

FOR LEASE

Historic Monroe Hardware Building

109 W. Franklin Street | Monroe, North Carolina 28110

Prime Downtown Location • Opposite the Historic Union County Courthouse

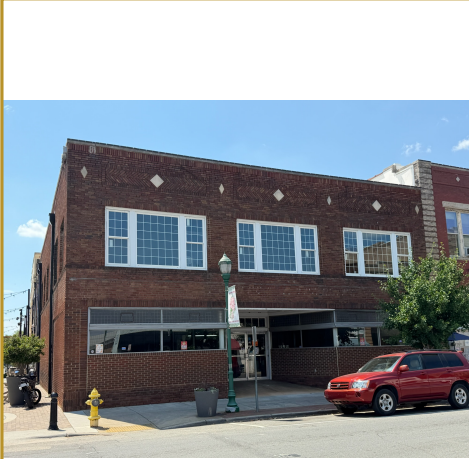
704.534.3049

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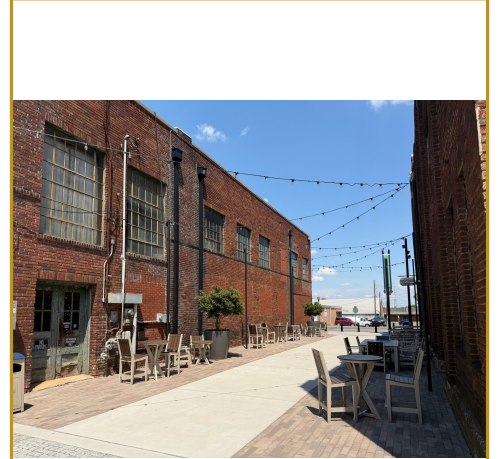
Contact for Lease Information



Franklin Street Facade



Hayne Street Facade



Morgan Windsor Alley Facade

±18,000 SF

Total Building Size

1920s

Year Built

3

Street Frontages

2

Stories

PROPERTY OVERVIEW

A landmark ±18,000 SF 1920s commercial building in the heart of downtown Monroe, NC. Rare triple-street frontage on W. Franklin Street, Hayne Street, and Morgan Windsor Alley — directly opposite the Historic Union County Courthouse.

PROPERTY HIGHLIGHTS

- Frontage on W. Franklin Street — directly opposite the Historic Union County Courthouse
- Additional frontage on Hayne Street and Morgan Windsor Alley
- Higher ceilings throughout — ideal for retail, office, or mixed-use buildout
- Newer roof — significant capital improvement already complete
- Downtown Historic District — eligible for historic tax credits
- On-street parking and nearby public parking facilities
- Flexible floor plan — adaptable to a wide range of uses
- ±18,000 SF available — divisible upon request

PERMITTED USES

- Retail / Boutique / Restaurant
- Professional Office / Medical Office

LEASE TERMS

- Lease Type:** Negotiable — All lease structures considered
- Available SF:** ±18,000 SF | Divisible
- Lease Rate:** Flexible Rate and Term
- Rent Abatement:** Zero (0) rent offered in exchange for full tenant buildout
- Buildout Status:** Full buildout required by tenant

TENANT BUILDOUT INCENTIVE

Landlord will offer ZERO RENT during buildout period in exchange for tenant completing full improvements to the space.

BUILDOUT SCOPE

Full tenant buildout required. All major systems to be installed new — creating a true blank-canvas opportunity.

- Electrical — full new system required
- Plumbing — full new system required
- HVAC — full new system required
- Interior walls / partitions
- Ceilings, flooring, finishes
- Storefront / facade improvements

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All information deemed reliable but not guaranteed. Subject to change without notice.

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Morgan Windsor Alley



Balcony View — Open Floor Plan & Tin Ceiling



Hayne St. / Courthouse View

MARKET DEMOGRAPHICS — TRADE AREA SUMMARY

~10,000+

People
within 1 Mile

50,846

People
within 5 Miles

263,400+

People
within 10 Miles
(Union County)

\$78,462

Median HH Income
5-Mile Radius

\$106,959

Median HH Income
Union County

127,000+

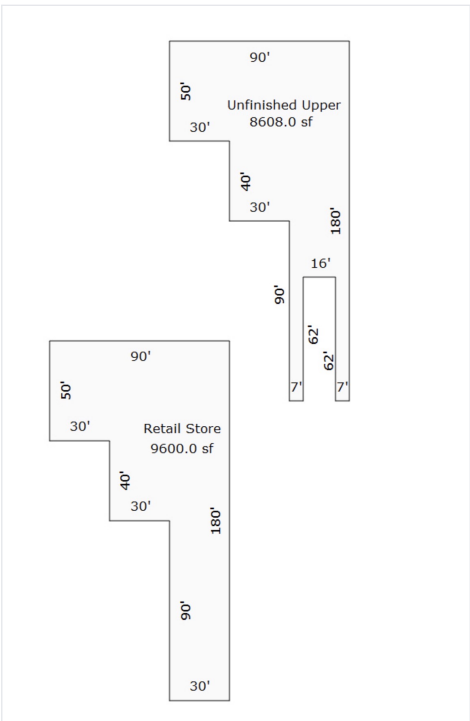
Employed Workers
in Union County

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates. Union County is among the fastest-growing counties in North Carolina. Monroe daytime population increases by 13,000+ due to commuter inflow (+33.7%).

LOCATION & ACCESS

- Directly across from Historic Union County Courthouse on W. Franklin Street
- Triple frontage: W. Franklin St., Hayne St., and Morgan Windsor Alley
- High foot traffic downtown corridor
- On-street parking on Franklin & Hayne Streets
- Nearby public parking facilities
- ~22 miles from Charlotte Douglas Int'l Airport (CLT)
- Easy access to US-74 and NC-200

FLOOR PLAN



Ground Floor:
9,600 SF

Upper Floor:
8,608 SF

WHY MONROE & UNION COUNTY

- One of NC's fastest-growing counties — 271,000+ residents projected
- 8th most populous county in North Carolina
- Median HH income \$106,959 — well above state & national averages
- Employment grew 3% YOY (127,000 workers)
- County seat — steady courthouse & government foot traffic
- Historic Tax Credits may be available
- Strong growth: Indian Trail, Wesley Chapel, Stallings nearby

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109 W. Franklin Street | Monroe, NC | Property Photo Gallery

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Franklin St. — Upper Facade Detail



Ground Floor Interior — Tin Ceiling



Morgan Windsor Alley — Evening



Upper Floor Interior — New Windows



Morgan Alley Entrance



Windsor Alley — Monroe Mural & Courtyard

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