



MONROE PAVILION

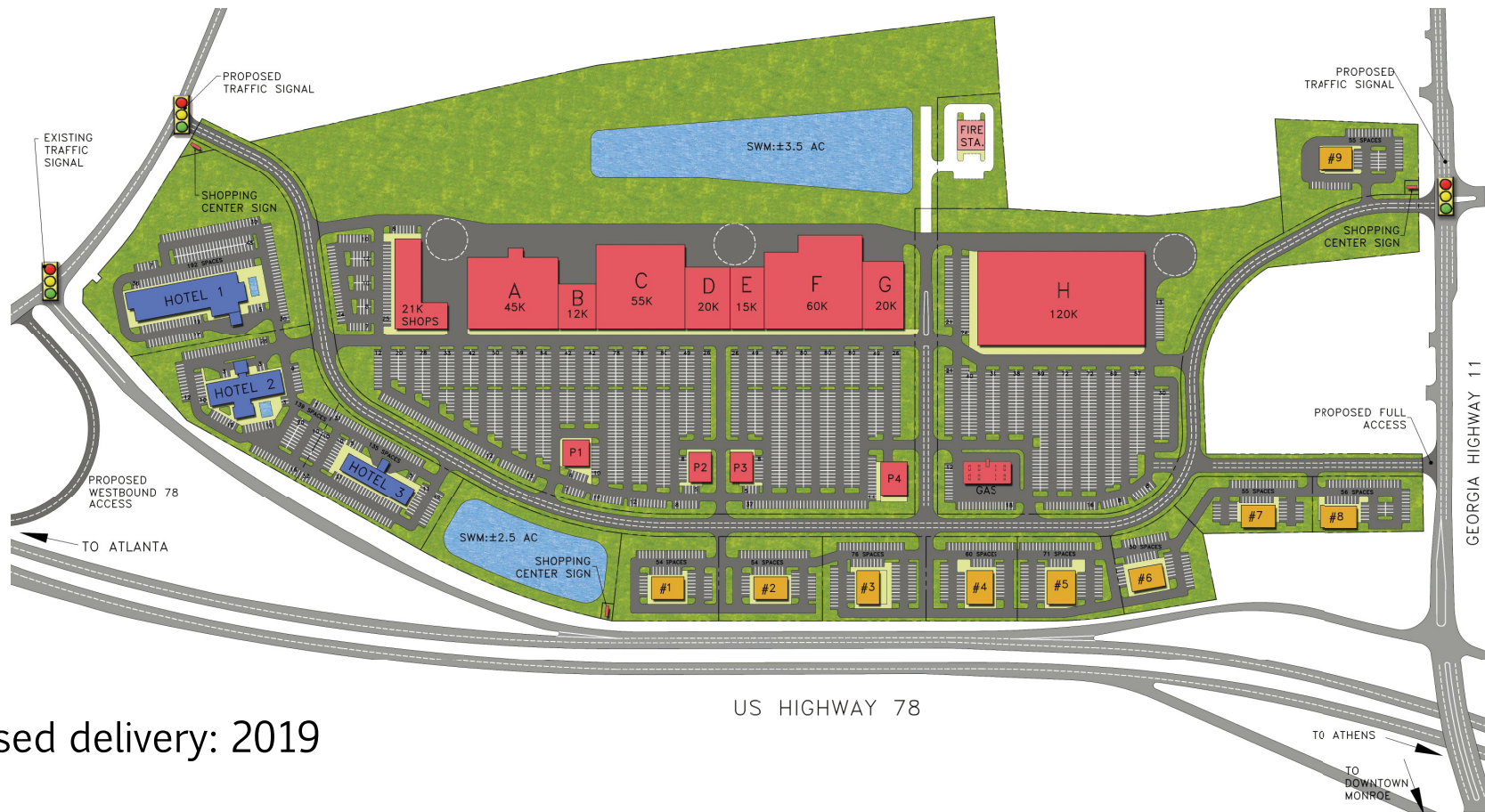
US-78/GA-11/GA-138 MONROE, WALTON COUNTY, GA (ATLANTA MSA)

