



THE PROVIDENCE GROUP

Available for LEASE

EXCELLENCE IN RETAIL REAL ESTATE.



Property Photos



Poplin Place

2901 West US-74
(NWC US-74 & Rolling Hills Dr.)
Monroe, North Carolina

Property Information

Available Spaces: ±900 - ±3,200 SF
227,721 SF Retail Center

CAM: \$2.35/SF
Tax: \$1.42/SF
Insurance: \$0.00/SF } \$3.77/SF Total

Lease Rate: Please Call

Property Highlights

Poplin Place is a power center located on Highway 74 in rapidly growing Monroe. There are four points of access, including a signalized intersection. The center has close to 3,000 feet of road frontage which gives it excellent visibility.

- The City of Monroe is experiencing a growth rate of 36.9% since 2000.
- Union county is the 16th fastest growing county in the country.
- Union county has the lowest unemployment rate in the Charlotte region.

Traffic Counts (NCDOT 2008)

37,000 AADT on Hwy 74



Location Map

Demographic Snapshot (2010)	3 mile	5 mile	7 mile
Population	19,795	60,987	94,563
Average HH Income	\$67,376	\$68,640	\$72,948
Median HH Income	\$56,327	\$59,273	\$63,212
Business Establishments	917	2,312	3,318
Daytime Employment	12,332	30,818	44,405

CONTACT

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SITE

Poplin Place

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Presbyterian Medical

SUPER Walmart

LOWE'S

BIG kmart
FOOD LION
FAMILY DOLLAR

Union Square

Harris Teeter

Old Charlotte Hwy.

Dickerson Blvd.

BI-LO

Monroe Crossing

JCPenney
belk
Sears
planet fitness

Monroe Plaza

COMPARE FOODS

ALDI

OfficeMax

TSC TRACTOR SUPPLY CO

Aaron's

LEBO'S

Downtown Monroe

Hilltop Plaza

FOOD LION

Carolinas Medical Union



POPLIN PLACE

Unit #	Sq. Ft.	Tenant
1	20,100	PetsMart
2	12,000	Party City
3	2,000	GNC
4	2,400	Radio Shack
5	2,800	Payless Shoe Source
6		Target
7	30,187	Ross Dress for Less
8	32,000	TJ Maxx
9	7,475	The Dress Barn
10	6,050	Rack Room Shoes
11	2,400	Kay Jewelers
12	1,500	Lee Spa Nails
13	4,000	Maurice's
14	6,480	Shoe Carnival
15	9,598	Pier 1 Imports
16	27,531	Big Lots

17	30,000	Best Buy
18	1,800	Salsarita's
19	1,500	Available- Former Ice Cream Shop
20	900	Available
21	1,200	Available-Former Salon
22	1,800	Firehouse Subs
23	3,600	McAlister's Deli
24	2,800	America's Mattress
25	1,600	Health Nutz
26	1,600	FedEx Kinko's
27	3,200	Sweet Frog Frozen Yogurt
28	1,600	GameStop
29	1,600	Available
30	2,400	Five Guys Famous Burgers
31		Chili's
32		Lonestar Steakhouse



MONROE, NC

The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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