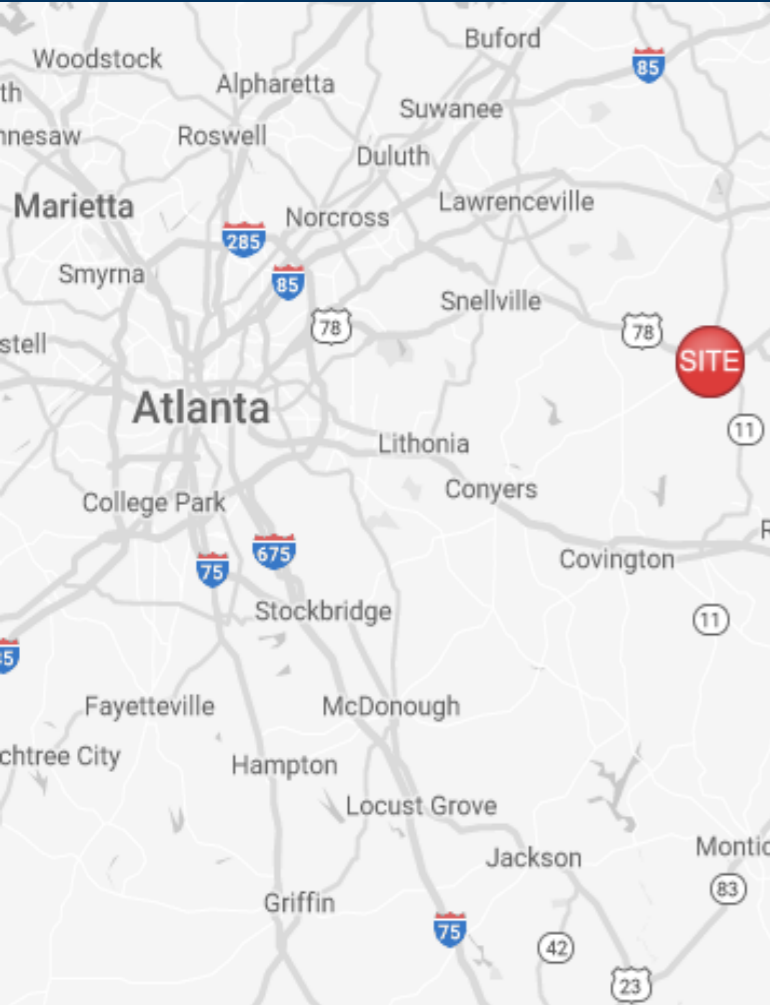


Paradise Shoppes of Monroe

1946-1986 & 1990-1998 West Spring Street
Monroe, GA 30655



FOR
LEASE



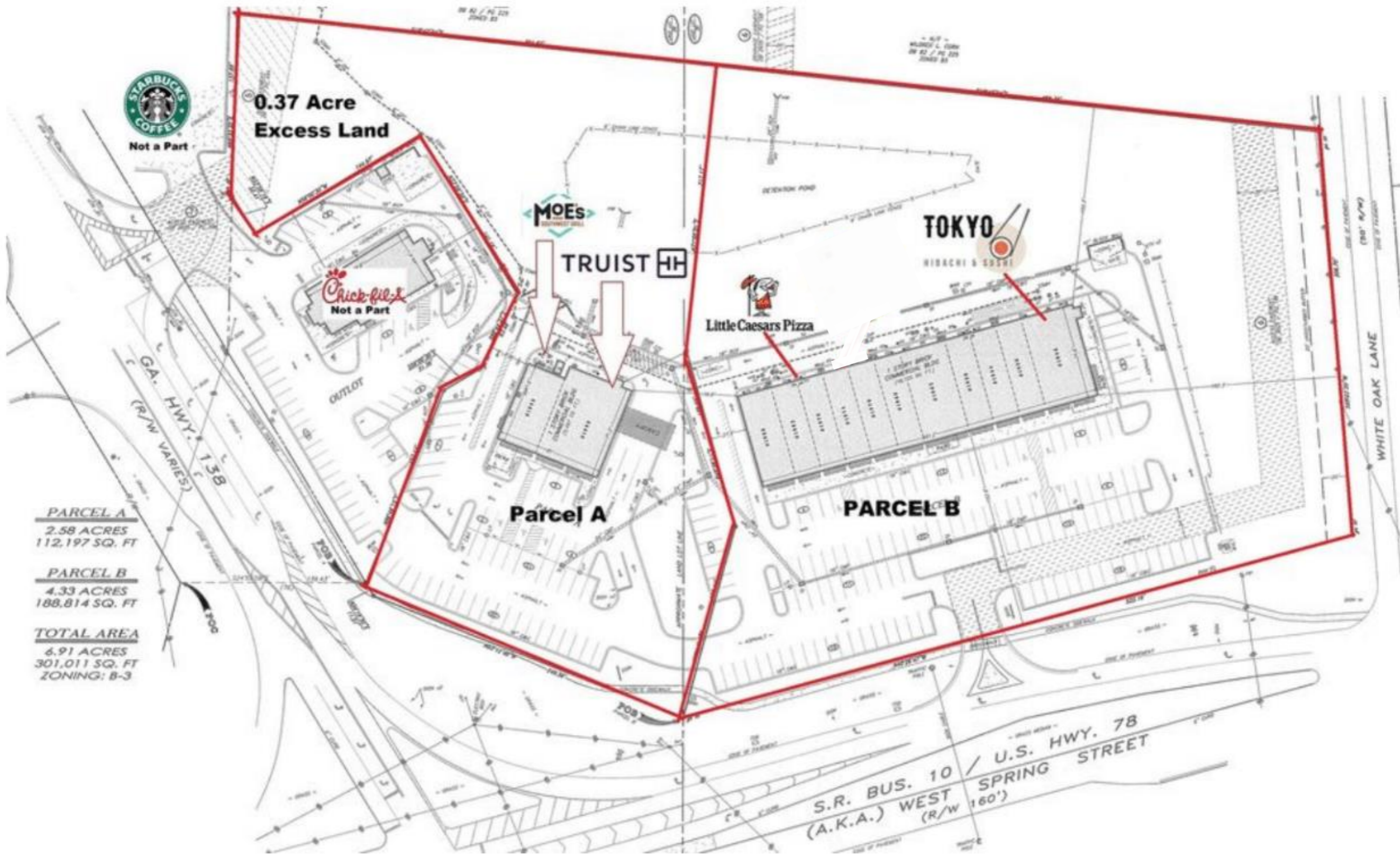
Leasing Contact

Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

riverwoodproperties.com

Property Highlights

- Located at the intersection of W Spring Street and M.L.K Jr. Blvd.
- Co-Tenants Include: Chick-Fil-A, Suntrust, Little Caesars, Verizon and Moe's Southwest Grill.
- Close proximity to one of Walton County's largest employers, The Clearview Regional Medical Center, employing approximately 450 staff members and more than 120 physicians.
- \$65,168 Average Household Income within a 5-mile radius.
- Population 30,682 within a 5-mile radius.
- 16,590 VPD on Spring Street
- Zoned B3 | General Business District
- Retail Space Available | 5,600 SF



