

Monroe Pavilion

Monroe, Walton County, GA
Atlanta Metro

UNDER CONSTRUCTION OPENING 1Q 2022



Join These Retailers at Monroe's Premier Regional Center



- Dominant Regional Center 300,000 SF: Everyone's first retail choice, Monroe Pavilion is the only regional center in Walton County, anchored by Publix, Ross, Marshall's, ULTA, Five Below, PetSense, Hibbett, Rack Room, and Planet Fitness.
- Growing Atlanta Metro Trade Area. Walton County (pop. 96,673), 27th largest of Georgia counties, 17th fastest growing county (15.4% since 2010), adding 12,905 persons from 2010 to 2020. 3 year rolling annual average of 805 residential units permitted thru June 2021. Walton adjoins the Athens MSA (pop. 214,759) on its eastern bound.
- Extraordinary Access/Visibility. 3000 feet of frontage exposure facing US 78 between its interchanges with GA 138 and GA 11. MP also fronts GA 11 and GA 138 with signalized entrances to those advertised by 27 foot tall pylon signs. Pavilion Parkway is the project's internal connector route between GA 11 and GA 138 for customer circulation.
- Major Employers: Facebook, Hitachi Automotive, Walmart Distribution, Piedmont Walton Regional Hospital, Standridge Color, Takeda Biopharmaceutical, Monroe Hma, Leggett & Platt, Elite Storage Solutions, General Mills Distribution, Solo Cup Distribution.
- Monroe Pavilion is located within a Federally designated Qualified Opportunity Zone.
- Future Rivian Factory is 13 miles south of Monroe on I-20.

- **Opportunities Available:**

- Inline shop space available for lease in main center
- Restaurant pad buildings available for lease
- 12 Prime Outparcels available for sale, ground lease or BTS

