

SHOPS OF BREEDLOVE

1211 W Spring Street, Monroe, GA 30655



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	2,400 - 2,410 SF
LEASE RATE:	\$16.00 SF/yr (NNN)
LOT SIZE:	10.84 Acres
BUILDING SIZE:	93,318
RENOVATED:	2021
ZONING:	Q
MARKET:	Walton County
SUBMARKET:	Monroe
TRAFFIC COUNT:	17,045

PROPERTY OVERVIEW

High traffic, multi tenant shopping center with national tenant exposure. This 2400 SF suite sits adjacent to tenants such as Big Lots, City Trends, Harbor Freight, T-Mobile/.Sprint and more! Servicing all of Walton County and the thriving city of Monroe, this center offers an excellent opportunity for exposure and expansion to a fast growing suburb of Atlanta!

PROPERTY HIGHLIGHTS

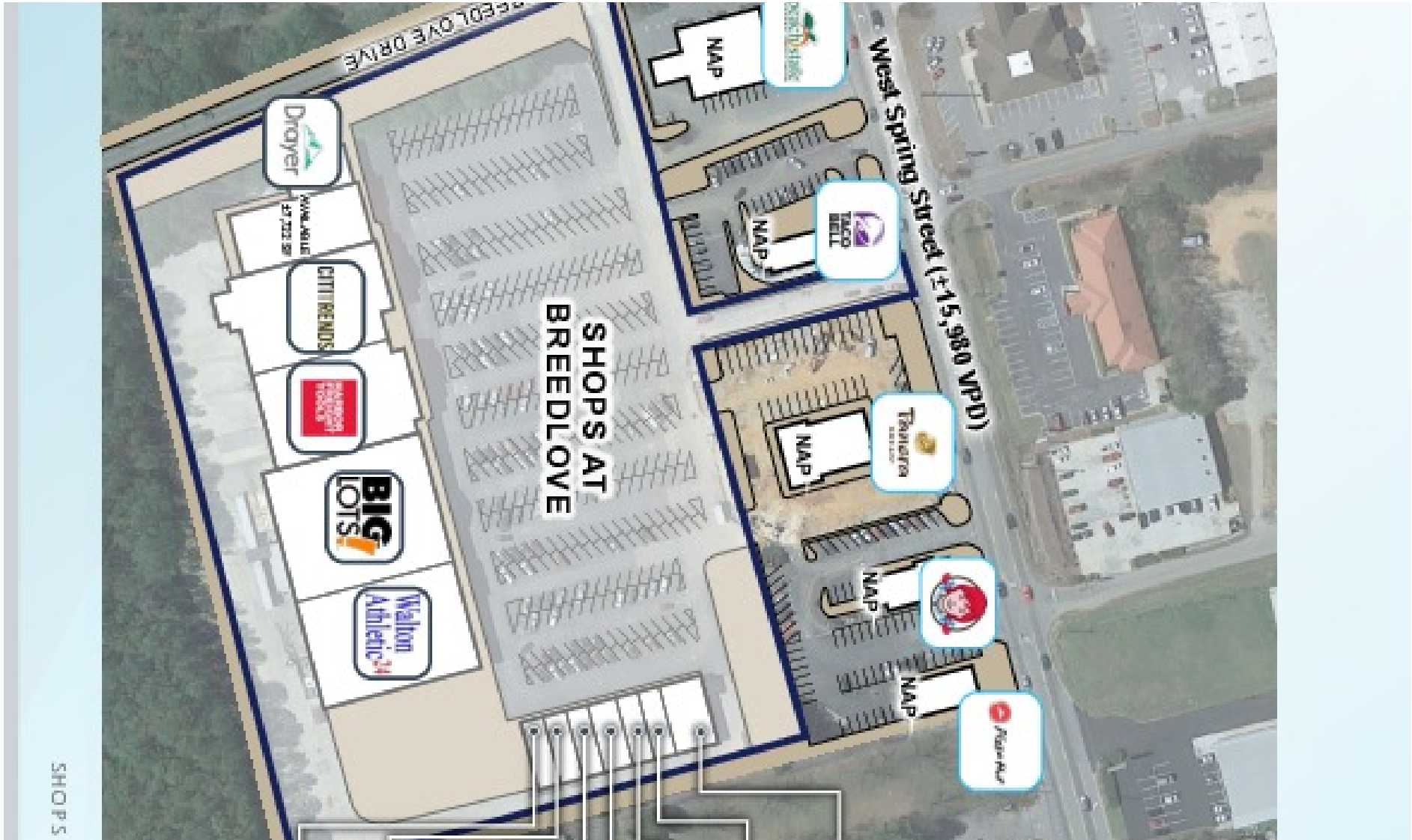
- Local, Regional and National tenants! High value trade area. Shopping center has been servicing the region since 1975.

