



MP MONROE PAVILION

**NOW UNDER
CONSTRUCTION**

US-78/GA-11/GA-138
Monroe, Walton County GA
(Atlanta MSA)

Beau Young
205.314.0390
Beau.Young@RetailSpecialists.com

Retail Specialists, LLC
P.O. Box 531247
Birmingham, AL 35253

M|P MONROE PAVILION



A POWERFUL NEW RETAIL HUB

Monroe Pavilion is an important new retail project designed to be the premier shopping destination in Walton County, GA. With excellent visibility from US-78 (the main corridor between Atlanta and Athens), the center will bring together a creative collection of food, category merchandise, hospitality and entertainment.

- + New 400,000 SF mixed-use center with anchor and retail shop availability
- + Unparalleled visibility from US-78, the main corridor between Atlanta and Athens
- + Located in Atlanta Metro in dynamic Walton County, ripe for retail influx
- + Over 11 miles from the nearest major shopping center
- + Upper-middle class incomes with some of Georgia's top private schools within 5 miles
- + Regional access to three major highways including US-78, GA-11 and GA-138
- + Strategically located between US-78/GA-138 interchange and US-78/GA-11 interchange
- + Beautiful architectural design



**15 MINUTES
FROM THE SITE
OF FACEBOOK'S
NEW 400-ACRE
DATA CENTER**



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LOCATION



MAJOR AREA EMPLOYERS

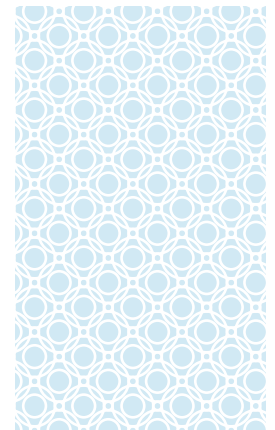
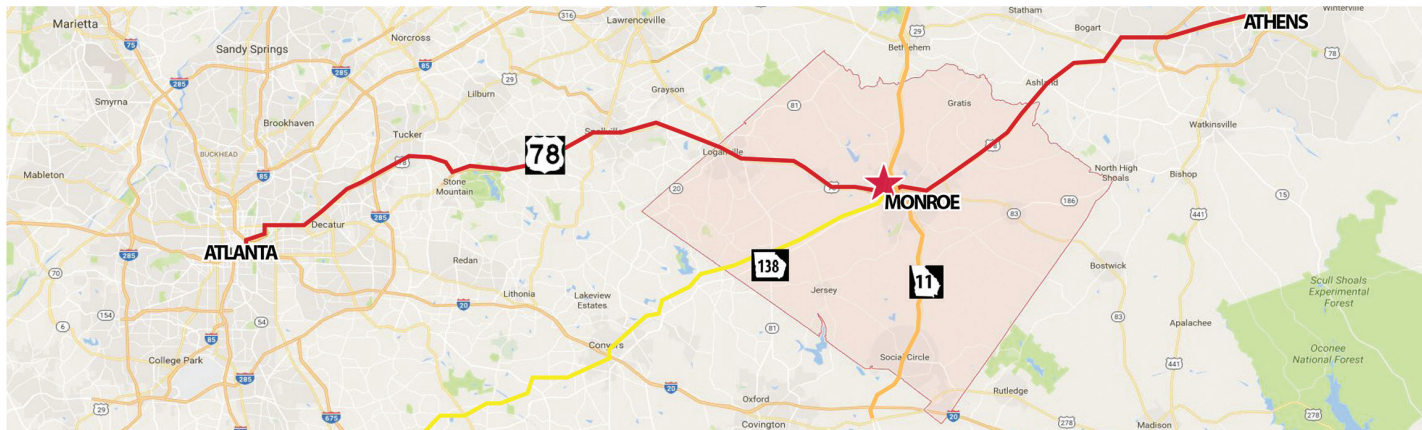
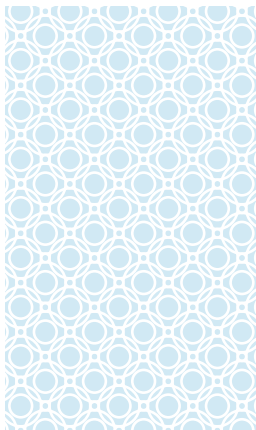
+ Hitachi Automotive Systems Americas Inc.	900
+ Walmart Stores Inc.	718
+ Piedmont Walter Regional Medical Center	410
+ Monroe Hma Inc.	400
+ Standrige Color Corporation	300

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



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SITE PLAN



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TRADE AREA AERIAL

