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HARRISON
PROPERTIES
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**MONROE
CROSSING**

Monroe, Georgia

RETAIL PROPERTY FOR LEASE

HARRISON PROPERTIES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Monroe Crossing is located in Monroe, Georgia in Walton County, which is approximately 30 miles east of the city of Atlanta, and is part of the Atlanta, GA Metropolitan Statistical Area. This prime location between Atlanta and Athens offers a booming housing market, abundant shopping and dining options, a wide array of educational opportunities, a family-friendly environment, premium healthcare options, and boundless recreational activities, all in a pro-business environment.

PROPERTY HIGHLIGHTS

- Strong location adjacent to Home Depot and Walmart Supercenter
- Directly across West Spring Street from Piedmont Hospital
- Anchor tenants include Aaron Rents, Hibbet Sports, and Dollar Tree
- Multiple points of access with signalized intersection and 3 curb cuts through Walmart Supercenter parking lot

OFFERING SUMMARY

Address:	2120 W Spring St, Monroe, GA 30655
County:	Walton
Number of Units:	12
Available SF:	-
Lot Size:	7.16 Acres
Building Size:	33,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	606	2,706	10,981
Total Population	1,235	5,901	22,890
Average HH Income	\$22,300	\$31,482	\$32,459

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JOHN HARRISON
 President | Brokerage Division
 404.384.3330
 john@hpatlanta.com



HARRISON PROPERTIES
LOCATION MAP



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HARRISON PROPERTIES PROPERTY PHOTOS



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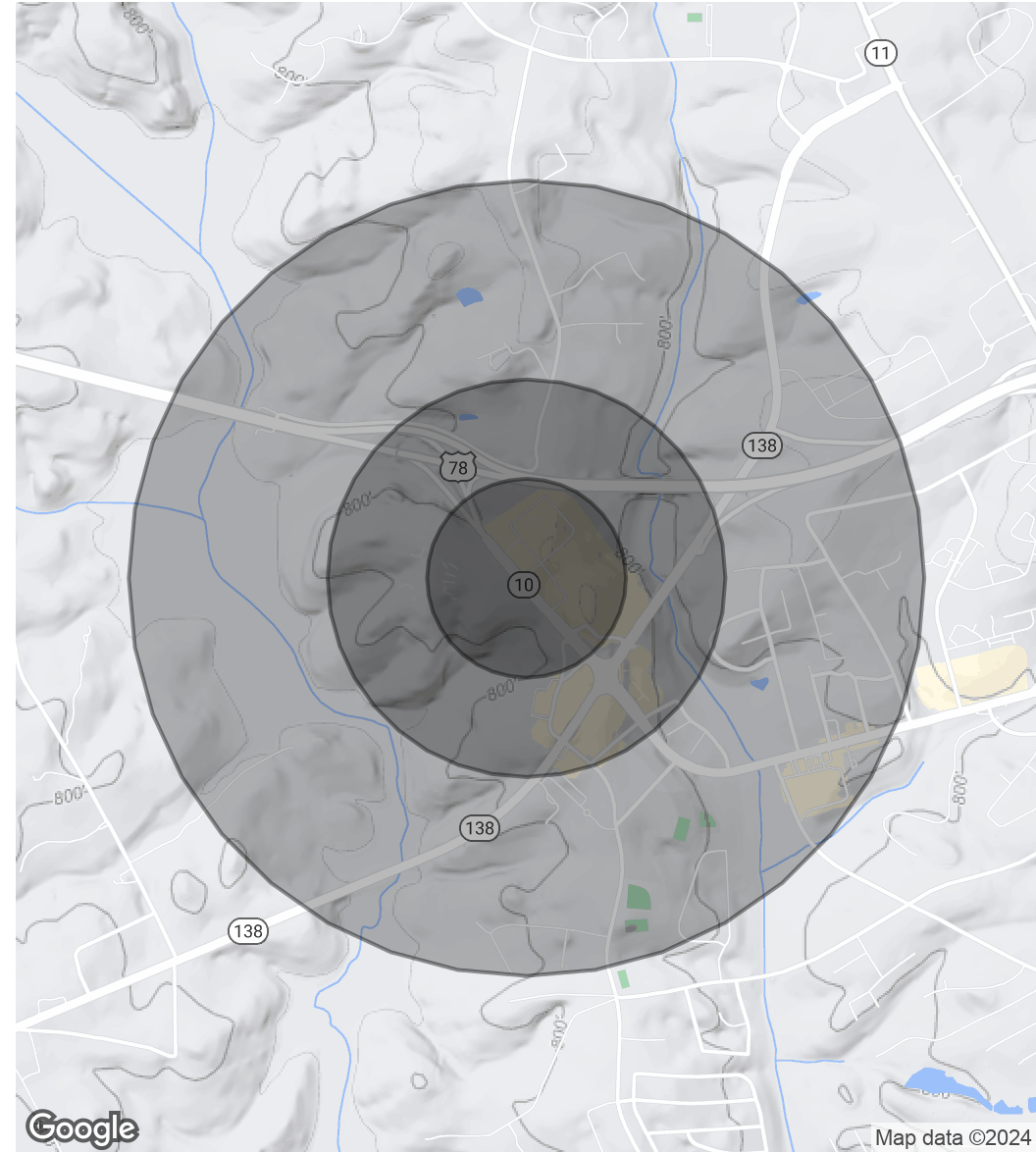


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,235	5,901	22,890
Average Age	35.1	30.7	31.2
Average Age (Male)	33.2	27.1	27.7
Average Age (Female)	40.3	35.2	34.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	606	2,706	10,981
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$22,300	\$31,482	\$32,459
Average House Value	\$120,096	\$152,681	\$104,177

2020 American Community Survey (ACS)



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