

Monroe Pavilion

Monroe, Walton County, GA

Atlanta Metro

Join These Retailers at Monroe's Premier Regional Center



- Dominant Regional Center 250,000 SF: Everyone's first retail choice, Monroe Pavilion is the only regional center in Walton County, anchored by Publix, Ross, Marshall's, ULTA, Five Below, PetSense, Hibbett, Rack Room, and Planet Fitness.

- Growing Atlanta Metro Trade Area. Walton County (pop. 96,673), 27th largest of Georgia counties, 17th fastest growing county (15.4% since 2010), adding 12,905 persons from 2010 to 2020. 3 year rolling annual average of 805 residential units permitted thru June 2021. Walton adjoins the Athens MSA (pop. 214,759) on its eastern bound.

- Extraordinary Access/Visibility. 3000 feet of frontage exposure facing US 78 between its interchanges with GA 138 and GA 11. MP also fronts GA 11 and GA 138 with signalized entrances to those advertised by 27 foot tall pylon signs. Pavilion Parkway is the project's internal connector route between GA 11 and GA 138 for customer circulation.

- Major Employers: Facebook, Hitachi Automotive, Walmart Distribution, Piedmont Walton Regional Hospital, Standridge Color, Takeda Biopharmaceutical, Monroe Hma, Leggett & Platt, Elite Storage Solutions, General Mills Distribution, Solo Cup Distribution.

- Monroe Pavilion is located within a Federally designated Qualified Opportunity Zone.

- Future Rivian Factory is 13 miles south of Monroe on I-20.

- Coming Soon: \$30M YMCA Facility to open directly across the street from Monroe Pavilion.

Opportunities Available:

- Inline shop space available for lease in main center
- Restaurant pad buildings available for lease
- Prime Outparcels available for sale, ground lease or BTS
- 12 Acres Expansion Land



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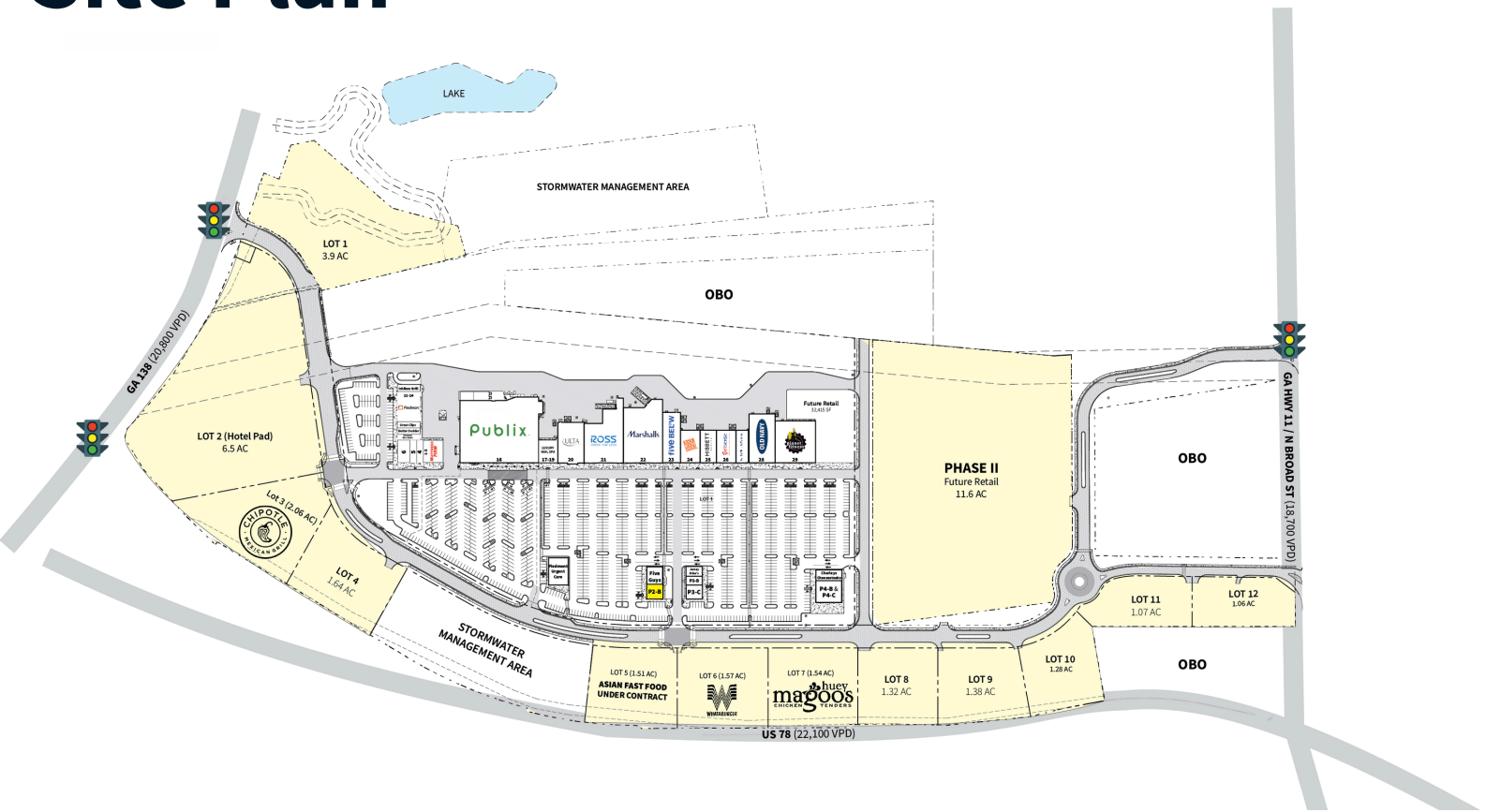


