

**809 N.
BROAD
STREET**
MONROE, GA
30656

For Sale
3.4± Usable Acres

JASON MCCART, SIOR

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FOR SALE
3.4± USABLE
ACRES

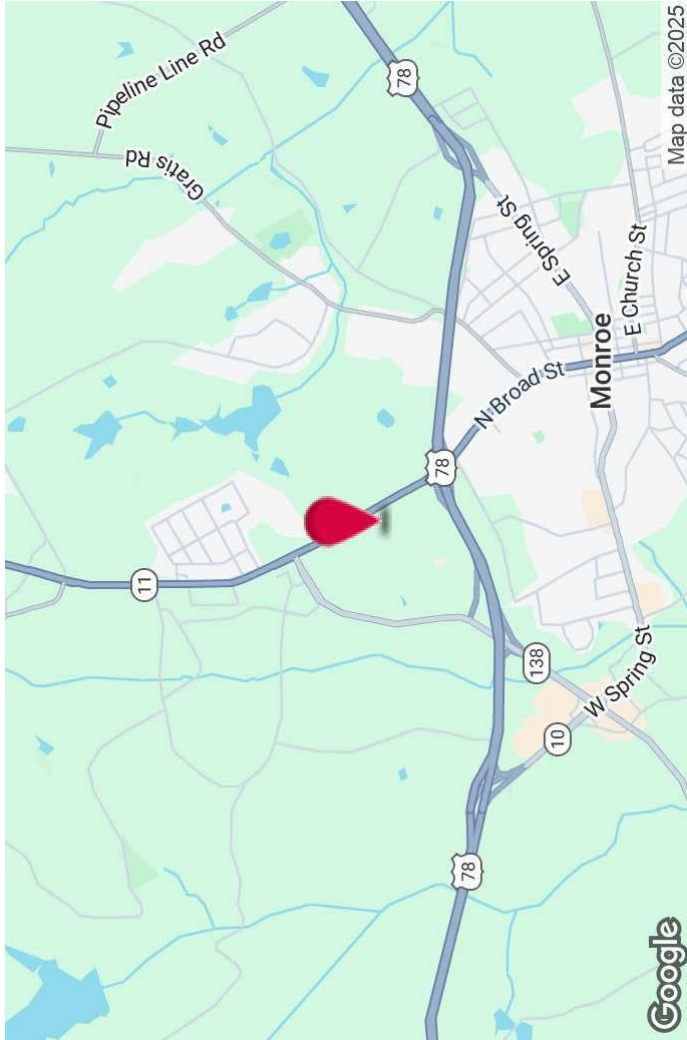


PROPERTY HIGHLIGHTS

- Possible Owner Financing
- 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

