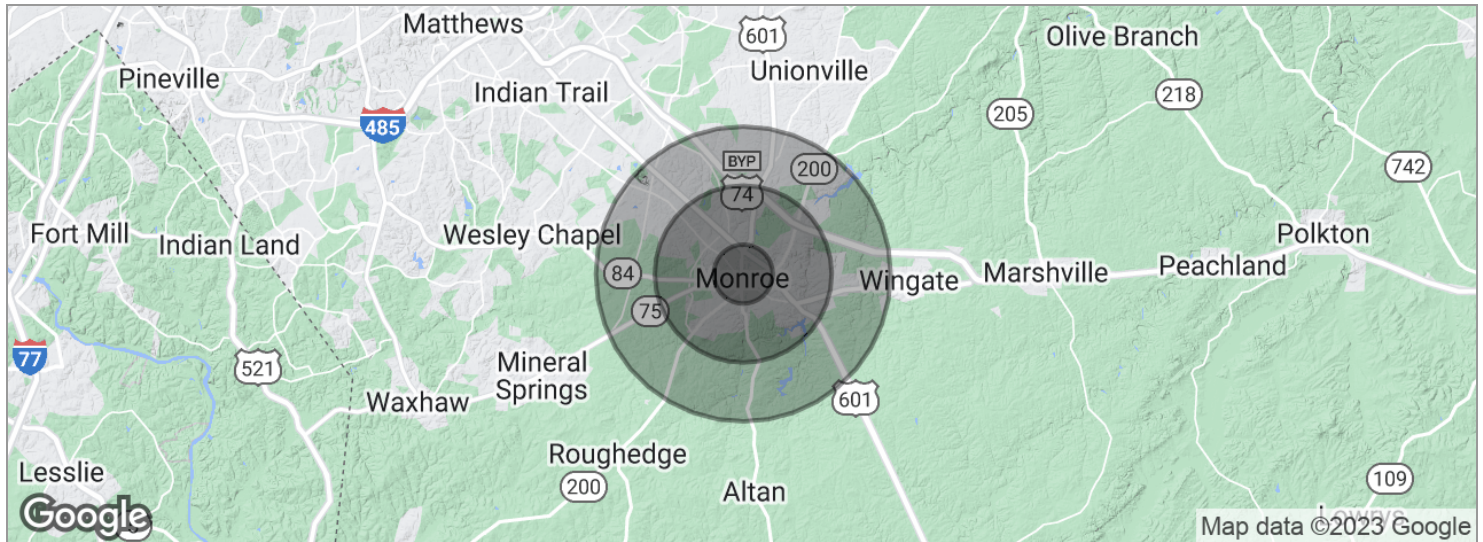
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,948	21,309	45,810
Median age	32.1	34.0	34.3
Median age (Male)	30.8	32.9	33.1
Median age (Female)	33.3	35.2	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,486	7,709	16,382
# of persons per HH	2.7	2.8	2.8
Average HH income	\$40,938	\$53,127	\$55,888
Average house value		\$139,565	\$153,950

* Demographic data derived from 2020 ACS - US Census



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