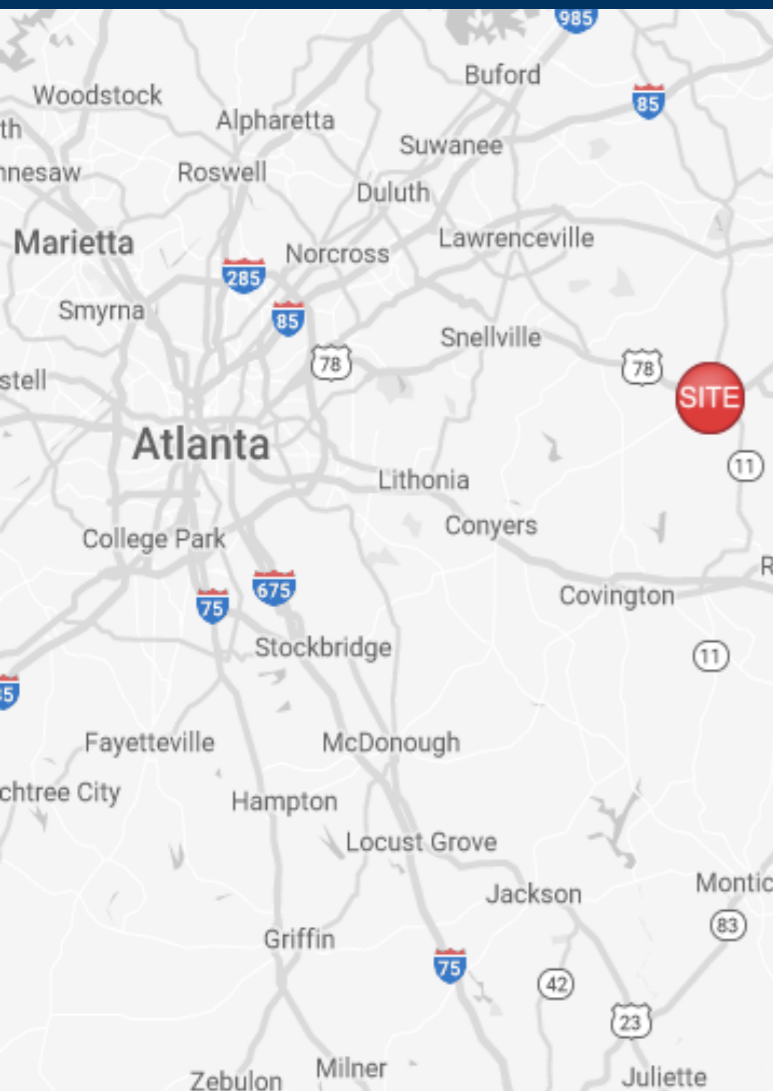


Paradise Shoppes of Monroe

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



Leasing Contact

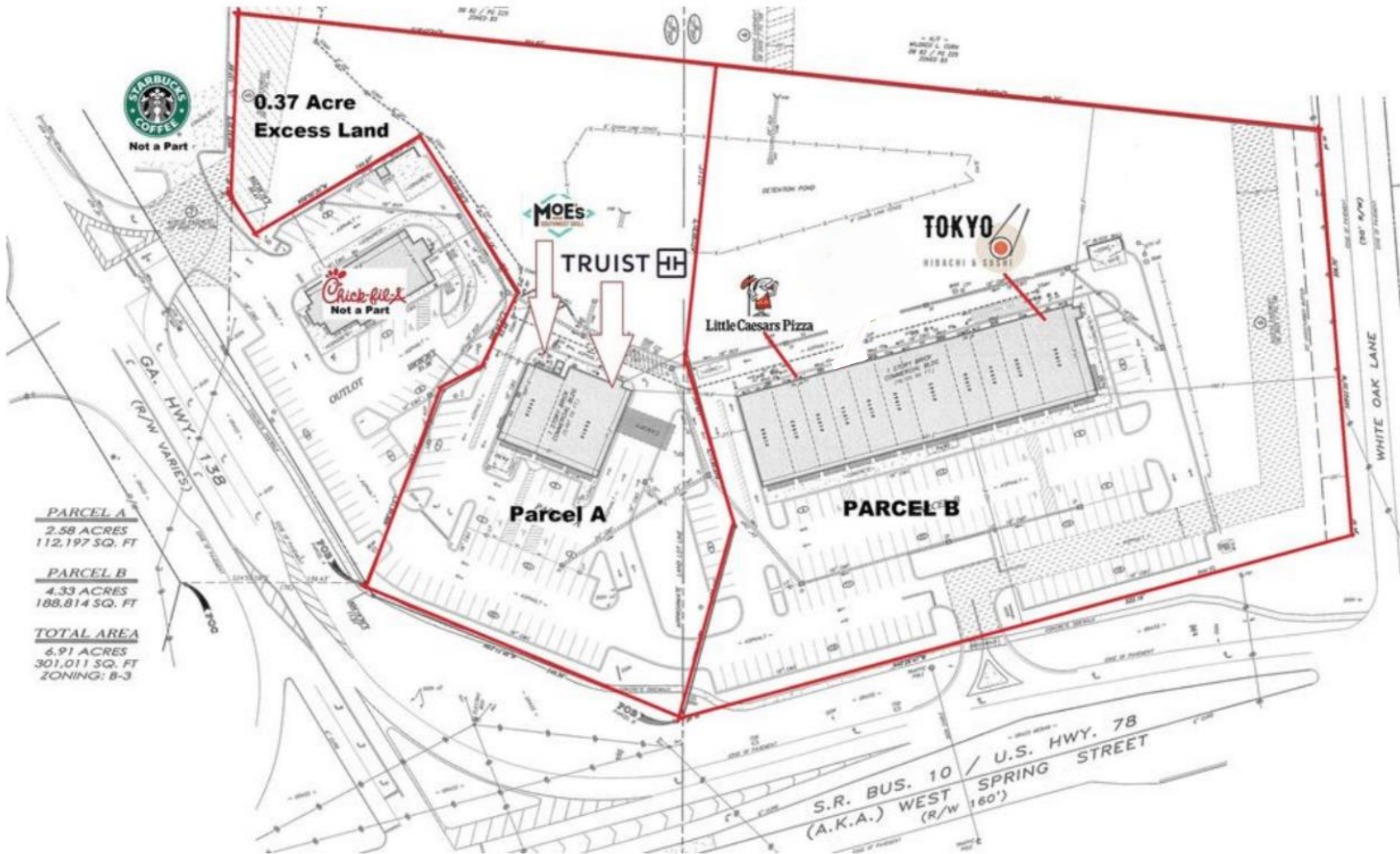
Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

