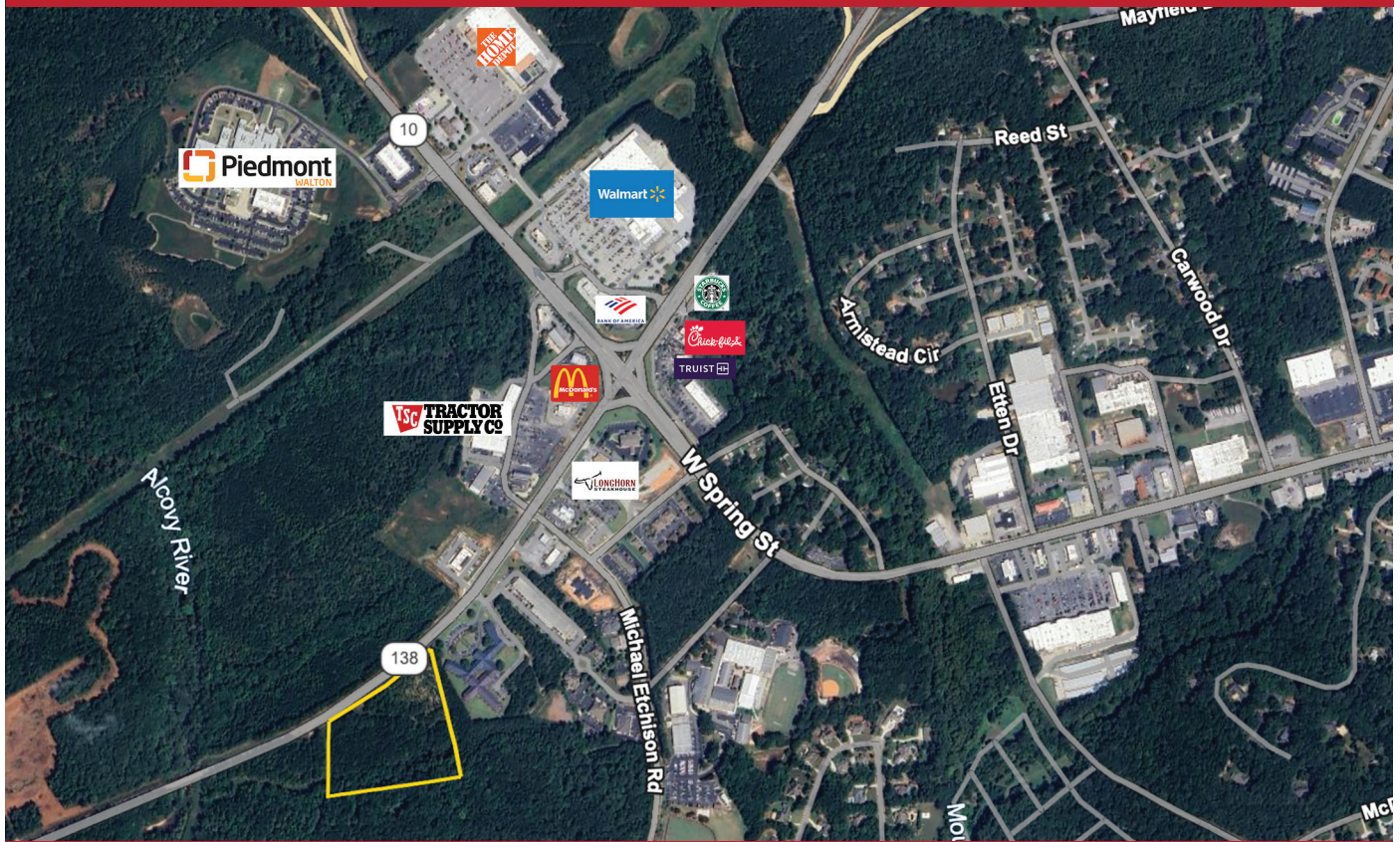


10.93 Acres - Monroe, GA

Prime Commercial Site in Monroe's Top Tier Commercial Corridor



\$295,000 per acre

Utilities – All utilities are available at the site including sewer.

Zoning – B3 – Highway Commercial. All major commercial uses allowed.

Traffic Counts – 20,000 cars per day

Location – This site is ideally located on GA Hwy 138 adjacent to the shopping centers and developments at the major commercial intersection of GA Hwy 138 and Spring Street. Major retailers like WalMart, Home Depot, Tractor Supply, McDonalds, Longhorn, and many more call this corridor home. Another great economic driver in this area is Piedmont Walton Hospital.

Road Frontage – 797 feet

Description – This site has a gently rolling topo making it an excellent site for many different commercial applications. Visibility is excellent along this straight stretch of GA Hwy 138 leading into this corridor.

B.A.K.E.R.
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GROUP

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Information is deemed from reliable sources.
No warranty is made as to its accuracy.