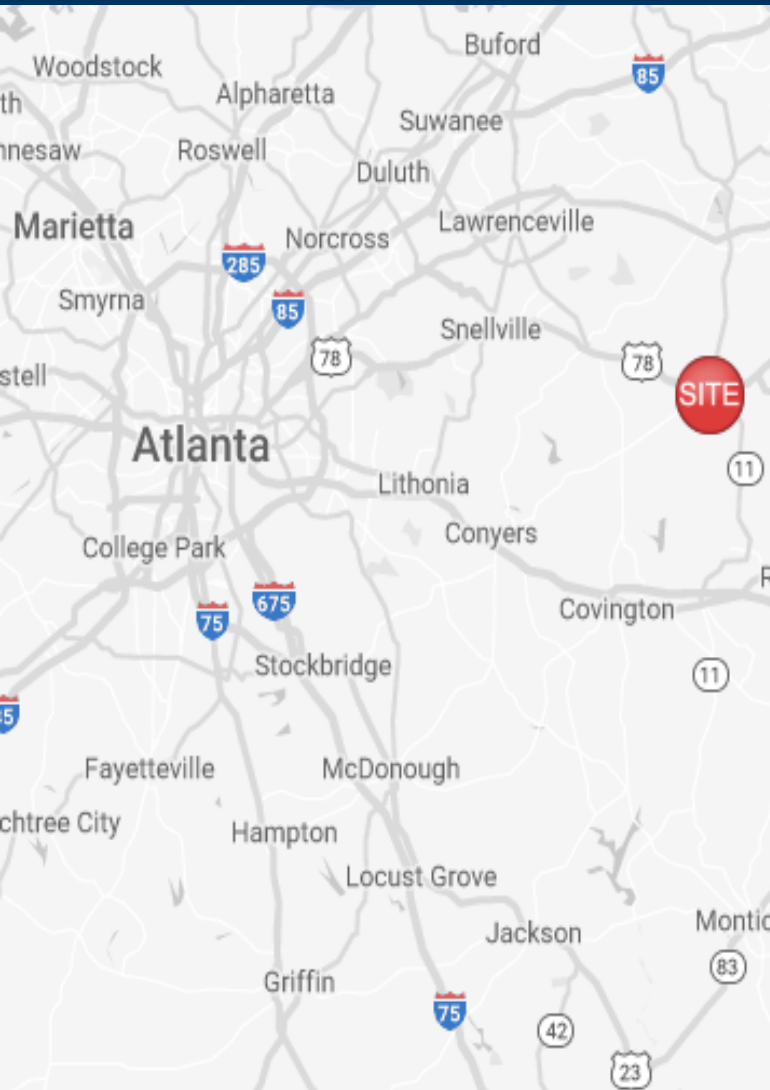


# Paradise Shoppes of Monroe



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



## Leasing Contact

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## 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 | 5,600 SF

# Paradise Shoppes of Monroe

## TENANTS

|                        |                            |          |
|------------------------|----------------------------|----------|
| 1946                   | Restaurant Space Available | 5,600    |
| 1958                   | Firehouse Subs             | 1,400    |
| 1962/<br>1966          | Signature Nails & Spa      | 2,450    |
| 1970                   | World Finance Corp         | 1,455    |
| 1972/<br>1974/<br>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:              | 5,600 SF |



# PARADISE SHOPPES OF MONROE

## Site Plan



# AREA DEMOGRAPHICS



2024  
Population

|         |        |
|---------|--------|
| 3 MILE  | 1,839  |
| 5 MILE  | 21,019 |
| 10 MILE | 37,022 |



2024 Daytime  
Population

|         |        |
|---------|--------|
| 3 MILE  | 2,495  |
| 5 MILE  | 15,880 |
| 10 MILE | 27,851 |



Household 2024

|         |        |
|---------|--------|
| 3 MILE  | 750    |
| 5 MILE  | 7,820  |
| 10 MILE | 13,472 |



Household  
Income

|         |          |
|---------|----------|
| 3 MILE  | \$76,100 |
| 5 MILE  | \$74,200 |
| 10 MILE | \$85,300 |



## PARADISE SHOPPES OF MONROE

Trade Area Overview

