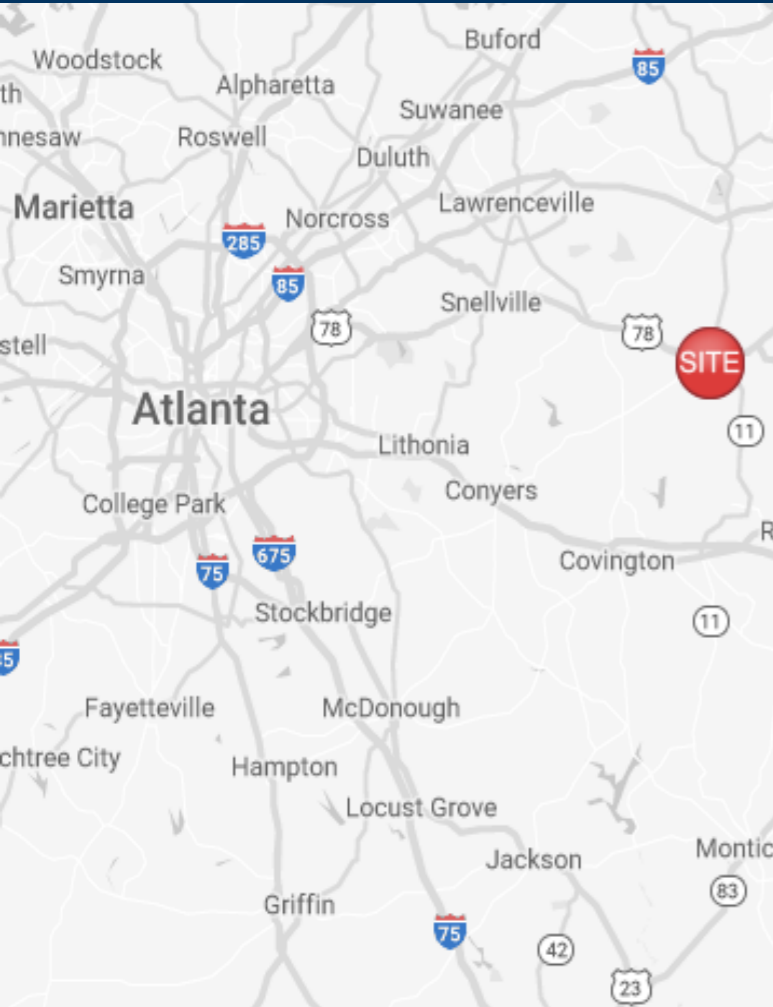


# Paradise Shoppes of Monroe

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



FOR  
LEASE



## Leasing Contact

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

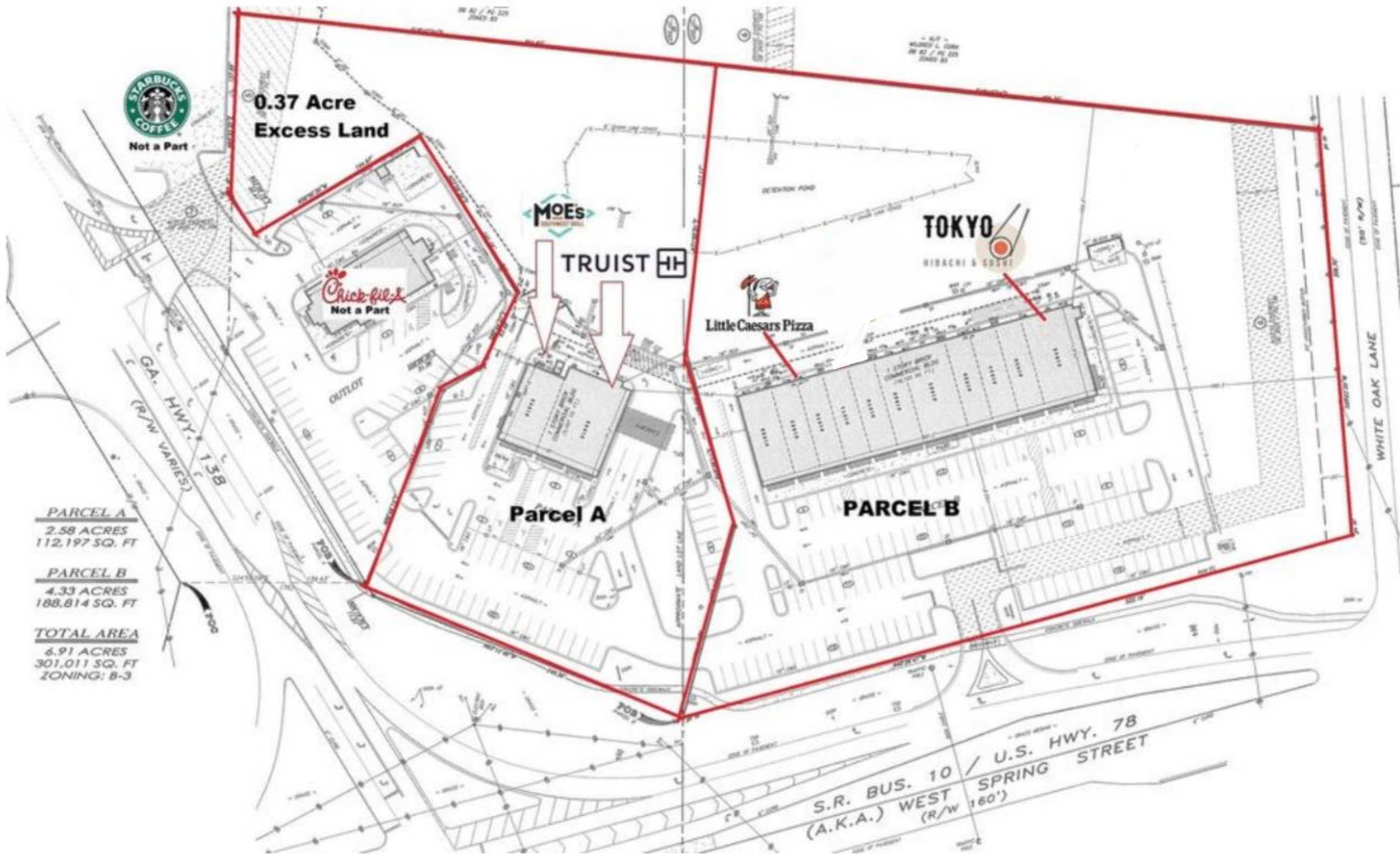
[riverwoodproperties.com](http://riverwoodproperties.com)