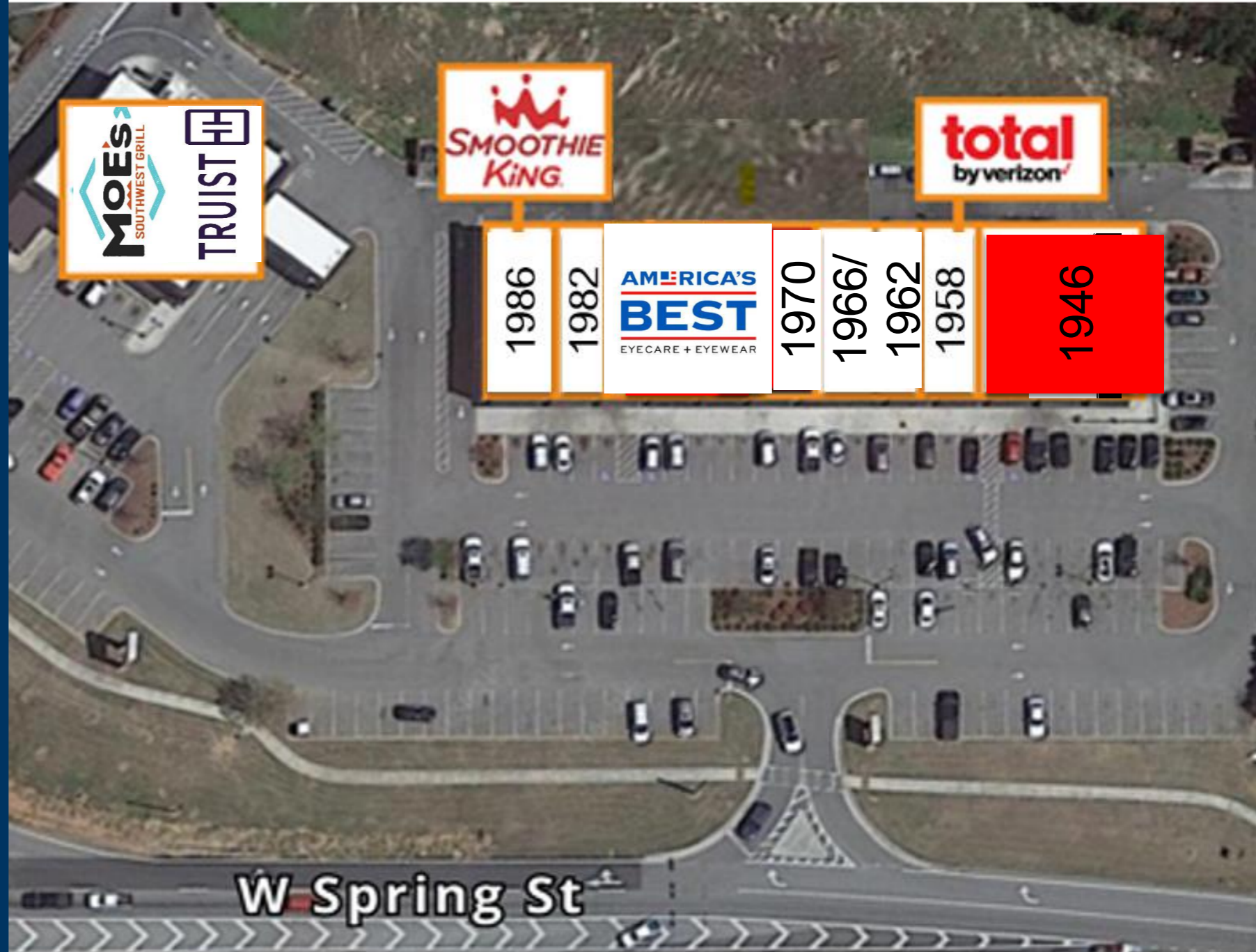
PARADISE SHOPPES OF MONROE

Site Plan

Paradise Shoppes of Monroe

TENANTS

1946	Restaurant Space Available	5,600
1958	Total by Verizon	1,400
1962/ 1966	Signature Nails & Spa	2,450
1970	World Finance Corp	1,455
1972/ 1974/ 1978	America's Best	4,145
1982	Little Caesars	1,400
1986	Smoothie King	1,750
1998	Moe's Southwest Grill	1,800
1990	Truist	3,500
	GLA	23,500
	Availability:	5,600 SF



PARADISE SHOPPES OF MONROE

Site Plan



