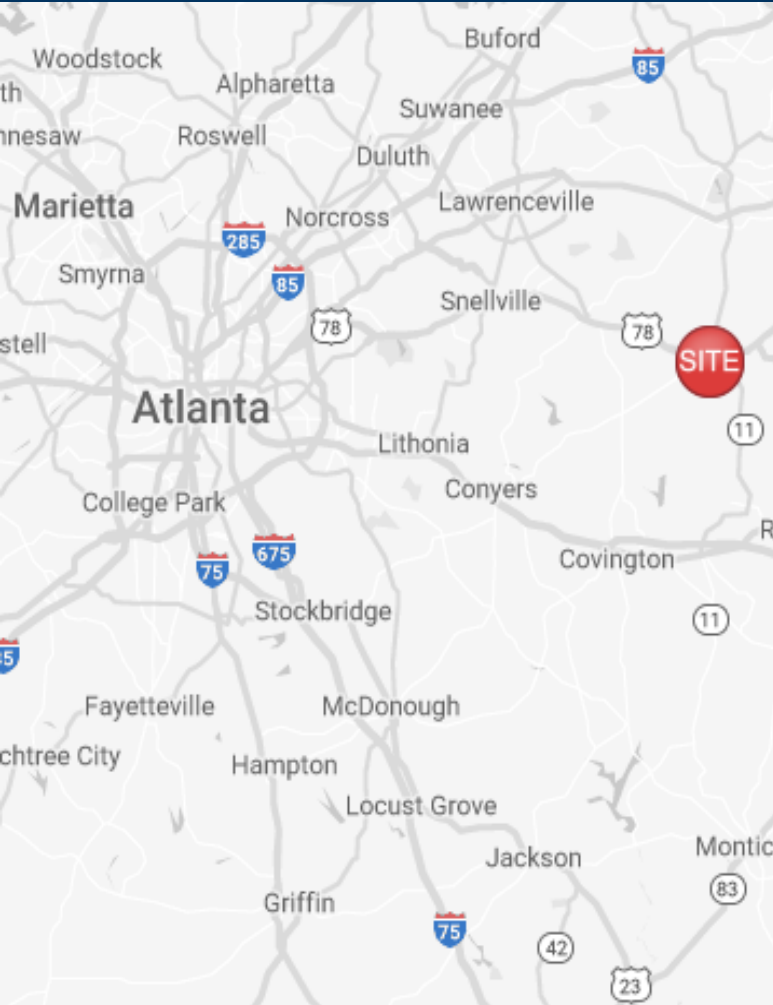


# Paradise Shoppes of Monroe

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



FOR  