an MAB development

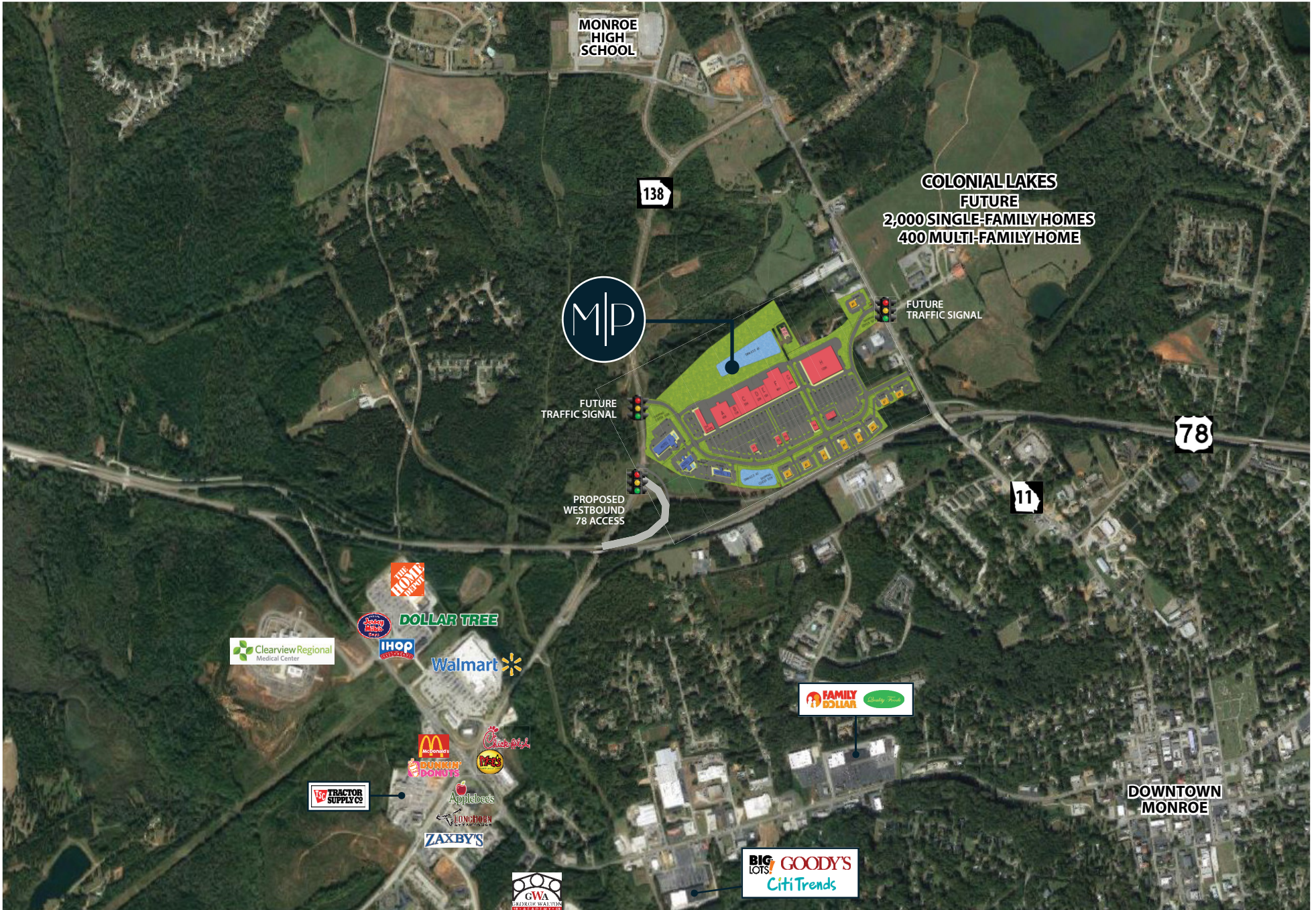


PROJECT OVERVIEW

- 400,000 SF center offering powerful collection of food, category merchandise, restaurants, hospitality and entertainment
- Excellent visibility to US-78, the main corridor between Atlanta and Athens
- Regional access to three major highways: US-78, GA-11 and GA-138
- Strategic location between US-78/GA-138 interchange and US-78/GA-11 interchange



- Proposed delivery: 2019



NO WARRANTY EXPRESSED OR IMPLIED HAS BEEN MADE AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, NO LIABILITY FOR ERROR OR OMISSIONS.

