



# ±7.38 AC MONROE, GA

2150 W. Spring St., Monroe, GA 30655

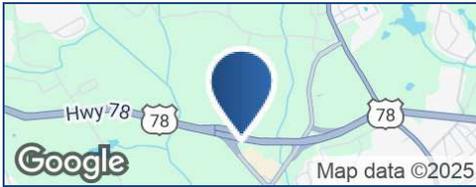
## Property Summary



### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	16,909
STREET	Hwy. 78
COUNT 2	12,950
STREET 2	W. Spring St.
COUNT 3	23,178
STREET 3	M.L.K Jr. Blvd.

\* Figures shown represent estimates



### DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	22,205	38,702	59,701
Average HH Income	\$92,103	\$96,712	\$105,182
Estimated Households	8,291	14,230	21,588

### PROPERTY HIGHLIGHTS

- ±7.38 AC site fronting on Hwy. 78 at Hwy. 10 (W. Spring St.) in Monroe, GA, Walton County
- Adjacent to The Home Depot and across from Piedmont Walton Hospital
- Nearby major retailers include: The Home Depot, Walmart, and Tractor Supply Co.
- Area restaurants include Longhorn Steakhouse, Applebee's, Shane's Rib Shack, Panera Bread, IHOP, Chick-fil-A, Arby's, Burger King, McDonald's, Zaxby's, Moe's Southwest Grill, Dunkin', Taco Bell, and more
- Excellent site for hotel, storage, apartments, bowling, office, or retail



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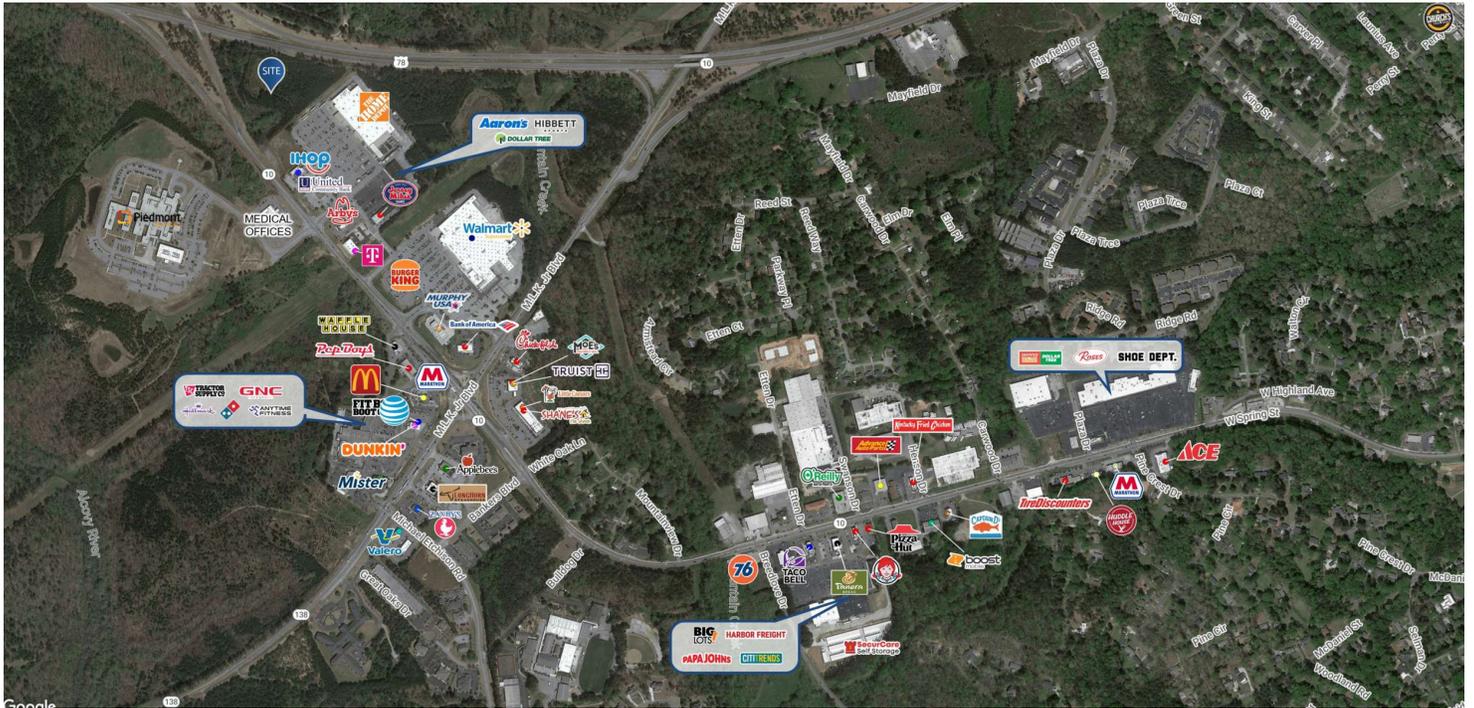
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Location Maps



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