

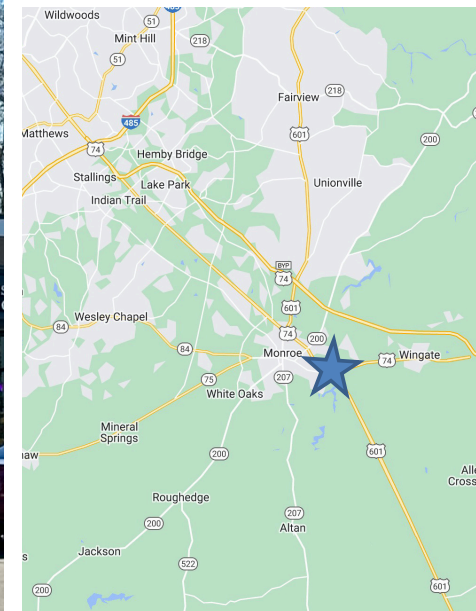
HILLTOP PLAZA

801 E ROOSEVELT BLVD, MONROE, NC 28112

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2,800 SF SECOND GENERATION RESTAURANT SPACE WITH NEW GREASE TRAP



PROPERTY HIGHLIGHTS

- ± 2,800 SF vacant former restaurant space with hood and grease trap
- Food Lion anchored shopping center
- Signalized access along East Roosevelt Blvd.
- Located less than a half mile away from Atrium Health Union and Monroe High School, which both serve as major traffic drivers to the submarket
- New entrance on the east side of property from Campus Park Dr.

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 20,880
3 Miles: 41,105
5 Miles: 59,939



AVG. HH INCOME

1 Mile: \$86,937
3 Miles: \$93,437
5 Miles: \$98,117



DAYTIME EMPLOYEES

1 Mile: 22,584
3 Miles: 35,442
5 Miles: 44,838

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AERIAL

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SITE PLAN

± 2,800 SF SECOND GENERATION RESTAURANT SPACE WITH NEW GREASE TRAP

#	TENANT	SF
1	FOOD LION	30,280
2	FAMILY DOLLAR	8,470
3	HILLTOP NAILS	1,400
4	AVAILABLE	2,800
5	GREAT CLIPS	1,400
6	LENDMARK FINANCIAL SERVICES	1,400
7	LIBERTY MEDICAL SPECIALTIES	3,500
8	T&M SMOKE SHOP	700
9	HONG KONG	1,400
10	SUBWAY	1,400
11	AVAILABLE 2/25/2025	1,470
12	ANYTIME FITNESS	5,000
TOTAL SQUARE FOOTAGE		59,220