LEASE



## Leasing Contact

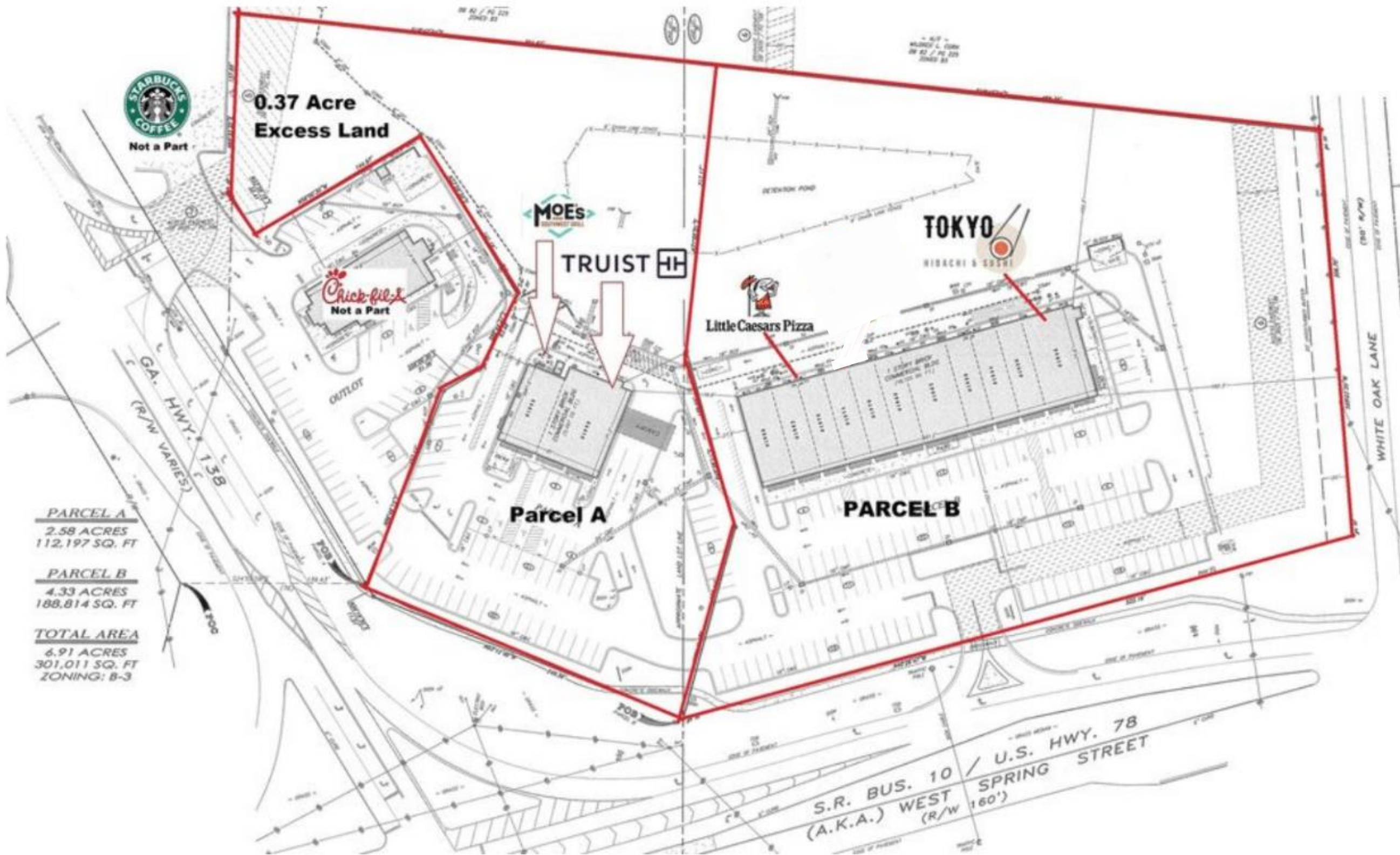
Allie Hodge Motz  
678-501-5342  
allie@riverwoodproperties.com