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, Shane's Rib Shack, 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
- Retail Space Available | 1,345-4,145 SF





PARADISE SHOPPES OF MONROE

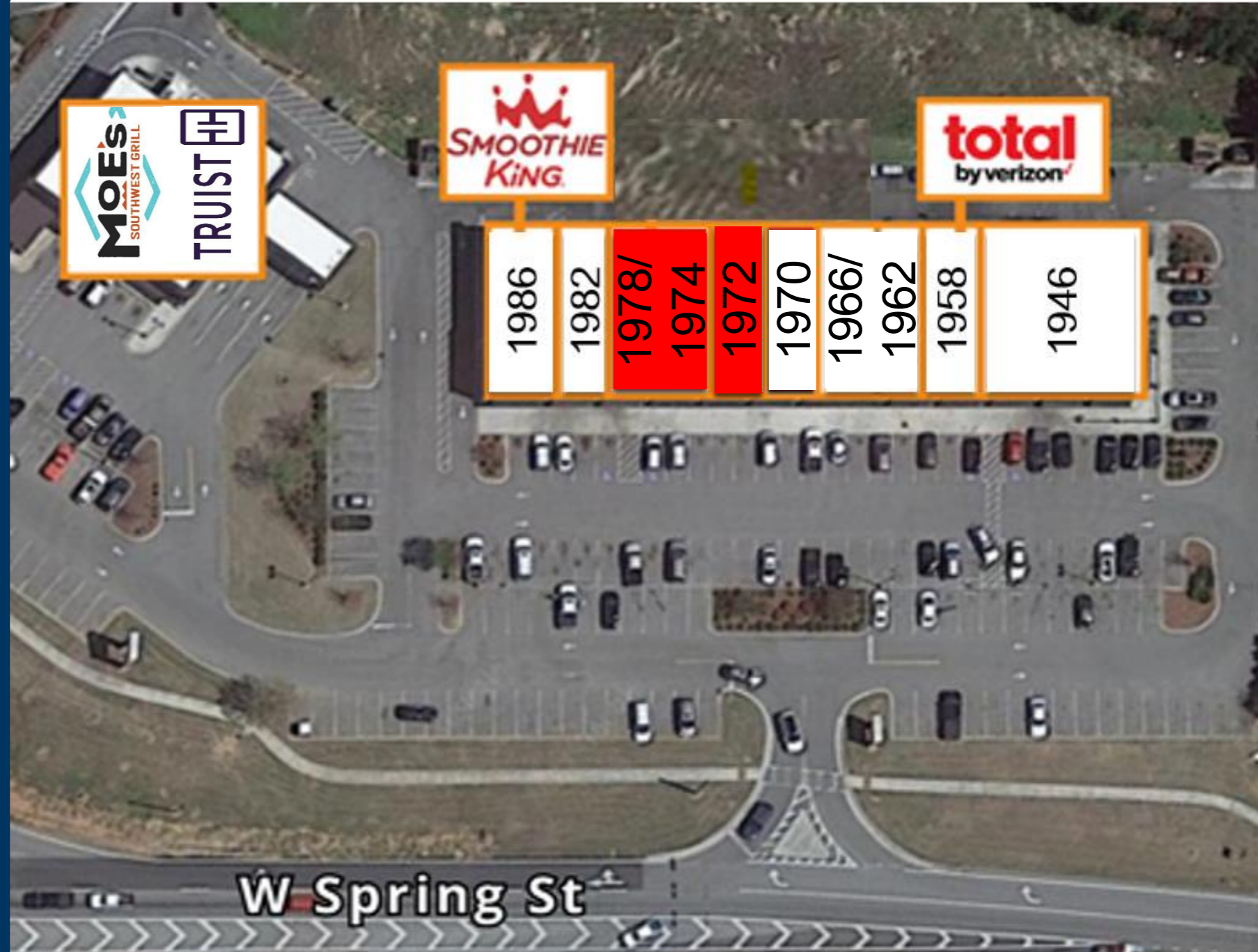
Site Plan



Paradise Shoppes of Monroe

TENANTS

1946	Tokyo Sushi Hibachi	5,600
1958	Total by Horizon	1,400
1962/ 1966	Signature Nails & Spa	2,450
1970	World Finance Corp	1,440
1972	Retail Space Available	1,345
1974/ 1978	Restaurant Space Available	2,800
1982	Little Caesars	1,400
1986	Smoothie King	1,750
1998	Moe's Southwest Grill	1,800
1990	Truist	3,500
	GLA	11,118
	Availability:	1,345- 4,145 SF



PARADISE SHOPPES OF MONROE

Site Plan

