

# 809 N. BROAD STREET

MONROE, GA  
30656

**For Sale**  
**3.4± Usable Acres**

**JASON MCCART, SIOR**  
*Senior Vice President*  
770.601.5451  
jmccart@kingindustrial.com

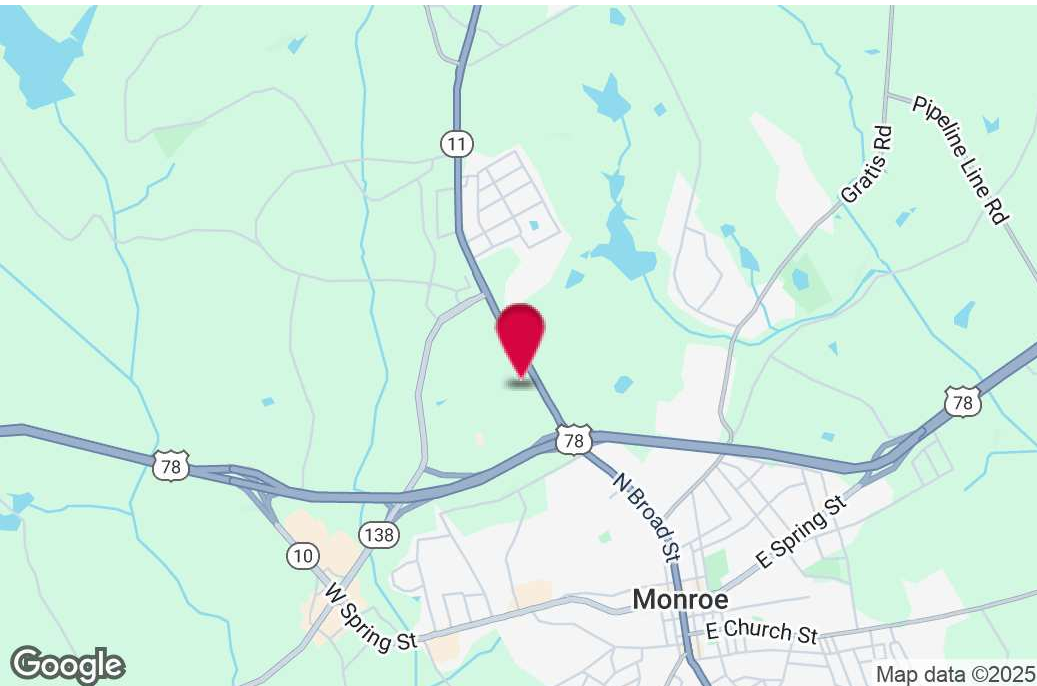
**TOMMY BARROW**  
*Advisor*  
210.394.9943  
tbarrow@kingindustrial.com

**king** *Industrial  
Realty, Inc.*

Industrial • Commercial • Investment  
404.942.2000 | [kingindustrial.com](http://kingindustrial.com)



FOR SALE  
3.4± USABLE  
ACRES



## PROPERTY HIGHLIGHTS

- Level Topography
- Close Proximity to All Utilities
- 1,350± Sq. Ft. Building on Land
- Less than 1/2 Mile to Highway 78, Highway 138 and Highway 11

## OFFERING SUMMARY

Lot Size:	3.4 Acres
Zoning:	B-3 (City of Monroe)