MONROE AREA OVERVIEW

- Located in Atlanta Metro with dynamic, 90,000 person Walton County market ripe for retail influx
- Upper-middle class incomes with some of Georgia's top private schools within 5 miles
- Over eleven miles from nearest major shopping center

MAJOR AREA EMPLOYERS

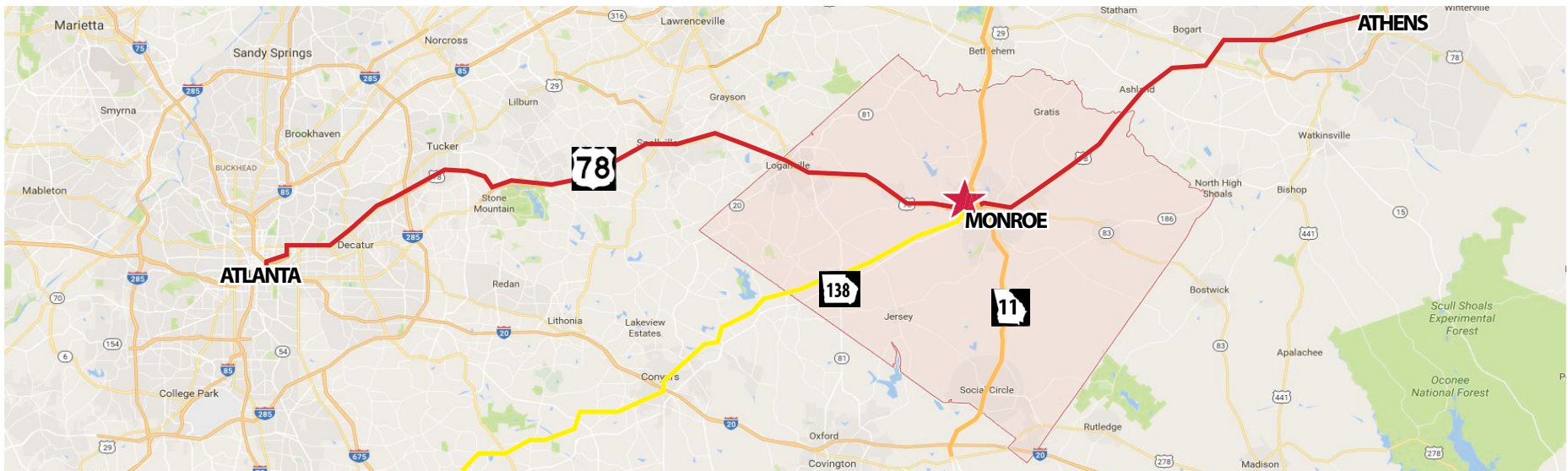
Hitachi Automotive Systems Americas Inc.	900
WalMart Stores Inc.	718
Clearview Regional Medical Center	410
Monroe Hma Inc.	400
Standridge Color Corporation	300

DEMOGRAPHICS

	5-MILE	7-MILE	10-MILE
POPULATION	30,690	45,822	89,470
AVERAGE HH INCOME	\$56,807	\$62,651	\$65,983

TRAFFIC COUNTS

US-78	19,000 VPD
GA-138	16,400 VPD
GA-11	14,000 VPD



FOR ADDITIONAL WALTON COUNTY INFORMATION: <https://youtu.be/xy8oZ7nwDXw>



LEASING INFORMATION:

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