

# 4.98 Acres of Commercial Vacant Land

280 Highway 138, Monroe, Georgia 30655

B3 Zoning



## INVESTMENT HIGHLIGHTS

- Approximately 4.98 acres of commercial land located in a strong retail corridor
- Adjacent to a Japanese hibachi/sushi restaurant and boba tea and chicken concepts
- Ideal for a hotel, motel, or strip retail center
- Piedmont Walton Hospital is just minutes away.
- Average household income over \$85,925 within 5 miles radius
- Surrounded by major national retailers including Tractor Supply, McDonald's, Dunkin', Zaxby's, Applebee's, Home Depot, and Walmart.

|                   | 2-mile   | 5-mile   | 10-mile  |
|-------------------|----------|----------|----------|
| Total Population  | 19,619   | 98,808   | 242,687  |
| 2030 Projection   | 20,793   | 104,548  | 257,671  |
| Average HH Income | \$98,323 | \$99,810 | \$98,206 |

**TBRE**  
REAL ESTATE SERVICES

Scott Kim / Andy Chung  
2700 N Berkeley Lake Rd., Suite 230  
Ph: 678.417.1434 Fax: 678.417.1438  
www.tbrealtor.com contact@tbrealtor.com

Investment & Commercial Sales | Residential | Business | Property Management & Leasing



