

# 5112 W HWY 74

## Monroe, NC 28110



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# 5112 W HWY 74 NC

## Available for Sale

### Property Details

<b>Address</b>	5112 W HWY 74, Monroe, NC 28110
<b>Asking Price</b>	5,500,000
<b>Cap Rate</b>	10.0%
<b>Annual Rent</b>	\$550,000
<b>Lease Type</b>	Absolute NNN (Triple Net)
<b>Lease Term</b>	20 Years + 4 x 5-year options
<b>Annual Rent Escalations</b>	3% annually
<b>Tenant</b>	JSM Enterprise, LLC (Joe Maus Automotive)
<b>Guaranty</b>	Corporate + Personal (Joseph Edward Maus)
<b>Franchise</b>	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 (±55,000 VPD)



W HIGHWAY 74



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