

Available For Lease Only

Assignment of Current Lease Expiring
w/2 Options to Renew for 5 Years

2301 West Roosevelt Blvd., Monroe, NC 28110



www.themosergroupinc.com



Automotive Dealership with Service Center

+/- 12,854 SF Building

~~\$18,500~~

\$12,000

Per Month NNN

3.61 Acres

Property Highlights

Established prime location with approx 473 ft road frontage on U.S. Hwy 74 (traffic count 46,000 vpd). Across the street from Lowe's and Wal-mart near Monroe Mall.

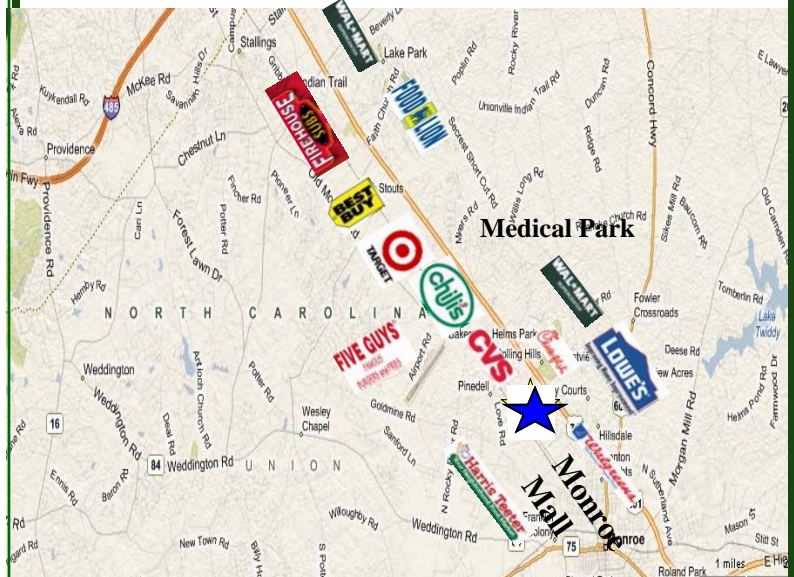
Nine large service bays with lots of lifts, equipment, and furniture included. Historical expenses available upon request

INCENTIVE

Seller will provide 1st right of refusal, before auction on all wholesale used cars from current locations of Dale Jarrett Automotive Group (60+ autos per month)

Parcel # 09261001

Location Map



For more information contact:
Dennis W. Moser, MAI
704-882-1700 ext. 211
dmoser@themosergroupinc.com

THE MOSER GROUP, INC.
COMMERCIAL REAL ESTATE



Service Center Lots of Lifts, Furniture, Equipment Included



Prime Location for New or Used Auto Dealership

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The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy.