

LEASE

2701 SIMPSON ST
2701 Simpson St Monroe, NC 28112



PROPERTY DESCRIPTION

±6 acres of heavy-industrial zoned land available for Industrial Outside Storage (IOS) lease, offered on an as-is basis. Located in Monroe's established southern industrial district with direct frontage on Simpson Street, the site sits within Union County's active US-74 absorption corridor — one of the Charlotte MSA's fastest-growing industrial submarkets. Access is convenient, with US-74 / the Monroe Expressway approximately 2–3 miles away, the US-601 connector within 2 miles, I-485 (Charlotte Outer Loop) roughly 20 miles west, and Charlotte Douglas International Airport about 35 miles out.

General industrial zoning supports a wide range of high-demand IOS uses, including contractor and equipment storage, fleet and vehicle parking, material laydown and staging, utility and telecom contractor yards, and seasonal or project-based construction storage. The site offers a flexible footprint well-suited to operators needing secure, accessible outdoor yard space. Parcel ID: 09-118-004-70

OFFERING SUMMARY

Lease Rate:	Contact Broker
Term:	Contact Broker
Lot Size:	6 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	14	57	377
Total Population	38	154	1,108
Average HH Income	\$97,364	\$95,656	\$89,576

Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com



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PHOTOS

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RETAILER MAP

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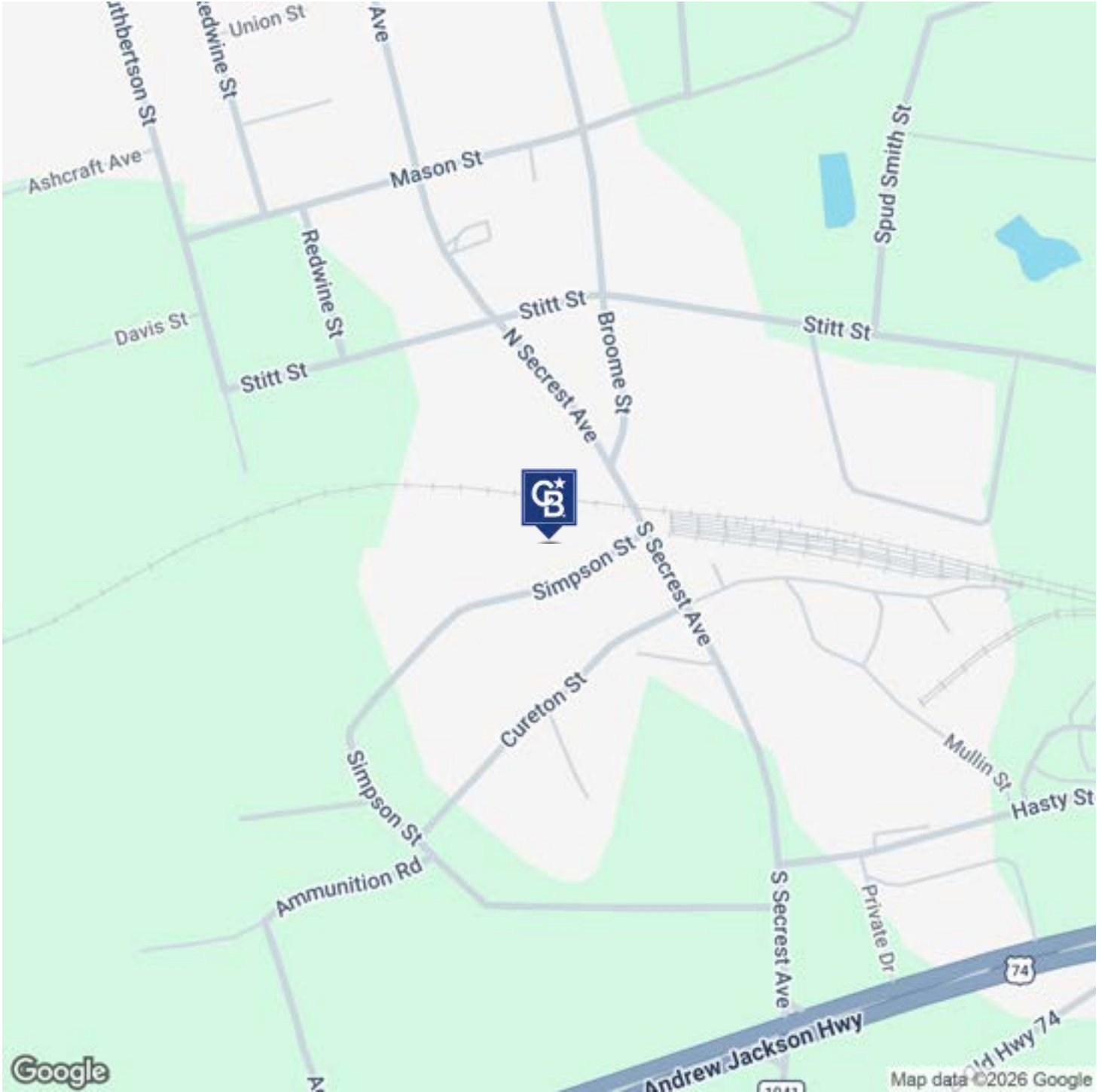


