CORE PROPERTIES
MIKE THOMPSON
MIKE@COREPROPERTIES.COM
o. 704.332.0854

312 N Charlotte Avenue, Monroe, NC
Union County, NC 28110 *FORMER BANK BRANCH*

DEMOGRAPHICS

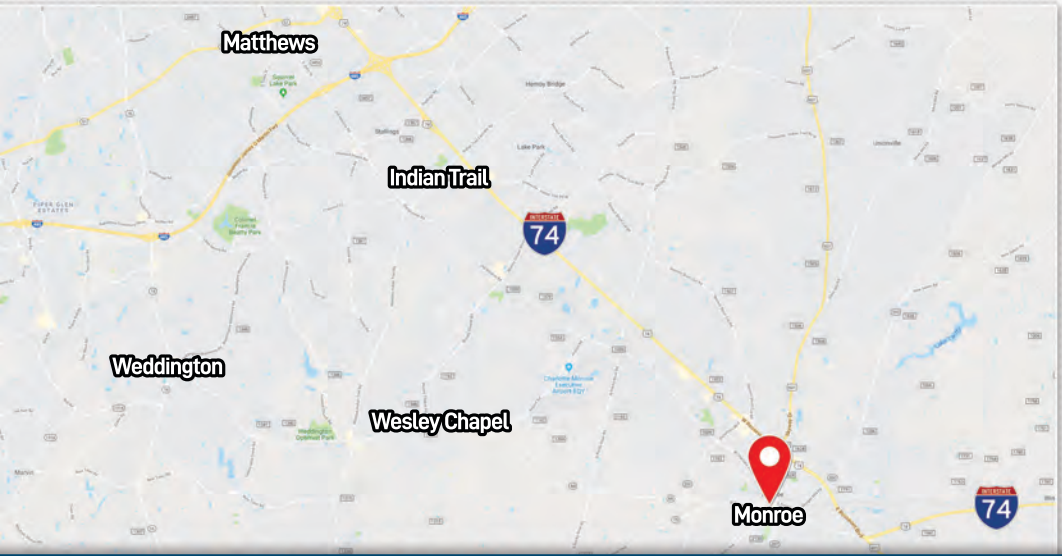
	1 MILE	3 MILES	5 MILES
POPULATION	9,013	28,348	46,601
AVG HH INCOME	$54,897	$65,818	$68,447

SITE INFORMATION

PRICE:	$1,250,000†
ZONING:	CBD
LAND AREA:	.844 ACRES / 36,765 SF
TAX MAP:	PARCEL # 09-232-105
BUILDING SIZE:	7,836 SF

* 2 YR. FINANCIAL SERVICE DEED RESTRICTION

†Owner/Seller reserves the right to reject any and all offers



- 1.5 story masonry bank branch building that contains a total of 7,836 SF of gross building area.

- Located within the central business district of Monroe , Union County, NC

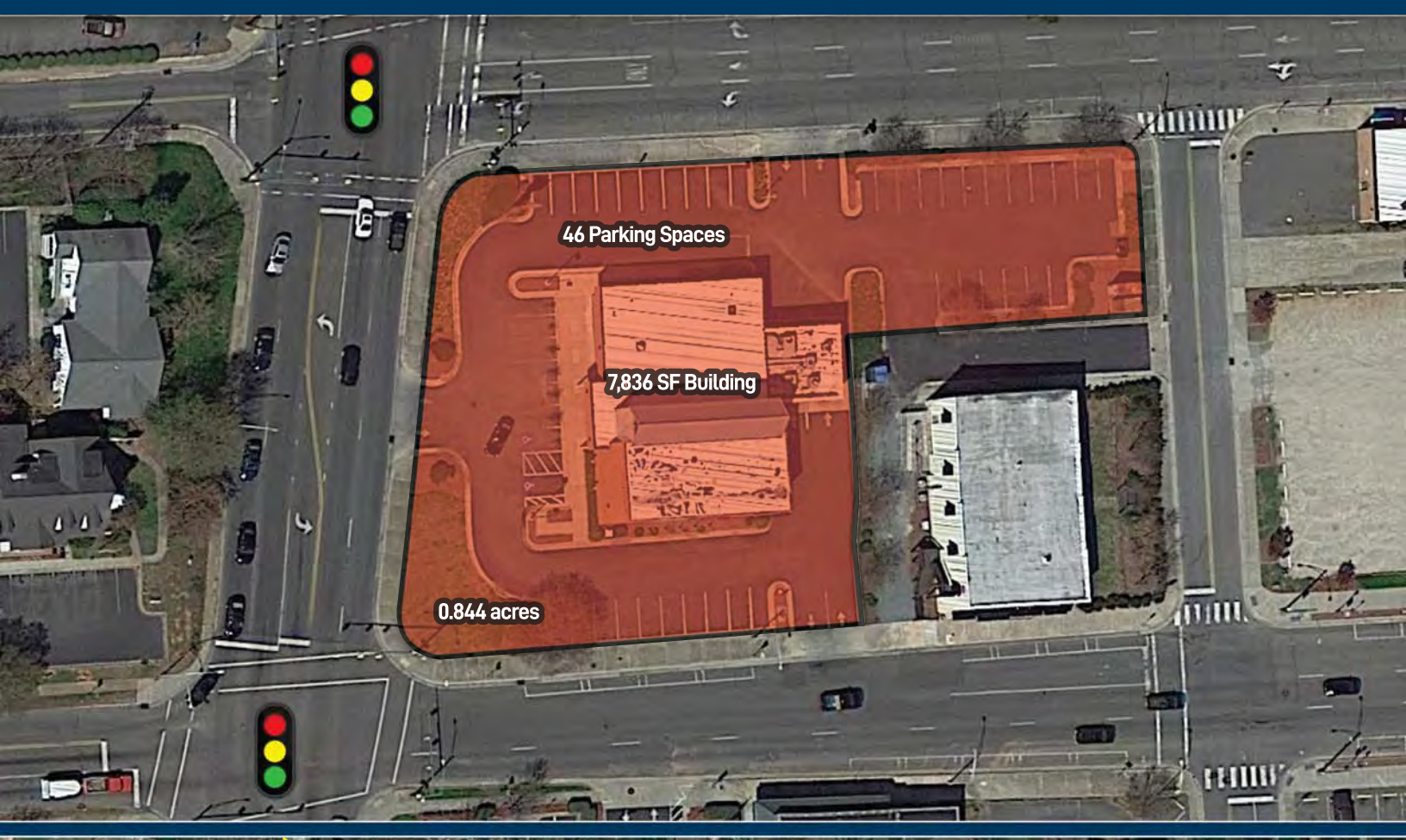
- Good access along N Charlotte Ave , W Franklin St. and W Jefferson St.

