

5112 W HWY 74
Monroe, NC 28110



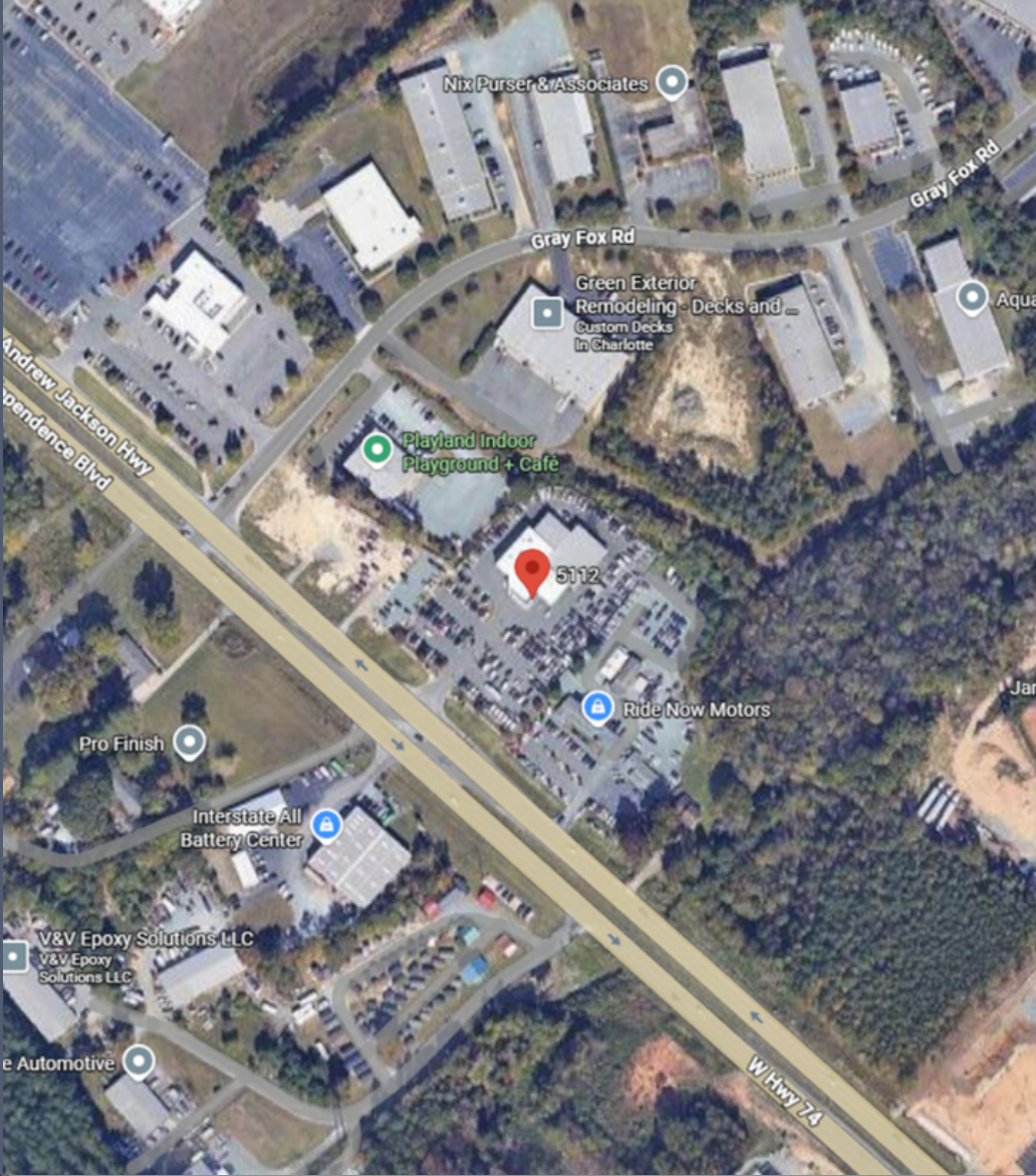
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5112 W HWY 74 NC

Available for Sale

Property Details

Address	5112 W HWY 74, Monroe, NC 28110
Asking Price	5,500,000
Cap Rate	8.1%
Annual Rent	\$450,000
Lease Type	Absolute NNN (Triple Net)
Lease Term	20 Years + 4 × 5-year options
Annual Rent Escalations	3% annually
Tenant	JSM Enterprise, LLC (Joe Maus Automotive)
Guaranty	Corporate + Personal (Joseph Edward Maus)
Franchise	Automotive dealership



Demographics

RADIUS	2 MILE	5 MILE	10 MILE
2029 Population Projection	16,979	101,146	338,229
Household Income Median Avg	\$82,684	\$85,830	\$93,778
Household Income	\$105,339	\$106,58	\$119,747
Daytime	7,437	4 28,371	102,051

Aerial View



Downtown Monroe – approx. 4.5 miles
Indian Trail – approx. 8 miles
I-485 Beltway – approx. 6 miles
Uptown Charlotte – approx. 24 miles
Hwy 74 – Major Retail & Traffic Corridor ($\pm 55,000$ VPD)

Site

W HIGHWAY 74



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Contact for Details

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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