[Google Maps Link](#)

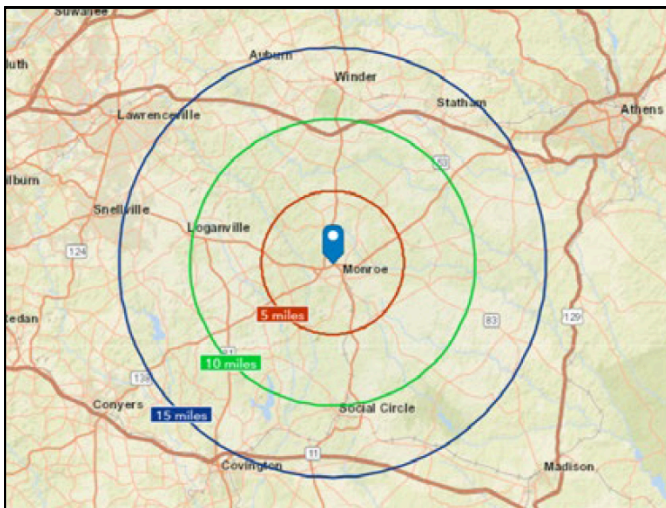


[Drone Video](#)

Site Plan



SPACE	TENANT	SIZE (S.F.)	SPACE	TENANT	SIZE (S.F.)	SPACE	TENANT	SIZE (S.F.)
Suite 1-3	Mattress Firm	4,200	Suite 16	Publix	48,387	Pad P1-A	Piedmont Urgent Care	2,455
Suite 4	Planet Smoothie	1,400	Suite 17-19	Luxury Nail Spa	4,154	Pad P1-B	Piedmont Urgent Care	2,500
Suite 5	The Joint Chiropractic	1,470	Suite 20	Ulta	10,000	Pad P2-A	Five Guys	3,005
Suite 6	Verizon	2,800	Suite 21	Ross Dress for Less	18,000	Pad P2-B	RESTAURANT SPACE	2,000
Suite 8	European Wax Center	1,330	Suite 22	Marshall's	21,000	Pad P3-A	Jersey Mikes	1,550
Suite 9	Butter Dudder	1,400	Suite 23	Five Below	8,470	Pad P3-B	WNB Factory	1,450
Suite 10	Great Clips	1,400	Suite 24	Rack Room Shoes	6,000	Pad P3-C	Barberitos	2,000
Suite 11	Piedmont Medical Care	2,100	Suite 25	Hibbetts Sports	5,000	Pad P4-A	Charleys Cheesesteaks	2,395
Suite 12	Piedmont Medical Care	1,400	Suite 26	Petsense	6,000	Pad P4-B & C	Cielo Blue	5,005
Suite 13	Piedmont Medical Care	1,400	Suite 27	Bath & Body Works	4,000			
Suite 14	Piedmont Medical Care	1,400	Suite 28	Old Navy	12,016			
Suite 15	Ichiban Grill	1,400	Suite 29	Planet Fitness	16,120			



Demographics	5 Mile	10 Mile	15 Mile
Population 2023	34,143	103,366	290,328
Daytime Population 2023	34,310	84,160	224,873
2023 Total Households	12,701	35,837	96,832
2023 Average HH Income	\$79,696	\$97,973	\$103,150

P1 Building



P2 Building



P3 Building



P4 Building



Shop Space



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