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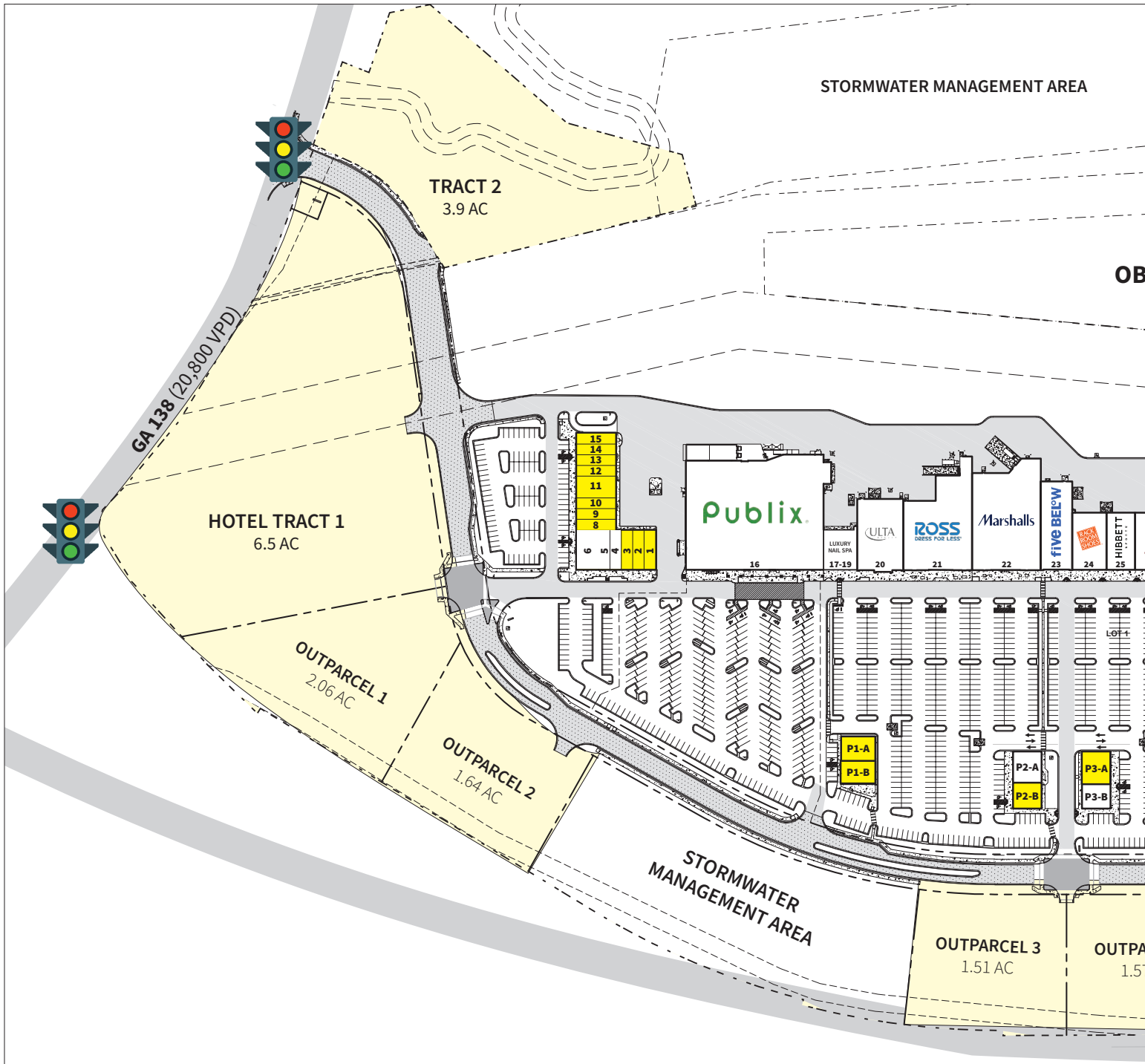
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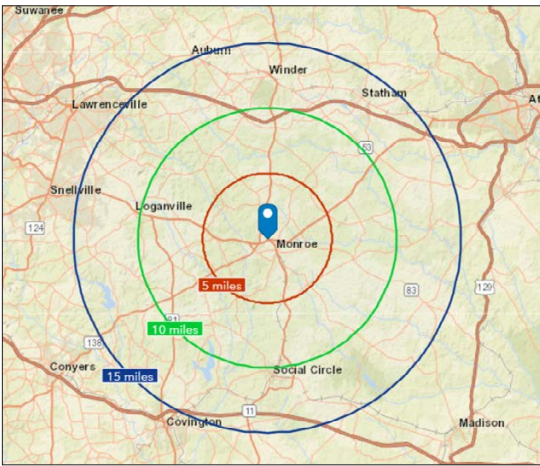
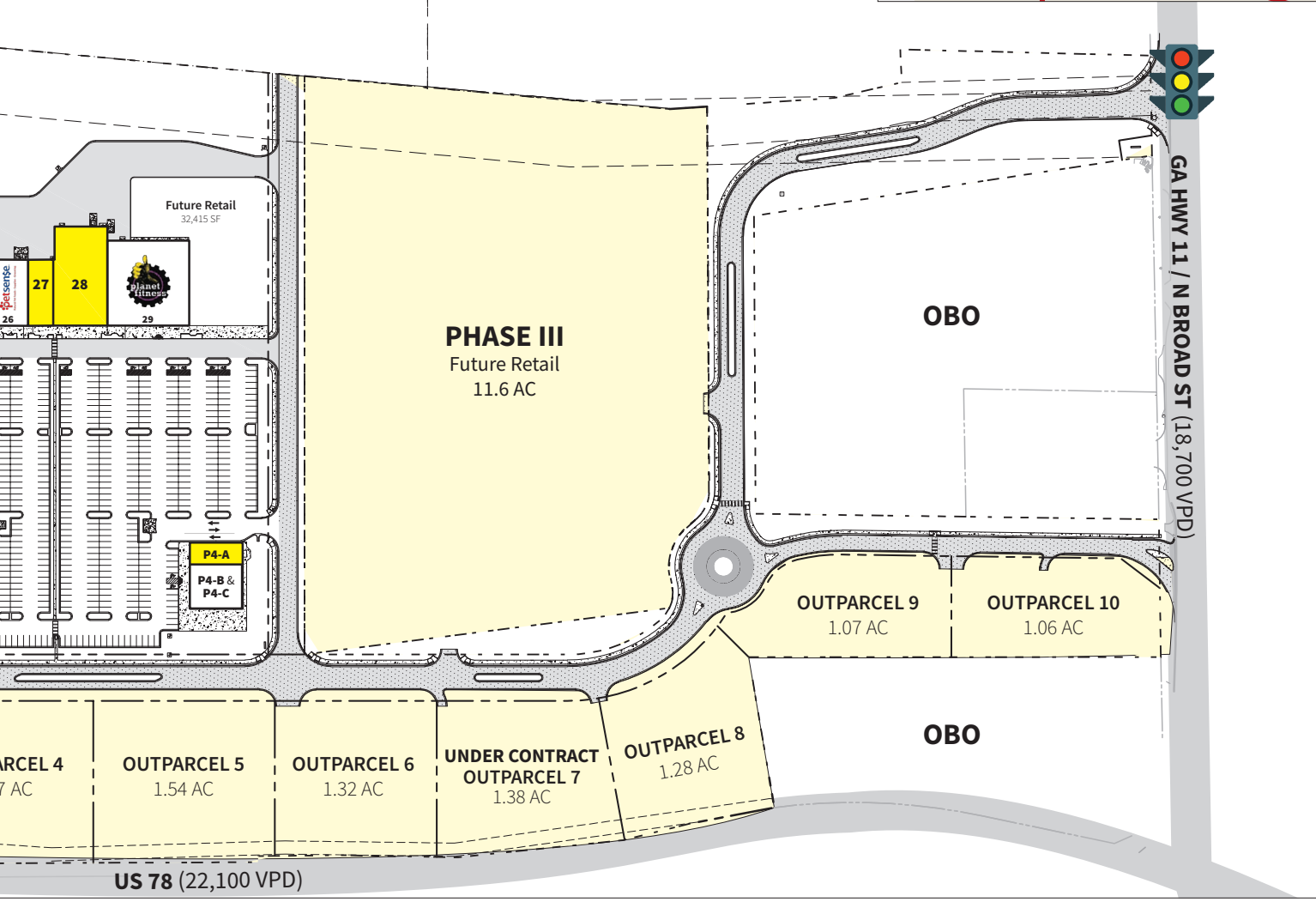
Drone Video