[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 | 1,400 – 7,000 SF





# PARADISE SHOPPES OF MONROE

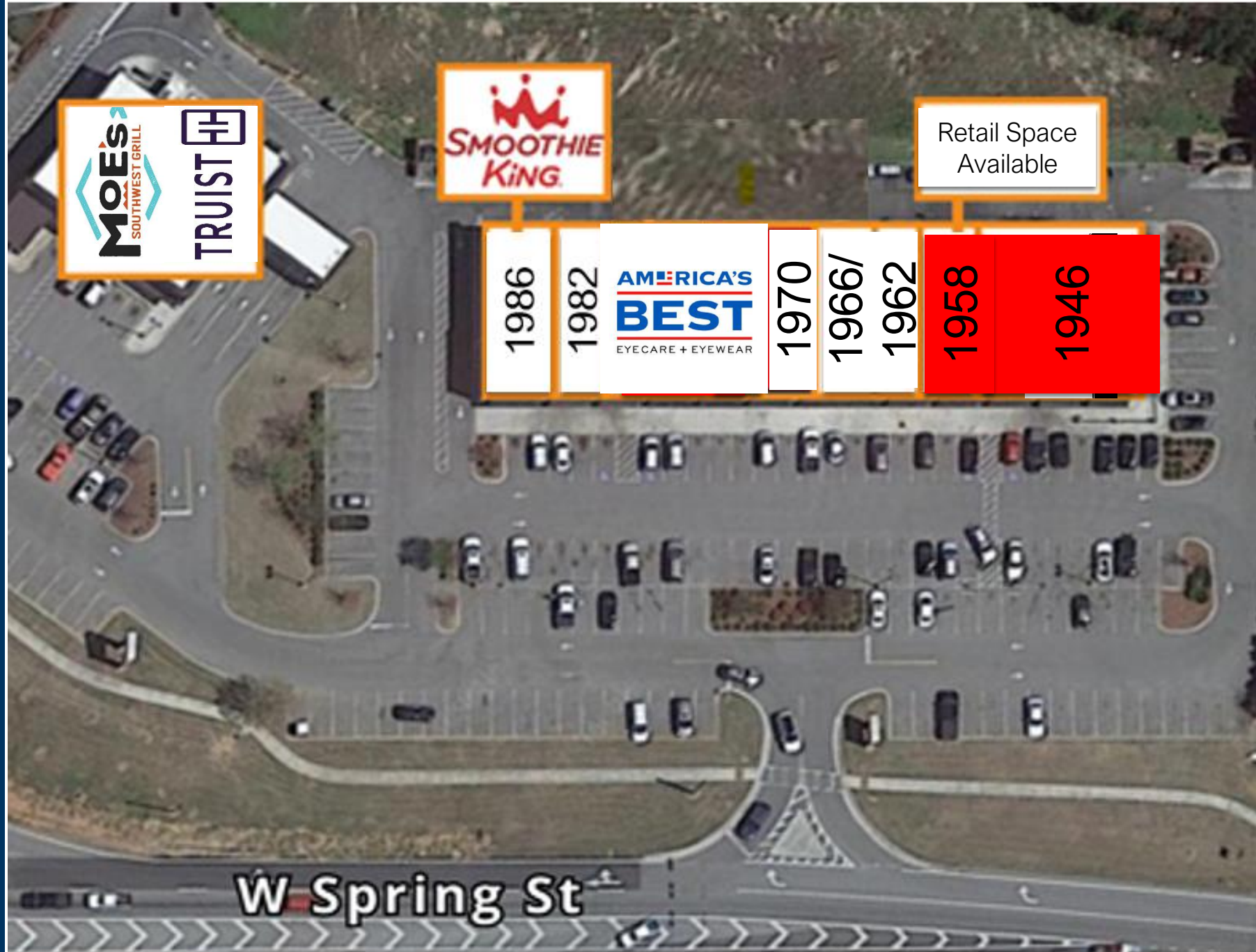
Site Plan



# Paradise Shoppes of Monroe

## TENANTS

1946	Restaurant Space Available	5,600
1958	Retail Space Available	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:	1,400 – 7,000 SF



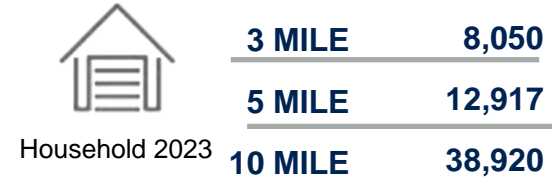
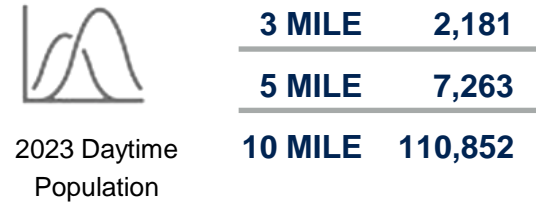
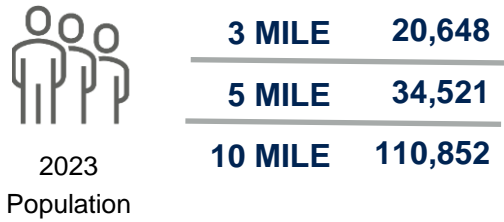
# PARADISE SHOPPES OF MONROE

Site Plan





# AREA DEMOGRAPHICS



## PARADISE SHOPPES OF MONROE

Trade Area Overview