

Retail Space For Lease: Monroe, NC

Morgan Mill Plaza Shopping Center

519 Morgan Mill Road Monroe, NC 28110



Morgan Mill Plaza is located in Monroe just off W. Roosevelt Blvd (Hwy 74) with fantastic visibility and easy access to surrounding areas.

Adjacent to a new QT gas station, Morgan Mill is comprised of over 34,000 SF of retail and service-oriented businesses. Recently renovated with a full repaint, new LED lighting & parking lot improvements. Cricket Wireless just opened!

High traffic counts combined with close proximity to downtown and numerous local and national retailers make Morgan Mill the ideal location for an existing or new business.



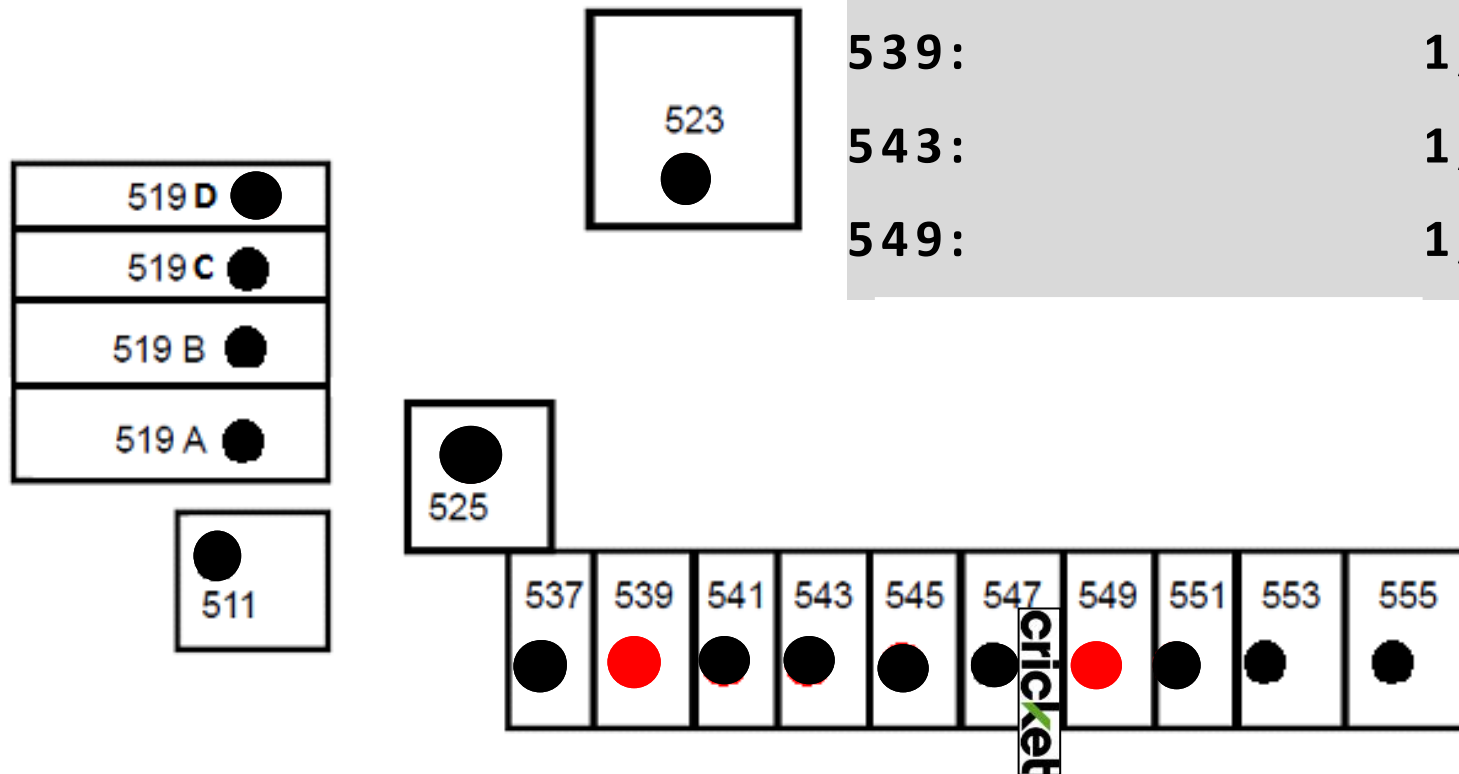
Morgan Mill Plaza Site Plan



Morgan Mill Plaza

2021 Leasing Plan

● = Available
● = Leased



Available Spaces

539:	1,300 SF
543:	1,755 SF
549:	1,300 SF

Morgan Mill Road



BVBELK
PROPERTIES

Area Map & Interior Suites



All vacant suites in vanilla shell condition



BVBELK
PROPERTIES

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
Calculated using Weighted Block Centroid from Block Groups

Demographic Summary

Lat/Lon: 34.9874/-80.5335

519 Morgan Mill Rd Monroe, NC 28110						RS1	
		1 mi radius	3 mi radius	5 mi radius	10 mi radius		
POPULATION	2020 Estimated Population	6,276	25,449	45,249	137,217		
	2025 Projected Population	7,089	28,564	50,448	151,464		
	2010 Census Population	5,897	23,583	41,459	118,439		
	2000 Census Population	5,811	21,375	35,599	78,929		
	Projected Annual Growth 2020 to 2025	2.6%	2.4%	2.3%	2.1%		
HOUSEHOLDS	Historical Annual Growth 2000 to 2020	0.4%	1.0%	1.4%	3.7%		
	2020 Median Age	30.9	34.4	35.7	36.9		
	2020 Estimated Households	1,985	8,565	15,690	46,843		