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SPACE	TENANT	SIZE (S.F.)	SPACE	TENANT	SIZE (S.F.)	SPACE	TENANT	SIZE (S.F.)
Suite 1	AVAILABLE	1,400	Suite 14	AVAILABLE	1,400	Suite 28	AVAILABLE	12,047
Suite 2	AVAILABLE	1,400	Suite 15	AVAILABLE	1,400	Suite 29	Planet Fitness	16,120
Suite 3	AVAILABLE	1,400	Suite 16	Publix	48,387	Pad P1-A	AVAILABLE	2,455
Suite 4	Planet Smoothie	1,400	Suite 17-19	Luxury Nail Spa	4,154	Pad P1-B	AVAILABLE	2,500
Suite 5	The Joint Chiropractic	1,470	Suite 20	Ulta	10,000	Pad P2-A	Huey Magoos	3,005
Suite 6	Verizon	2,800	Suite 21	Ross Dress for Less	18,000	Pad P2-B	AVAILABLE	2,000
Suite 8	Grayson Jewelers	1,330	Suite 22	Marshall's	21,000	Pad P3-A	AVAILABLE	3,005
Suite 9	AVAILABLE	1,400	Suite 23	Five Below	8,470	Pad P3-B	Barberitos	2,000
Suite 10	AVAILABLE	1,400	Suite 24	Rack Room Shoes	6,000	Pad P4-A	AVAILABLE	2,395
Suite 11	AVAILABLE	2,100	Suite 25	Hibbetts Sports	5,000	Pad P4-B & C	Cielo Blue	2,400
Suite 12	AVAILABLE	1,400	Suite 26	Petsense	6,000			
Suite 13	AVAILABLE	1,400	Suite 27	AVAILABLE	4,000			



Demographics

	5 Mile	10 Mile	15 Mile
Population 2020	32,407	98,273	270,213
Daytime Population 2020	31,150	85,447	232,057
Households 2020	11,575	34,094	91,633
Average Household Income 2020	\$69,873	\$84,278	\$87,345

Source: Esri, 2021



BUILDING - SHOPS 'A'



BUILDING - P1



BUILDING - P2



BUILDING - P3



BUILDING - P4



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