- Good visibility from frontage streets

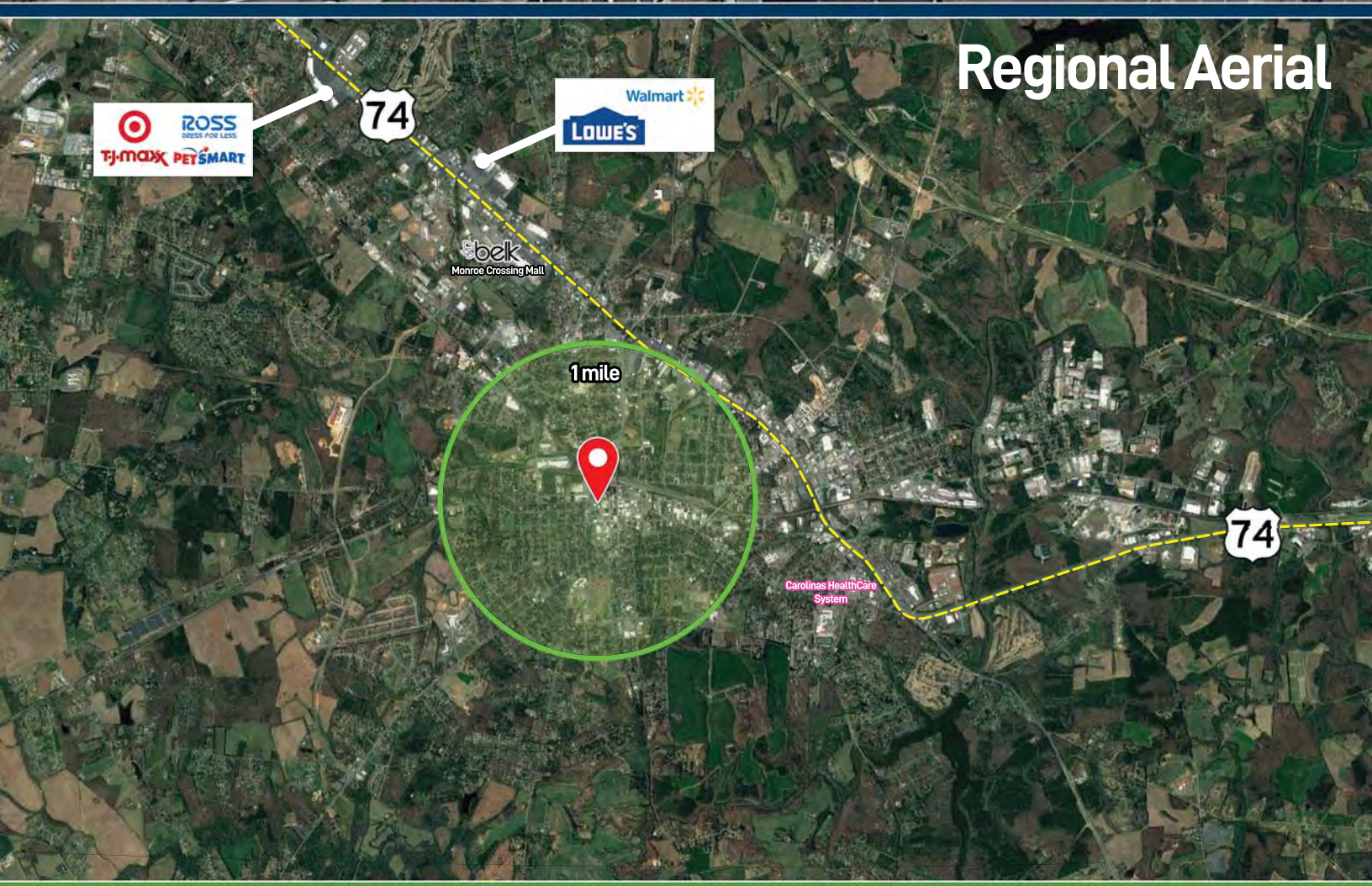
- Surrounded by Union County Municipal buildings

- Municipal water, sewer, gas, telephone, and broadband available to subject

PROPERTY WILL BE SHOWN ONLY BY APPOINTMENT AND ONLY THROUGH CORE PROPERTIES



Regional Aerial



CORE PROPERTIES

Downtown Monroe

= Local Traffic Counts

= Government Municipality Buildings

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