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LOCATION MAP

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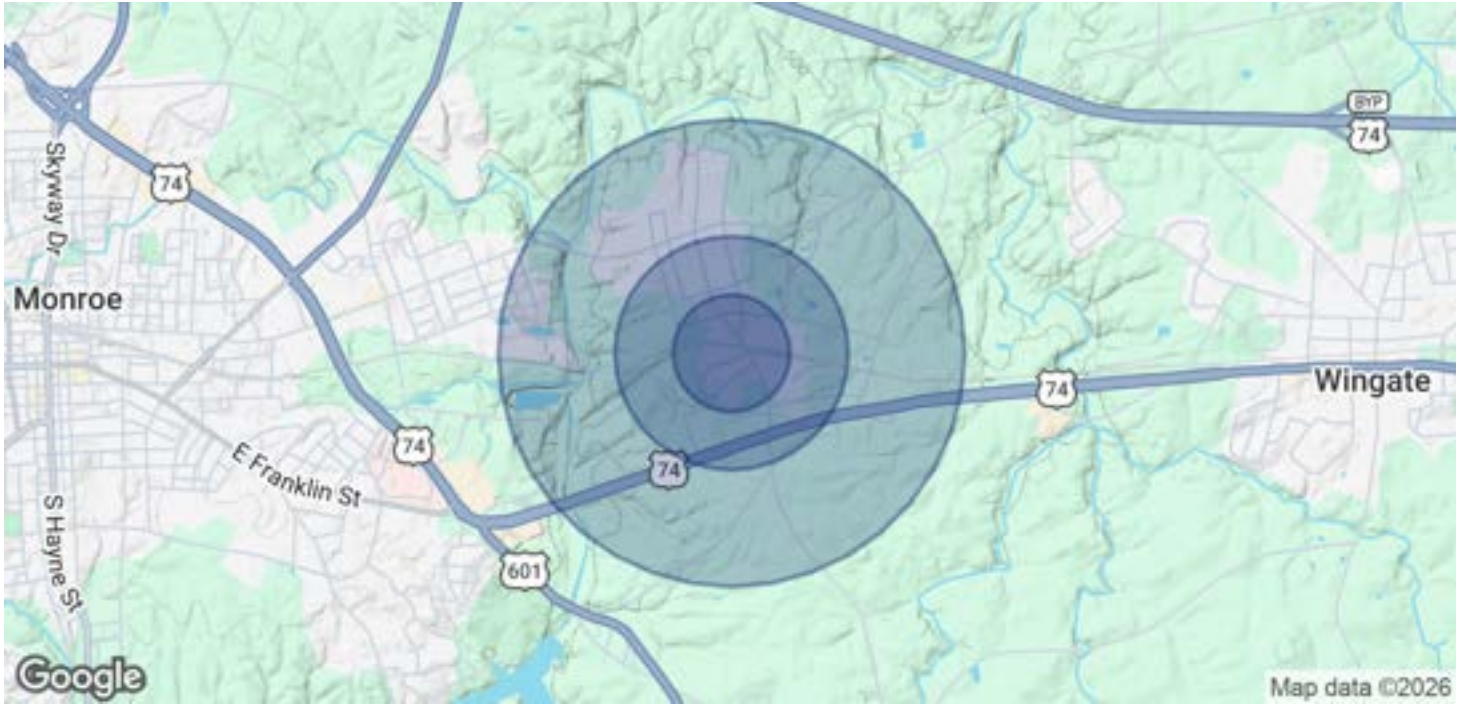


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DEMOGRAPHICS MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	38	154	1,108
Average Age	64	63.2	42.2
Average Age (Male)	64.2	63.4	41
Average Age (Female)	60.7	59.9	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	14	57	377
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$97,364	\$95,656	\$89,576
Average House Value	\$334,106	\$308,406	\$252,501

2023 American Community Survey (ACS)

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