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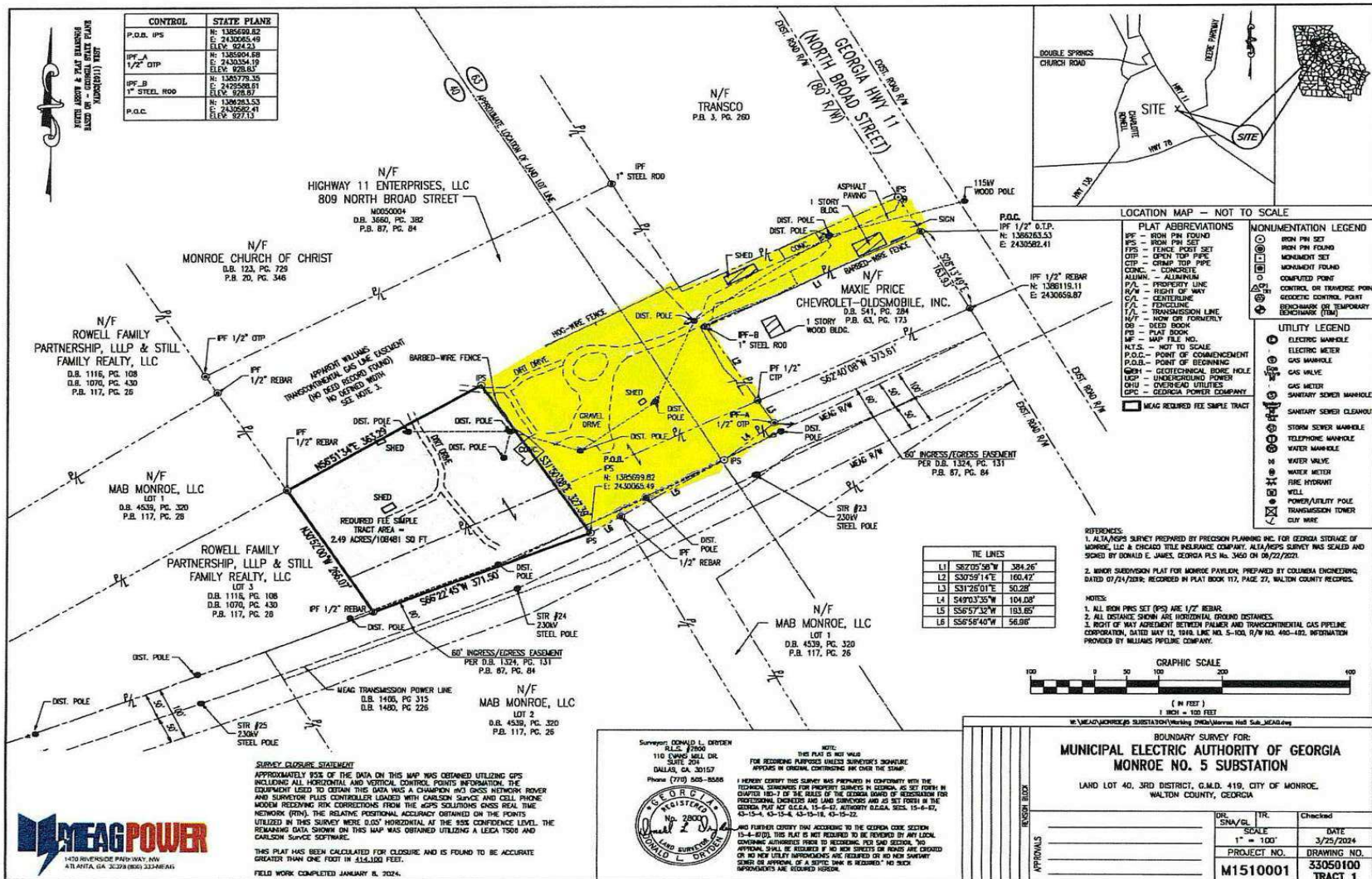
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*Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.*