## 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 | 1,345-4,145 SF







# PARADISE SHOPPES OF MONROE

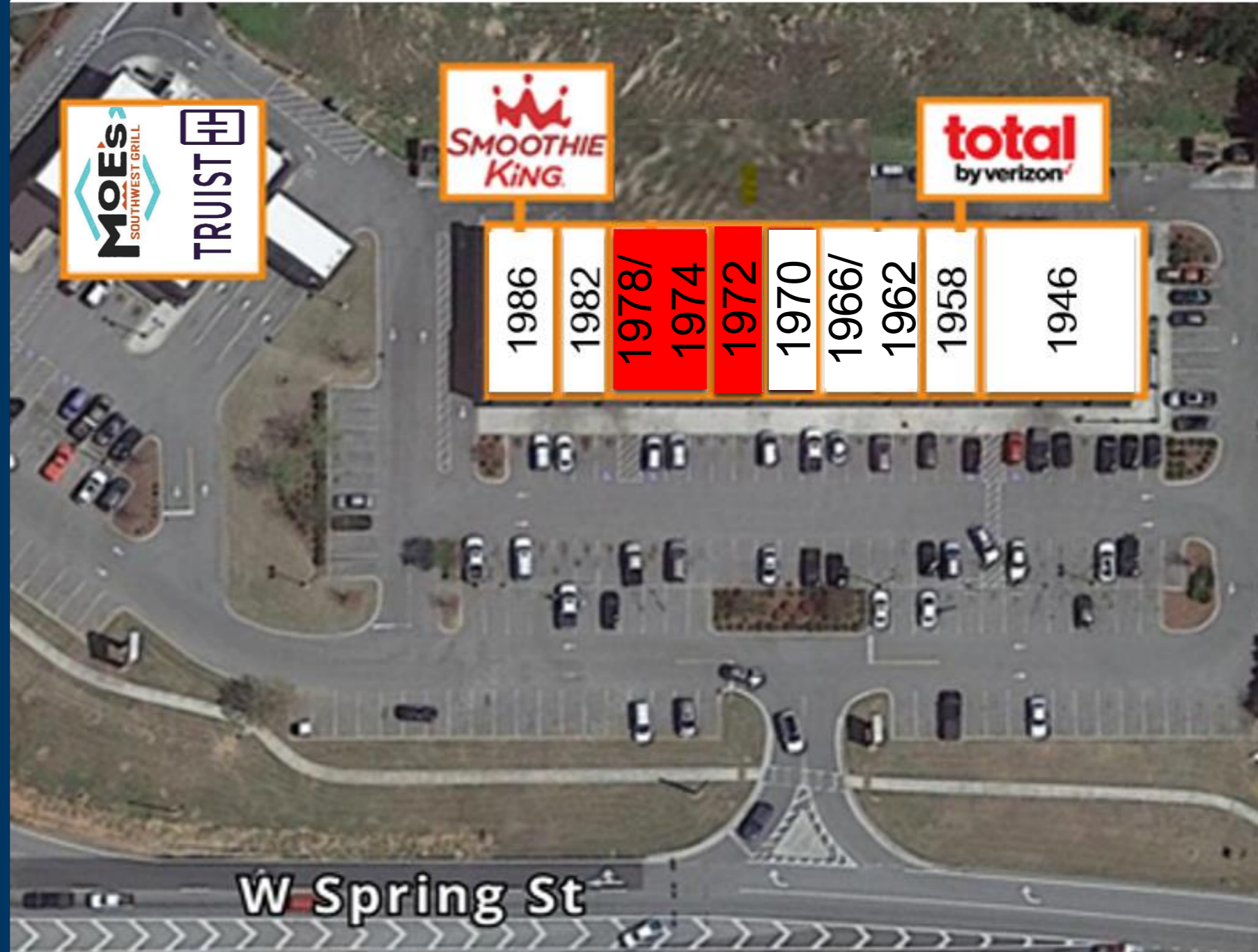
Site Plan



# Paradise Shoppes of Monroe

## TENANTS

1946	Tokyo Sushi Hibachi	5,600
1958	Total by Verizon	1,400
1962/ 1966	Signature Nails & Spa	2,450
1970	World Finance Corp	1,455
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	23,500
	Availability:	1,345- 4,145 SF



# PARADISE SHOPPES OF MONROE

Site Plan



# AREA DEMOGRAPHICS

	3 MILE	20,648
	5 MILE	34,521
	10 MILE	110,852
2023 Population		

	3 MILE	2,181
	5 MILE	7,263
	10 MILE	110,852
2023 Daytime Population		

	3 MILE	8,050
	5 MILE	12,917
	10 MILE	38,920
Household 2023		

	3 MILE	\$64,709
	5 MILE	\$80,261
	10 MILE	\$100,098
Household Income		



## PARADISE SHOPPES OF MONROE

Trade Area Overview