

# FRANKLIN PLAZA SHOPPING CENTER ANCHOR SPACE AVAILABLE

1678 WEST FRANKLIN STREET, MONROE, NC 28112

**SPACE AVAILABLE**

## CONTACT

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**AVAILABLE**  
FOR LEASE



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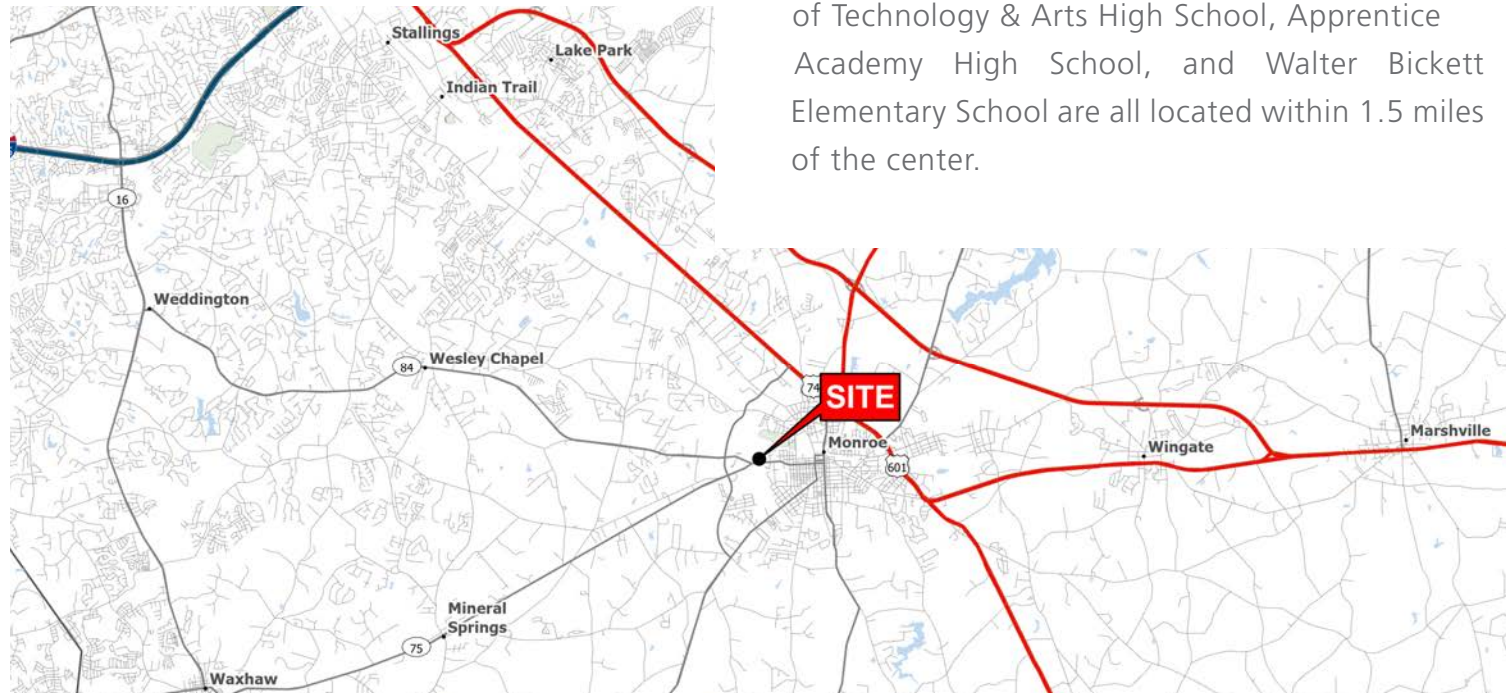


## PROPERTY / LEASING INFO

- Anchor Space Available: Up to 37,800 SF
- Small Shop Space Available: 900 - 4,800 SF
- GLA: 46,200 SF
- Call for Leasing Rates

## PROPERTY HIGHLIGHTS

- Franklin Plaza is located on the west side of Monroe which is experiencing explosive residential growth
- Over 1,400 homes are under construction or approved within 1.5 miles of the center
- There are multiple points of ingress/egress, and full movement access from W Franklin Blvd.
- Union Academy Charter School, Central Academy of Technology & Arts High School, Apprentice Academy High School, and Walter Bickett Elementary School are all located within 1.5 miles of the center.



## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	4,660	28,002	47,398
AVERAGE HH INCOME	\$72,673	\$84,342	\$96,108
MEDIAN HH INCOME	\$64,173	\$70,889	\$80,075
BUSINESS ESTABLISHMENTS	165	1,683	2,339
DAYTIME EMPLOYMENT	1,292	17,529	26,413



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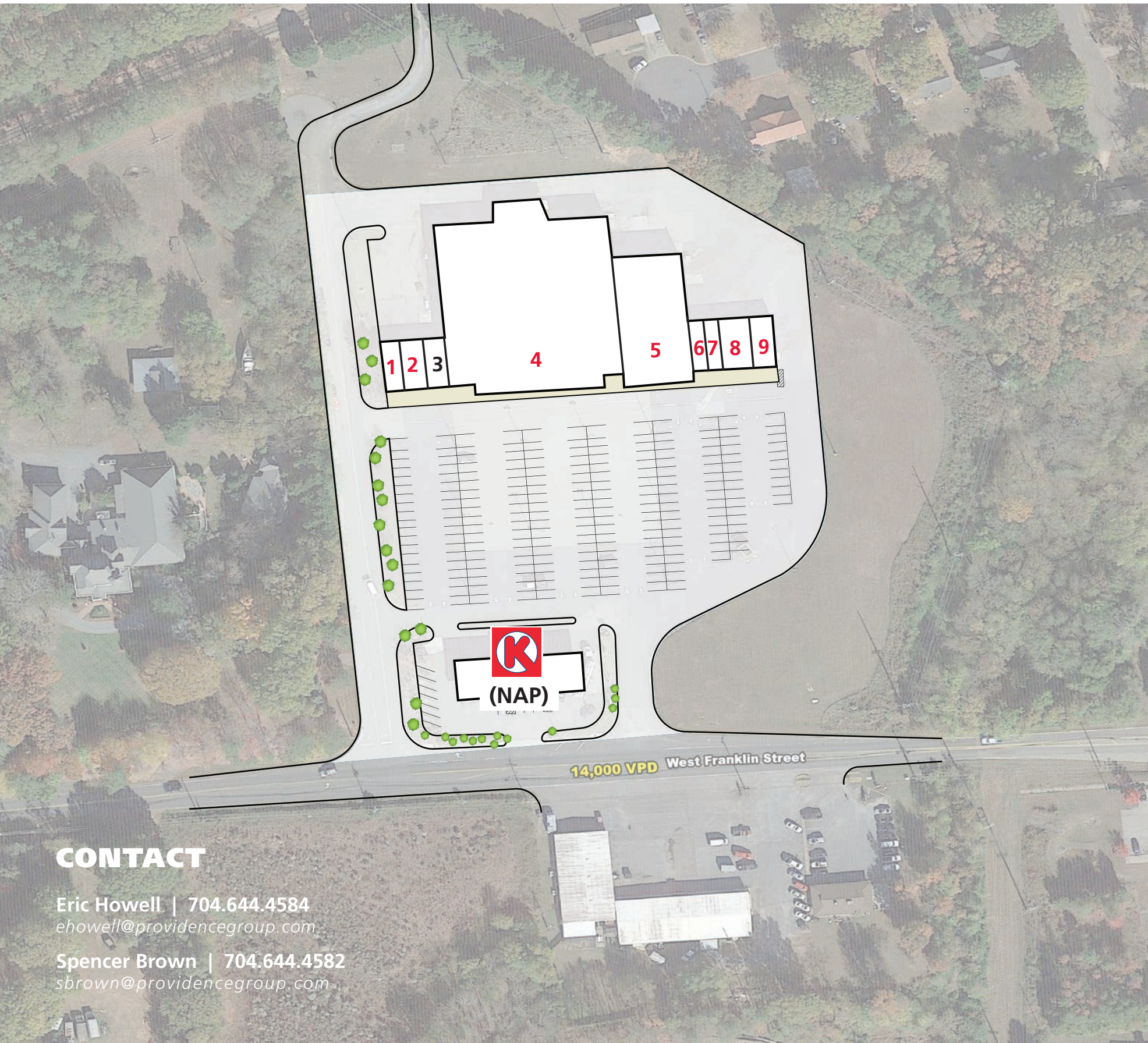
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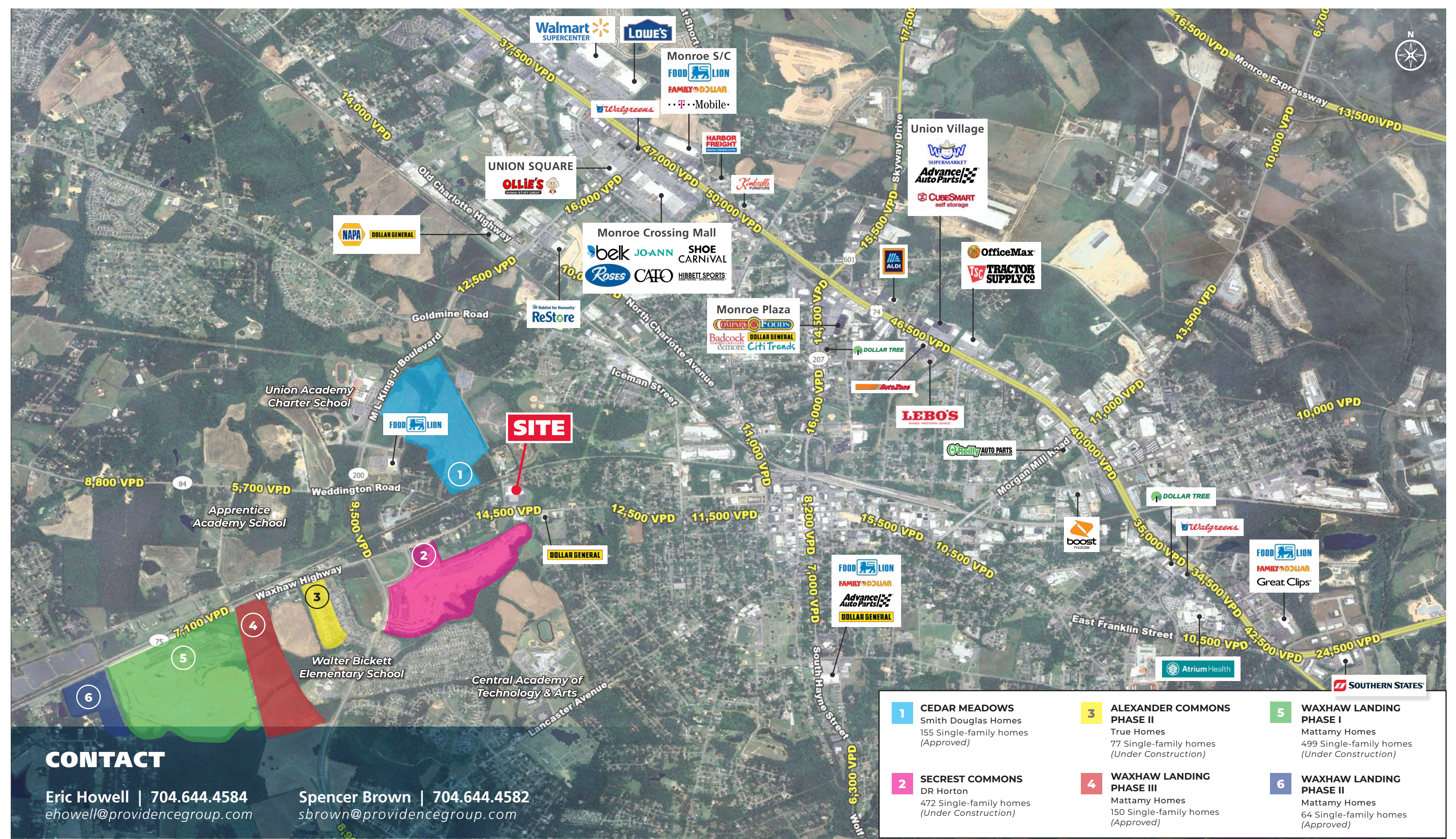


