



Fowler Secrest Plaza

3306 West Roosevelt Blvd | Monroe, NC 28110



Available for Lease

+/- 2,400 SF Retail

Property Overview

Fowler Secrest Plaza Available for Lease

Located Southeast of Charlotte in Monroe, NC, Fowler Secrest Plaza is positioned along Hwy 74 one of the most heavily traveled thoroughfares in the area. Ideal for a variety of retail uses, Fowler Secrest Plaza is close to Poplin Place and within close proximity to numerous other retailers.

Property Details

Address 3306 West Roosevelt Blvd | Monroe, NC 28110

Availability +/- 2,400 SF Retail

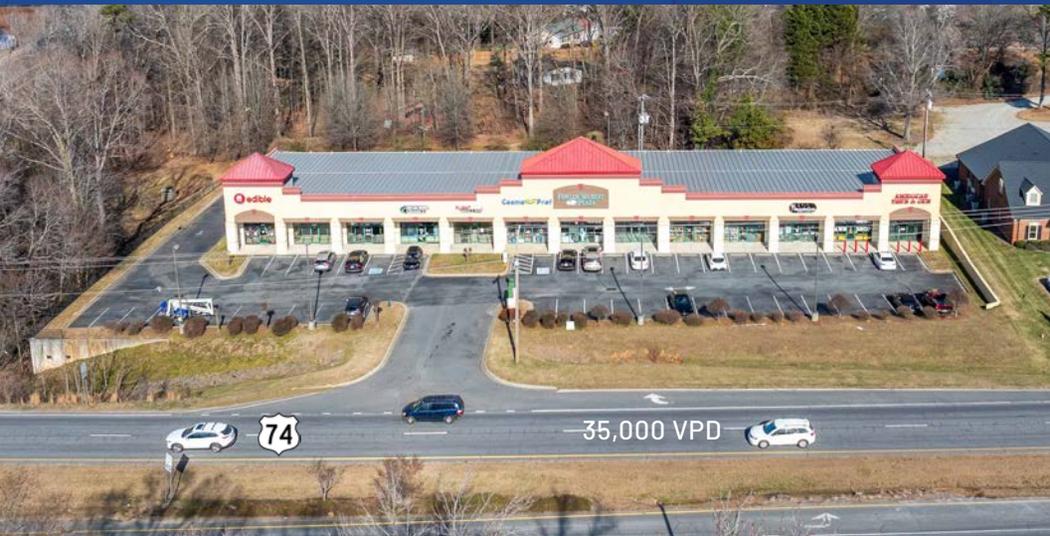
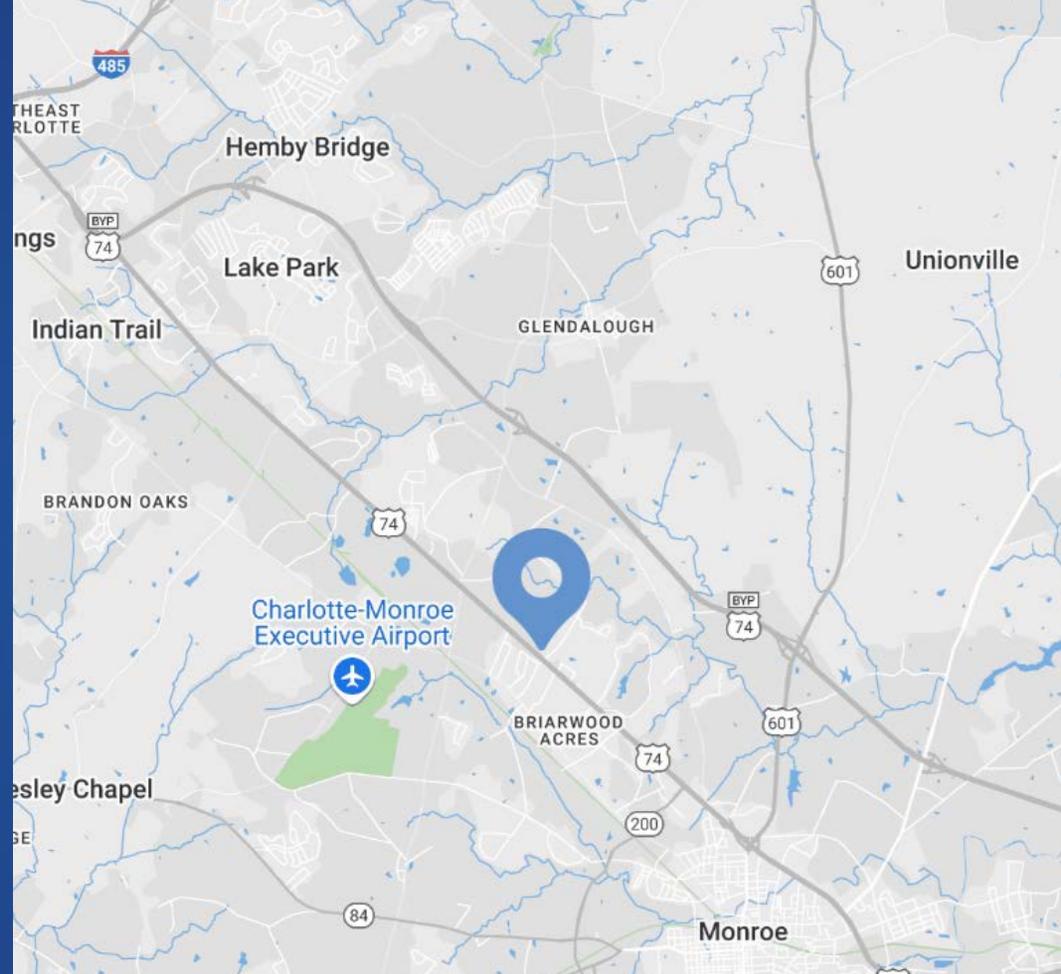
GLA +/- 15,600 SF