	2025 Projected Households	2,187	9,396	17,132	50,704		
	2010 Census Households	1,840	7,830	14,267	40,180		
RACE AND ETHNICITY	2000 Census Households	1,885	7,197	12,347	27,714		
	Projected Annual Growth 2020 to 2025	2.0%	1.9%	1.8%	1.6%		
	Historical Annual Growth 2000 to 2020	0.3%	1.0%	1.4%	3.5%		
	2020 Estimated White	29.8%	43.9%	53.6%	70.7%		
	2020 Estimated Black or African American	35.8%	27.5%	23.6%	15.5%		
INCOME	2020 Estimated Asian or Pacific Islander	0.4%	1.2%	1.4%	2.2%		
	2020 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%	0.5%		
	2020 Estimated Other Races	33.2%	26.9%	20.9%	11.1%		
	2020 Estimated Hispanic	45.6%	37.2%	29.3%	16.2%		
	2020 Estimated Average Household Income	\$48,815	\$64,278	\$68,731	\$87,533		
EDUCATION (AGE 25+)	2020 Estimated Median Household Income	\$38,722	\$49,875	\$54,949	\$70,243		
	2020 Estimated Per Capita Income	\$15,518	\$21,749	\$24,010	\$29,984		
	2020 Estimated Elementary (Grade Level 0 to 8)	15.3%	11.4%	8.5%	5.2%		
	2020 Estimated Some High School (Grade Level 9 to 11)	16.2%	12.5%	11.3%	7.6%		
	2020 Estimated High School Graduate	36.9%	33.3%	32.4%	28.7%		
BUSINESS	2020 Estimated Some College	15.5%	20.1%	22.5%	23.0%		
	2020 Estimated Associates Degree Only	4.9%	6.5%	7.2%	8.7%		
	2020 Estimated Bachelors Degree Only	7.9%	10.8%	12.6%	19.1%		
	2020 Estimated Graduate Degree	3.3%	5.3%	5.4%	7.6%		
	2020 Estimated Total Businesses	520	1,942	2,421	4,762		
	2020 Estimated Total Employees	4,708	20,343	26,476	46,942		
	2020 Estimated Employee Population per Business	9.1	10.5	10.9	9.9		
	2020 Estimated Residential Population per Business	12.1	13.1	18.7	28.8		

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