KW COMMERCIAL
695 Mansell Road,
Ste. 120
Roswell, GA 30076

JOEL FULGHUM
Associate
O: 678.570.4995
C: 678.570.4995
joelcmf@kwcommercial.com
GA #369885

SHOPS OF BREEDLOVE

1211 W Spring Street, Monroe, GA 30655



KW COMMERCIAL
695 Mansell Road,
Ste. 120
Roswell, GA 30076

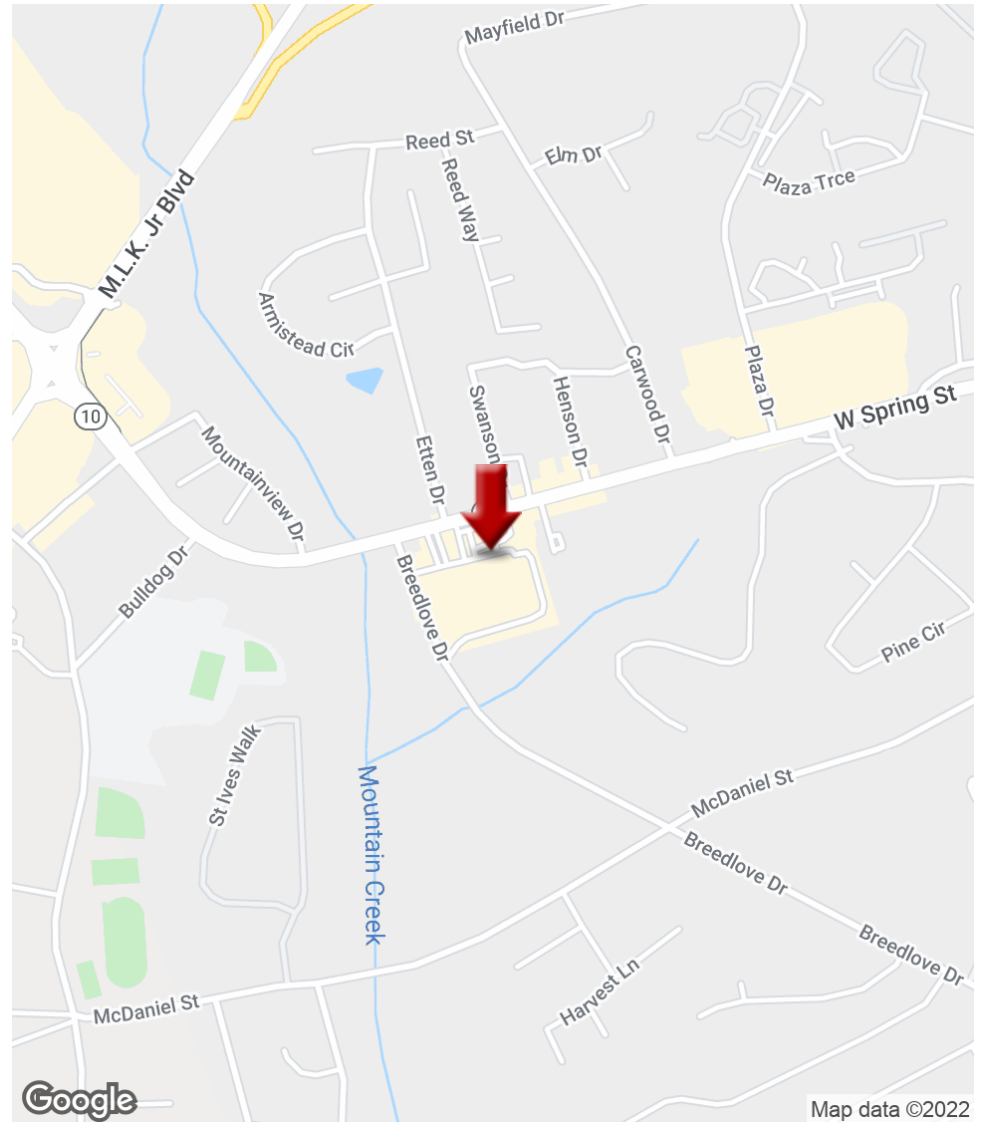
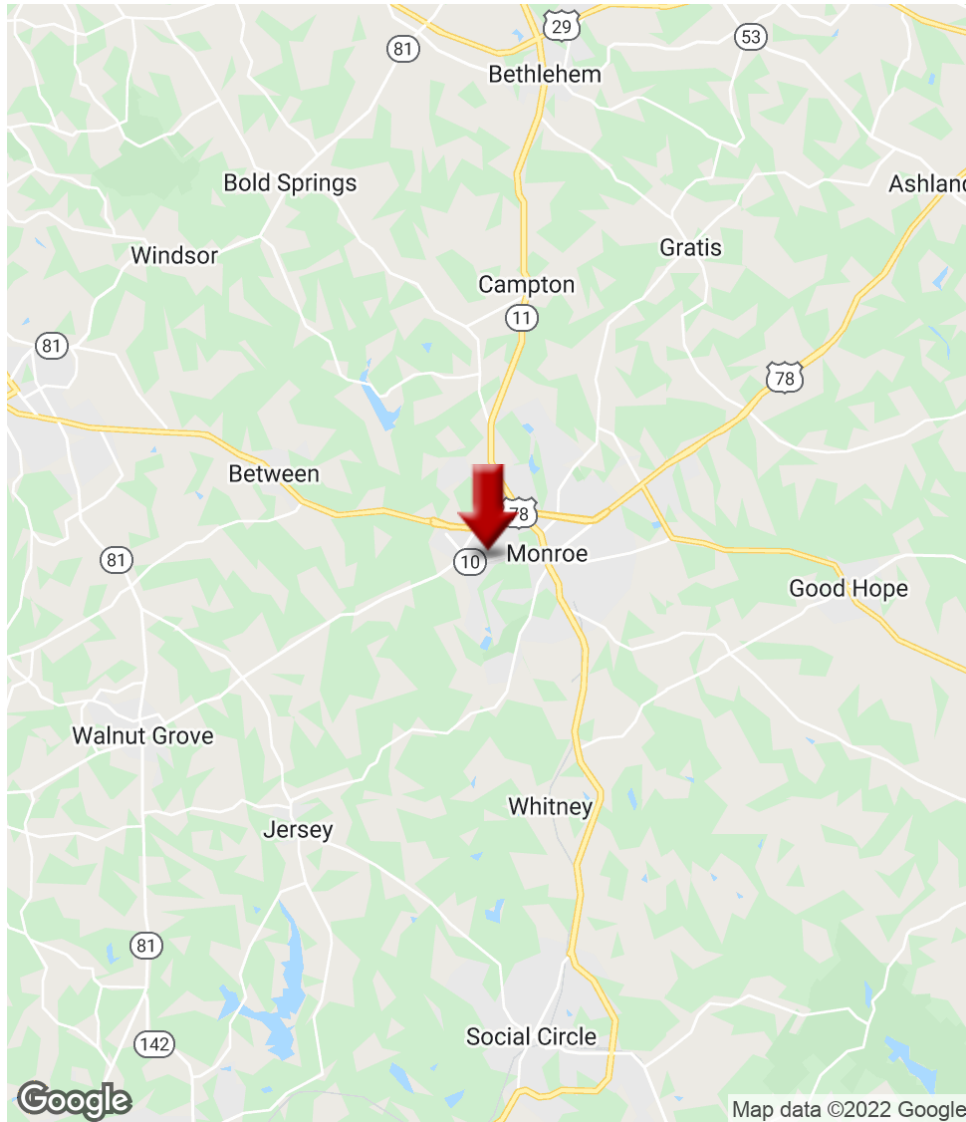
JOEL FULGHUM
Associate
O: 678.570.4995
C: 678.570.4995
joelcmf@kwcommercial.com
GA #369885