Frontage Highway 74

Parking Ample Parking

Traffic Counts Hwy 74 | 35,000 VPD
Old Charlotte Hwy | 14,500 VPD

Lease Rate Call for Leasing Details



Demographics

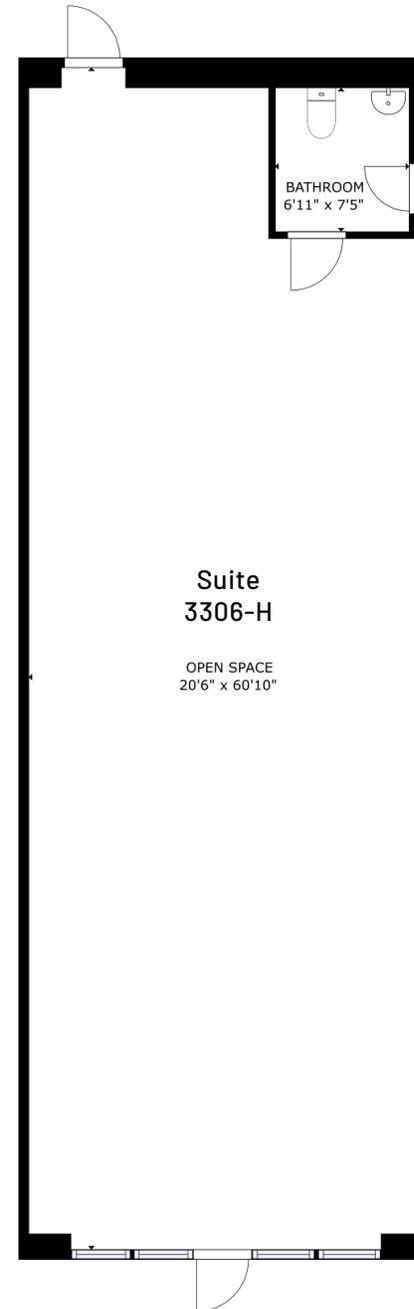
| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| 2024 Population | 3,487 | 22,493 | 79,045 |
| Avg. Household Income | \$106,642 | \$102,393 | \$107,220 |
| Median Household Income | \$74,119 | \$79,353 | \$83,851 |
| Households | 1,359 | 8,330 | 27,579 |
| Daytime Employees | 1,666 | 13,228 | 28,945 |