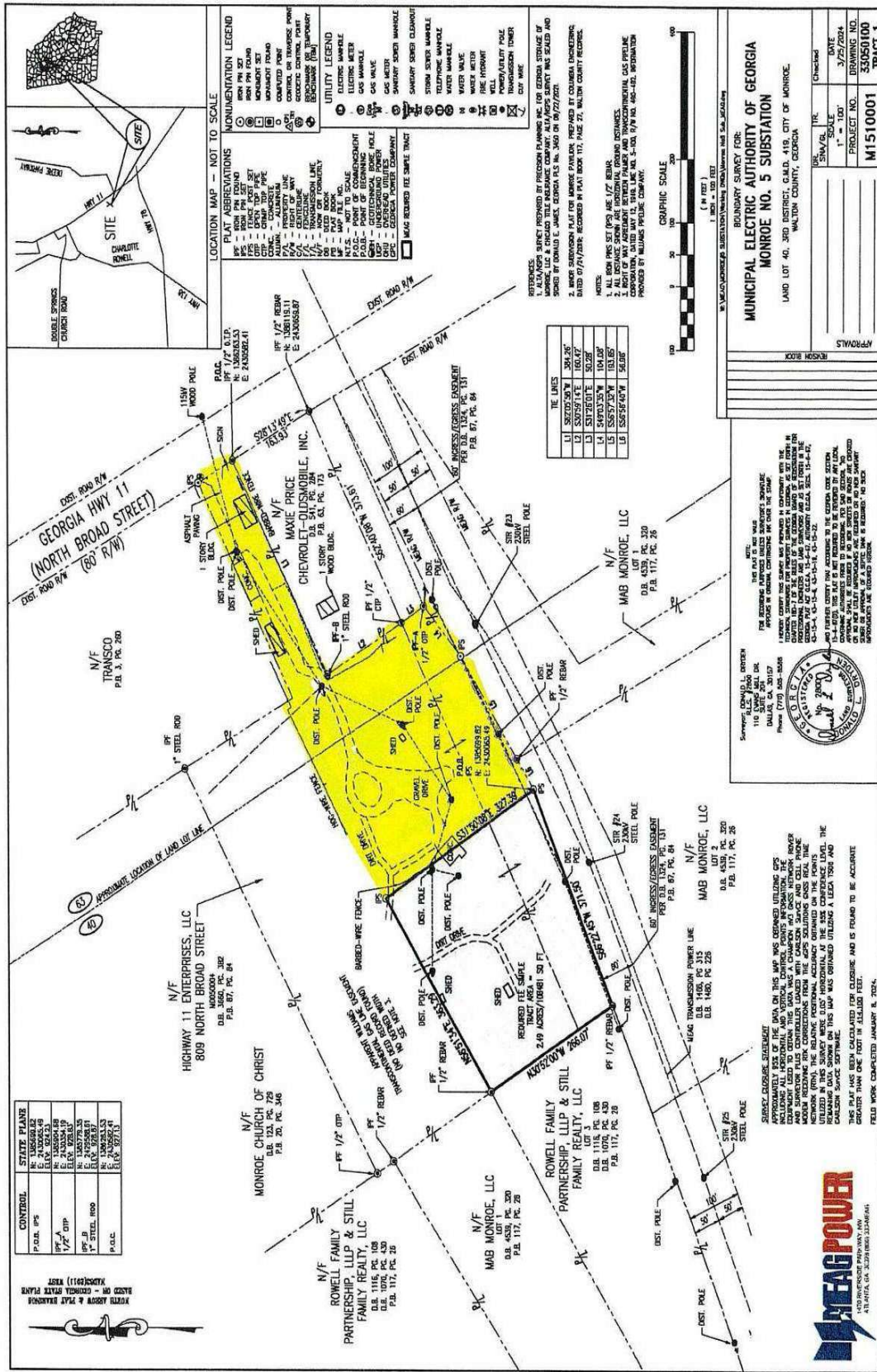
Lot Size:	3.4 Acres
Zoning:	B-3 (City of Monroe)

