

SUN VALLEY COMMONS INDIAN TRAIL RETAIL | OFFICE FOR LEASE



6467 OLD MONROE RD SUITE I & J, INDIAN TRAIL, NC 28079

PAD 23 SUITE I 1,700 RSF | SUITE J 3,227 RSF

SITE PLAN

Coming Soon:
The Evoke at Indian Trail
320-Unit Apartment Complex



*All new buildings to have
3-stories of residential units
above 1st floor retail

PROPERTY OVERVIEW

Pad 23 at Sun Valley Commons is located off of Old Monroe Road in Union County, NC. Sun Valley Commons is just 1 mile from Hwy 74 and 5 miles from I-485. Pad 23 offers two fully built out office suites. The upstairs is accessible by elevator or stairs. Neighboring office tenants include: Robinson Smith Law and Keller Williams. Neighboring retail tenants include: Hotworx, Massage Envy, Kumon Learning Center, and many more.

PROPERTY HIGHLIGHTS

- Office space is located on the second floor
- High traffic counts
- Elevator in building
- Signage Availability

AERIAL VIEW



PROPERTY DETAILS



6467
Old Monroe Road
Indian Trail, NC 28079



Zoning
GB
(General Business District)



Rent
\$28/SF



Available Space
Suite I: 1,774 RSF
Suite J: 3,227 RSF



Lease Type
Triple Net Lease (NNN)



TICAM
\$7.00

BUILDING EXTERIOR



OFFERED EXCLUSIVELY BY

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PROPERTY DEMOGRAPHICS



6467

Old Monroe Rd Suite I & J
Indian Trail, NC 28079



20,582 AADT

WESLEY CHAPEL RD & OLD CHARLOTTE RD



Population (2024)

1 mile radius	3,482	people
3 mile radius	40,773	people
5 mile radius	101,178	people



Households (2024)

1 mile radius	1,155	households
3 mile radius	14,213	households
5 mile radius	34,911	households



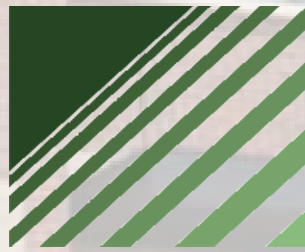
Average Household Income

3 mile radius	\$ 78,441
5 mile radius	\$ 100,990
10 mile radius	\$ 101,695

INTERIOR PHOTOS



*NOTE Graphics to be removed from walls / furniture removed



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