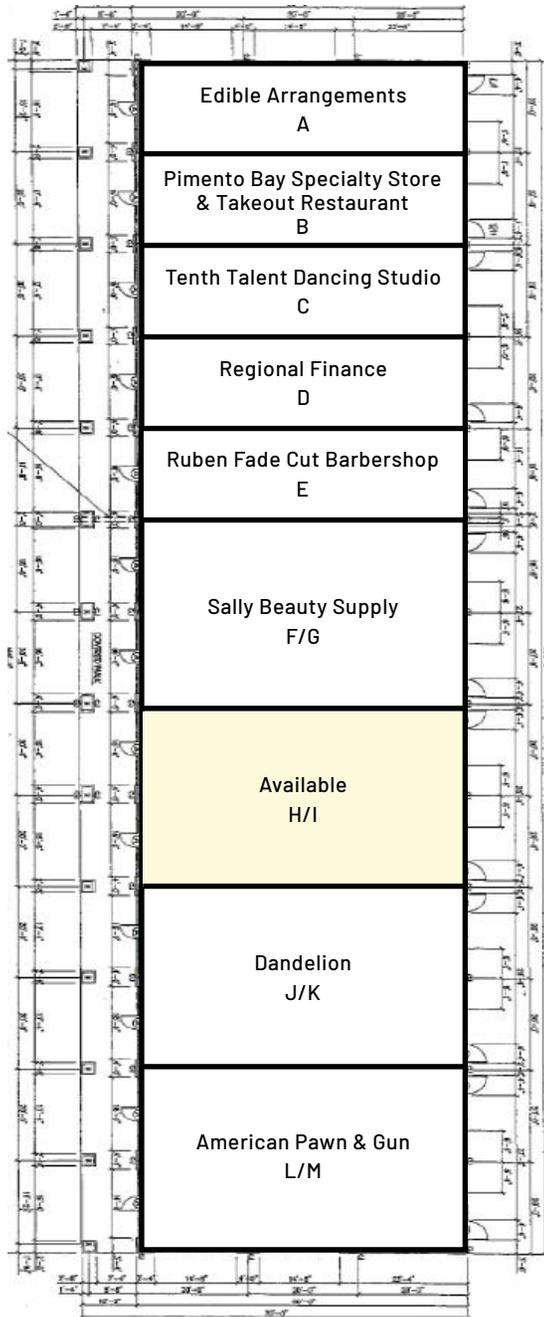
Available

+/- 2,400 SF

 Virtual Tour

**Can be leased as one space or two +/- 1,200 SF spaces
Floor plan, virtual tour, and photos only reflect Suite 3306-H





| Tenant Roster | | |
|---------------|---------------------------------------|--------------|
| A | Edible Arrangements | +/- 1,200 SF |
| B | Pimento Bay Specialty Store & Takeout | +/- 1,200 SF |
| C | Tenth Talent Dancing Studio | +/- 1,200 SF |
| D | Regional Finance | +/- 1,200 SF |
| E | Ruben Fade Cut Barbershop | +/- 1,200 SF |
| F/G | Sally Beauty Supply | +/- 2,400 SF |
| H/I* | Available | +/- 2,400 SF |
| J/K | Dandelion | +/- 2,400 SF |
| L/M | American Pawn & Gun | +/- 2,400 SF |

**H/I can be leased as one space or two +/- 1,200 SF spaces*



Monroe North Carolina

The city of Monroe is a vibrant and progressive city that serves as the hub of retail, government, culture, and industry in Union County. From the large Historic District complete with stately homes and a newly revitalized downtown to its industrial core attracting businesses from across the globe to the ever-growing retail marketplace, Monroe has something to offer to all.

The downtown area is currently in the throes of a revitalization plan that has been spearheaded by city leaders. The plan is geared to increase traffic to downtown businesses as well as to show off the charm of the tree-lined streets and make the downtown area a destination for families. Several activities like live music, antique car cruise-ins, outdoor movies, to name just a few, are held throughout the year. The downtown at times also finds itself the center of attention as film crews use the backdrop of the Historic Union County Courthouse and charm of Main Street in major motion pictures.

South Piedmont Community College strengthens the city's economic and educational future. SPCC has a campus on Old Charlotte Highway and offers numerous degree programs along with continuing education, college transfer, basic skills, and workforce training.





Southern View of Site



Site

edible arrangements REGIONAL FINANCE
SALLY BEAUTY SUPPLY Cosmo Prof
TENTH TALENT

NOVANT HEALTH

THE HONEY BAKED Ham^{co}
verizon

Olive Garden STARBUCKS COFFEE
AT&T Moe's southwest grill

FIVE GUYS Jersey Mike's SUBS

enterprise

AutoZone

74

E Independence Blvd

35,000 VPD

Fowler Secret Rd



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.