

(GA 138)

809 N. BROAD STREET
MONROE, GA
30656

9.66 +/- Acres For Sale

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King Industrial Realty, Inc.
Industrial • Commercial • Investment
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North Broad Street (GA 11)

FOR SALE
9.66 +/-
ACRES

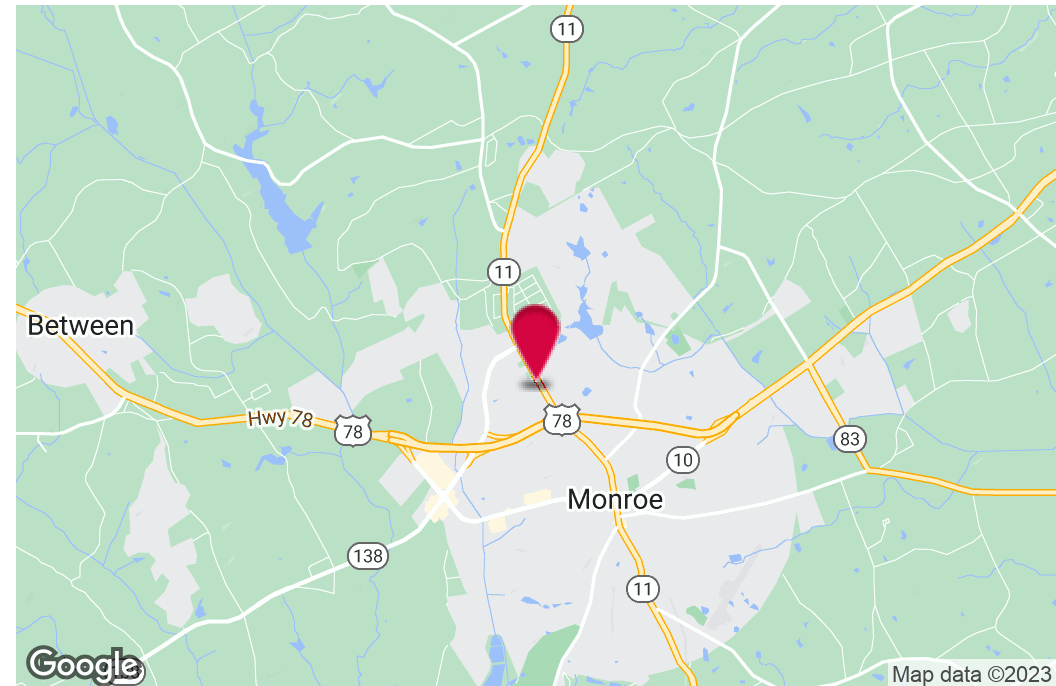


PROPERTY HIGHLIGHTS

- Level Topography
- Close Proximity to All Utilities
- 432 +/- Sq. Ft. Building on Land
- Less than 1/2 Mile to Highway 78, Highway 138 and Highway 11

OFFERING SUMMARY

Lot Size	9.66 Acres
Zoning	B-3 (City of Monroe)



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RETAILER MAP



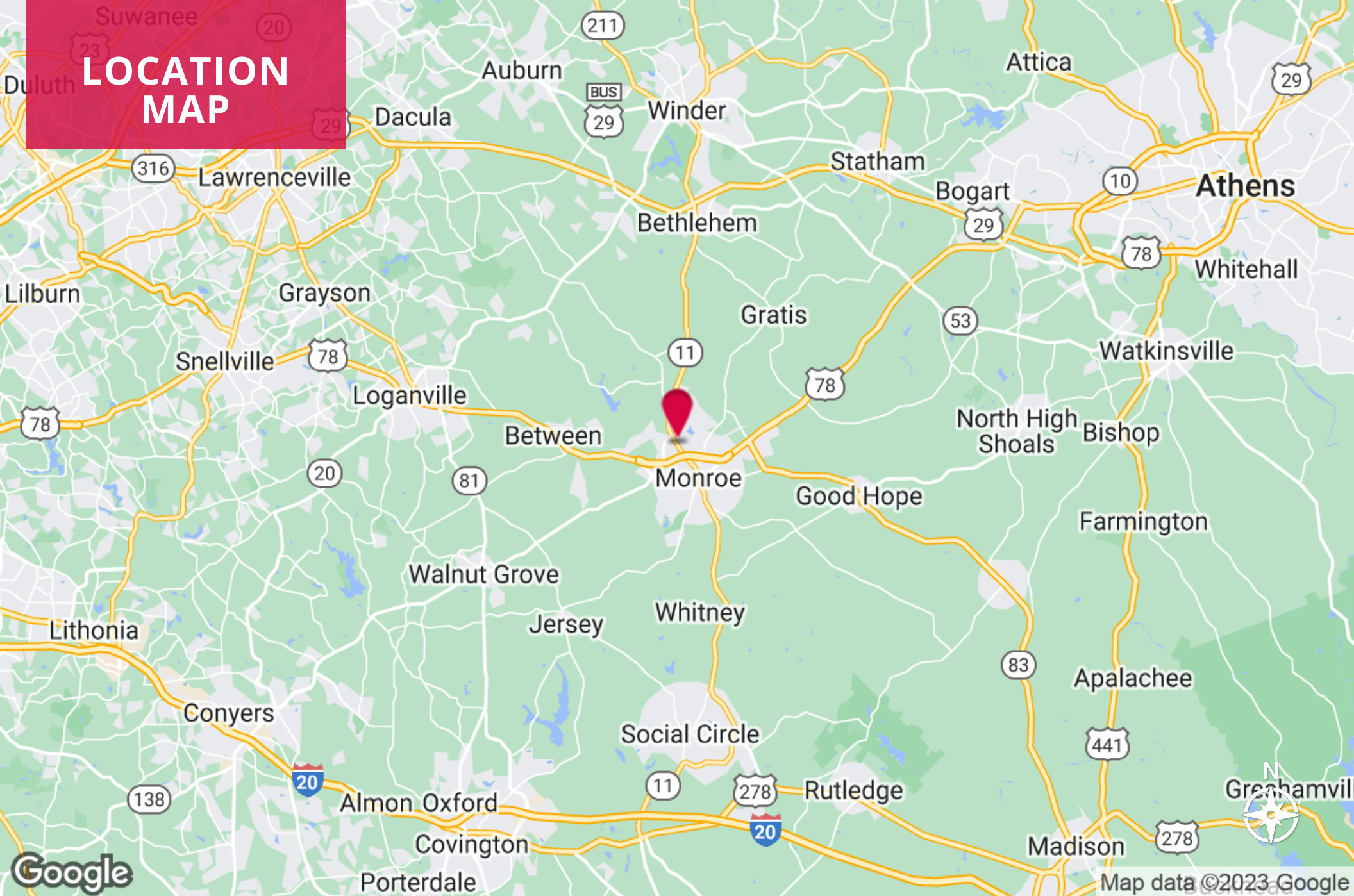
Map data ©2023 Imagery ©2023, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