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHOPS OF BREEDLOVE

1211 W Spring Street, Monroe, GA 30655



KW COMMERCIAL
695 Mansell Road,
Ste. 120
Roswell, GA 30076

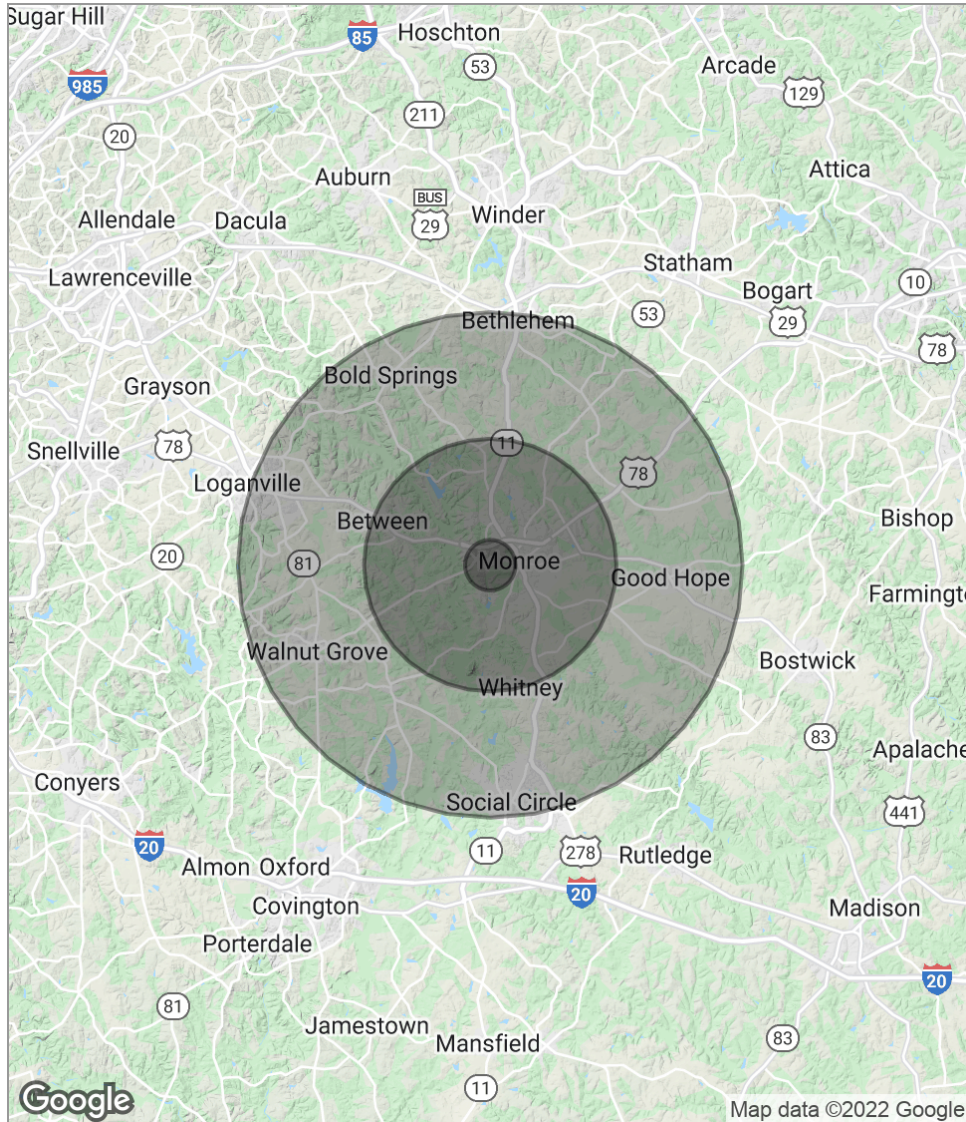
JOEL FULGHUM
Associate
O: 678.570.4995
C: 678.570.4995
joelcmf@kwcommercial.com
GA #369885

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHOPS OF BREEDLOVE

1211 W Spring Street, Monroe, GA 30655



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,106	26,265	76,023
Median Age	33.6	35.3	36.7
Median Age (Male)	32.1	34.0	35.8
Median Age (Female)	34.7	35.8	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	380	9,575	27,404
# Of Persons Per HH	2.9	2.7	2.8
Average HH Income	\$46,278	\$49,517	\$60,866
Average House Value		\$277,152	\$211,825

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
695 Mansell Road,
Ste. 120
Roswell, GA 30076

JOEL FULGHUM
Associate
O: 678.570.4995
C: 678.570.4995
joelcmf@kwcommercial.com
GA #369885

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.