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# SURVEY

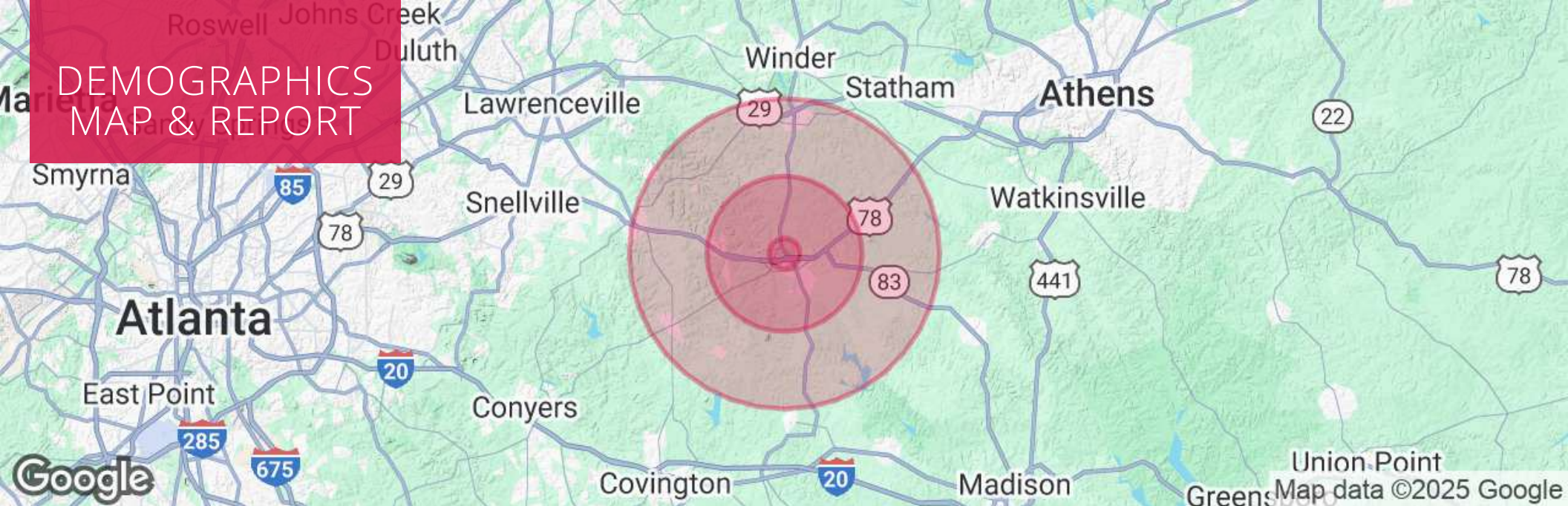


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,719	26,358	77,303
Average Age	29.6	35.4	36.4
Average Age (Male)	27.2	34.0	35.5
Average Age (Female)	31.0	36.0	36.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	583	9,671	27,865
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$37,259	\$49,199	\$61,064
Average House Value		\$280,608	\$207,938

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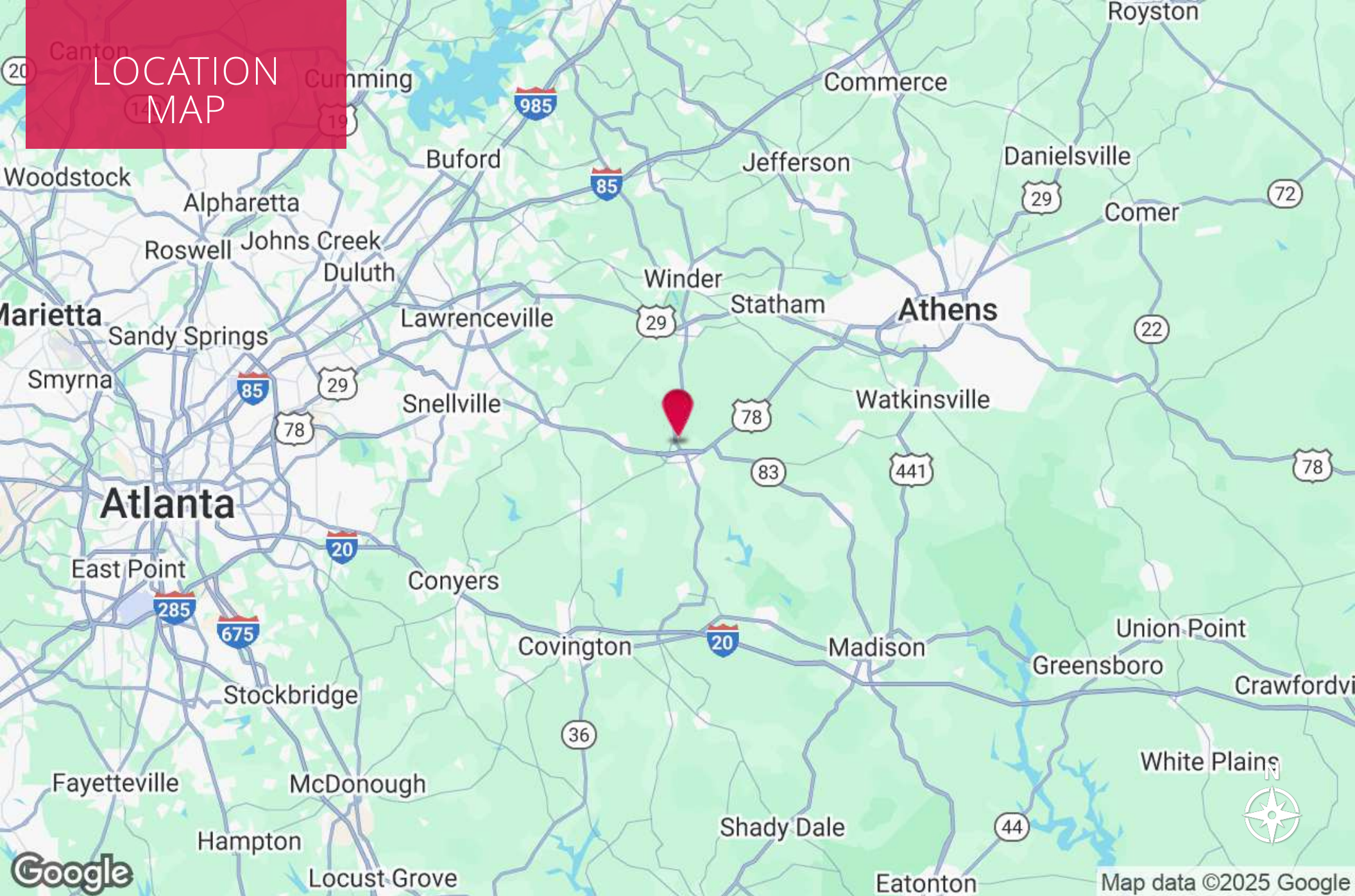
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# LOCATION MAP



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