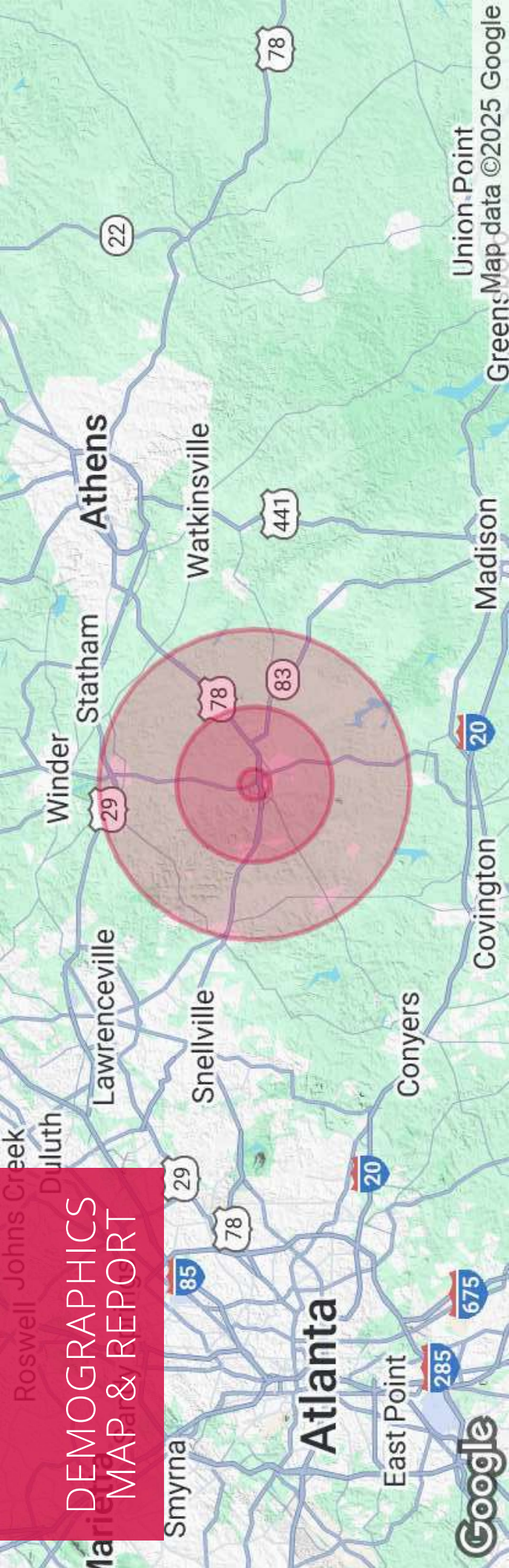


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POPULATION

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

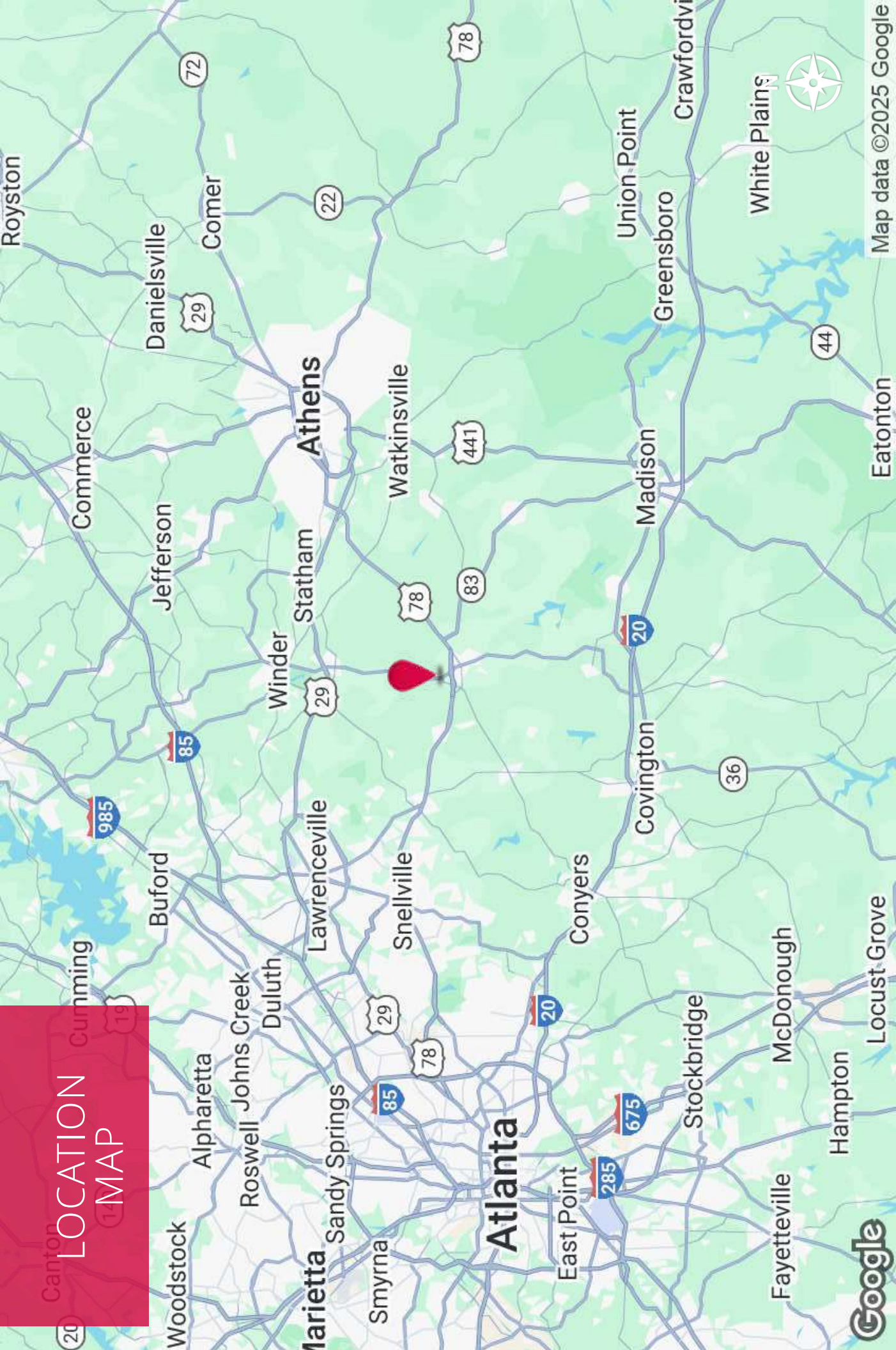
10 MILES

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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