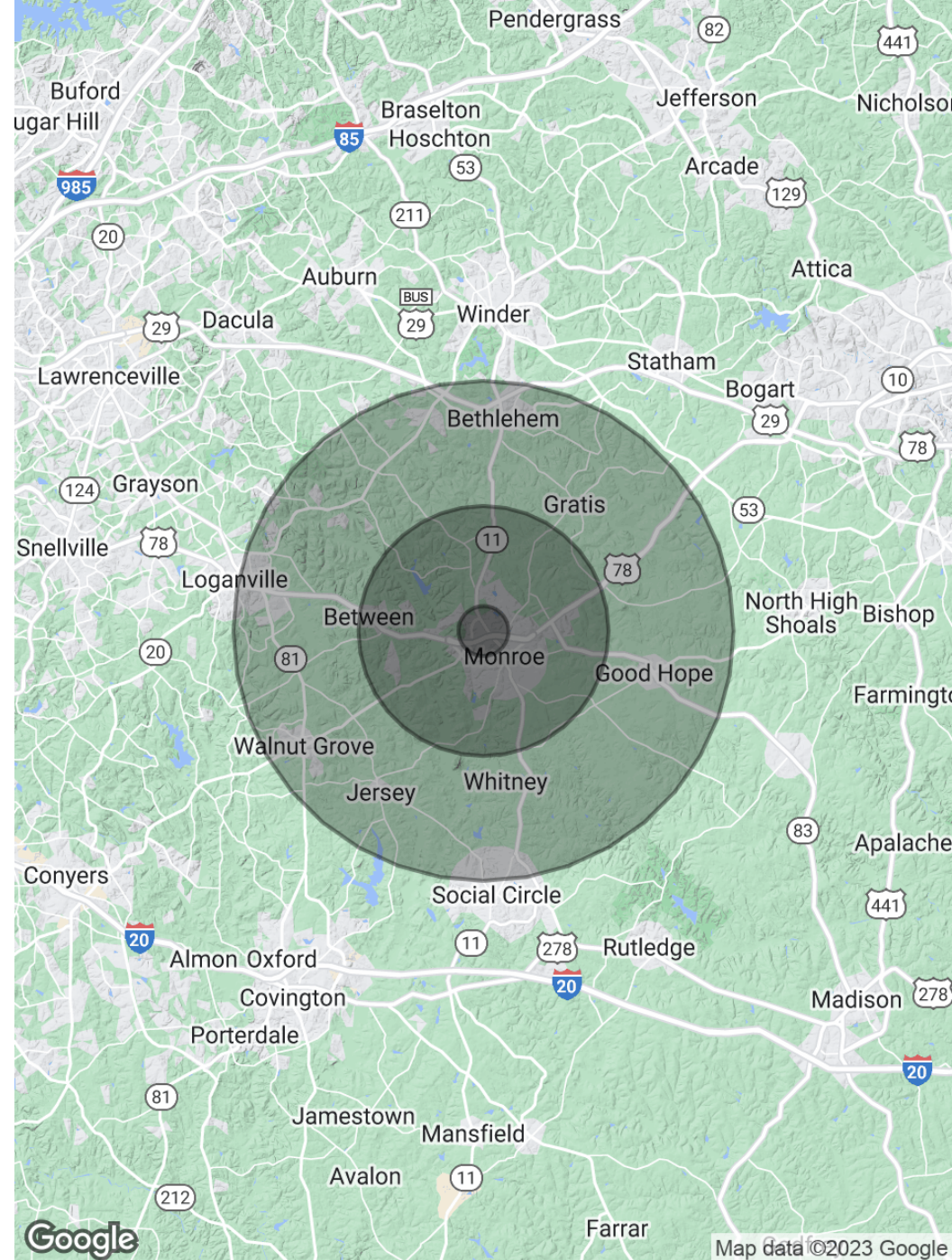
POPULATION

	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

* Demographic data derived from 2020 ACS - US Census



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EXCLUSIVELY LISTED BY:

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