

**5112 W HWY 74**  
**Monroe, NC 28110**



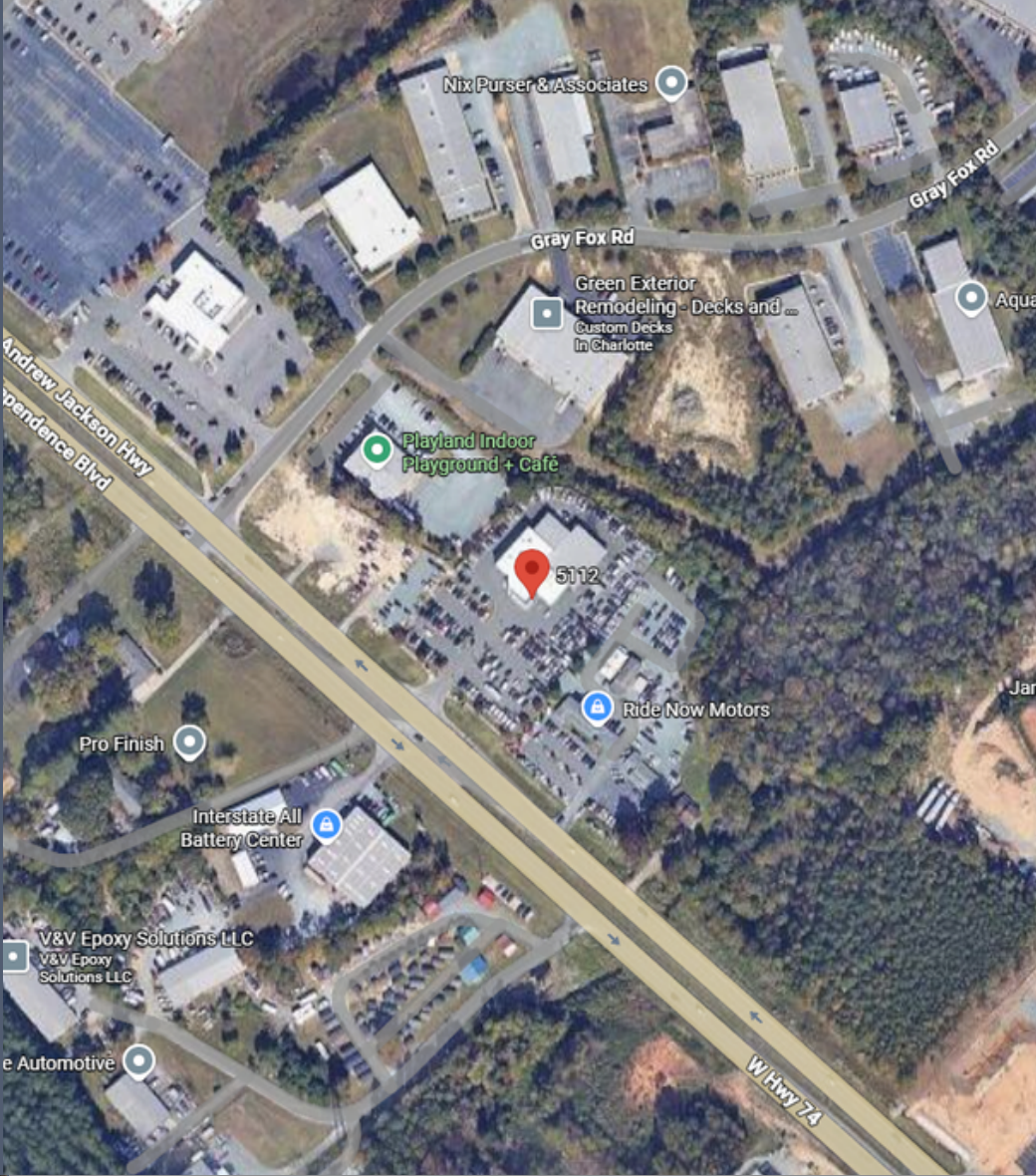
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# 5112 W HWY 74 NC

## Available for Sale

### Property Details

|                         |                                           |
|-------------------------|-------------------------------------------|
| Address                 | 5112 W HWY 74, Monroe, NC 28110           |
| Asking Price            | 5,500,000                                 |
| Cap Rate                | 8.1%                                      |
| Annual Rent             | \$450,000                                 |
| Lease Type              | Absolute NNN (Triple Net)                 |
| Lease Term              | 20 Years + 4 × 5-year options             |
| Annual Rent Escalations | 3% annually                               |
| Tenant                  | JSM Enterprise, LLC (Joe Maus Automotive) |
| Guaranty                | Corporate + Personal (Joseph Edward Maus) |
| Franchise               | Automotive dealership                     |



### Demographics

| RADIUS                      | 2 MILE    | 5 MILE   | 10 MILE   |
|-----------------------------|-----------|----------|-----------|
| 2029 Population Projection  | 16,979    | 101,146  | 338,229   |
| Household Income Median Avg | \$82,684  | \$85,830 | \$93,778  |
| Household Income            | \$105,339 | \$106,58 | \$119,747 |
| Daytime                     | 7,437     | 4 28,371 | 102,051   |

# Aerial View



Downtown Monroe – approx. 4.5 miles  
Indian Trail – approx. 8 miles  
I-485 Beltway – approx. 6 miles  
Uptown Charlotte – approx. 24 miles  
Hwy 74 – Major Retail & Traffic Corridor (±55,000 VPD)

Site

W HIGHWAY 74

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Contact for Details

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