Suite	Tenant	Square Feet
<b>01</b>	<b>Available</b>	<b>1,200 SF</b>
<b>02</b>	<b>Available</b>	<b>1,200 SF</b>
<b>03</b>	<b>New China Buffet</b>	<b>1,200 SF</b>
<b>04</b>	<b>Available</b>	<b>29,000 SF</b>
<b>05</b>	<b>Available</b>	<b>8,800 SF</b>
<b>06</b>	<b>Available</b>	<b>900 SF</b>
<b>07</b>	<b>Available</b>	<b>900 SF</b>
<b>08</b>	<b>Available</b>	<b>1,800 SF</b>
<b>09</b>	<b>Available</b>	<b>1,200 SF</b>
<b>TOTAL</b>		<b>46,200 SF</b>

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<p><b>1 CEDAR MEADOWS</b> Smith Douglas Homes 155 Single-family homes (Approved)</p>	<p><b>3 ALEXANDER COMMONS PHASE II</b> True Homes 77 Single-family homes (Under Construction)</p>	<p><b>5 WAXHAW LANDING PHASE I</b> Mattamy Homes 499 Single-family homes (Under Construction)</p>
<p><b>2 SECREST COMMONS</b> DR Horton 472 Single-family homes (Under Construction)</p>	<p><b>4 WAXHAW LANDING PHASE III</b> Mattamy Homes 150 Single-family homes (Approved)</p>	<p><b>6 WAXHAW LANDING PHASE II</b> Mattamy Homes 64 Single-family homes (Approved)</p>