MP Monroe Pavilion

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

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Developed by MAB American

retail SPECIALISTS

MP 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

MP MONROE PAVILION

LOCATION

MAJOR AREA EMPLOYERS

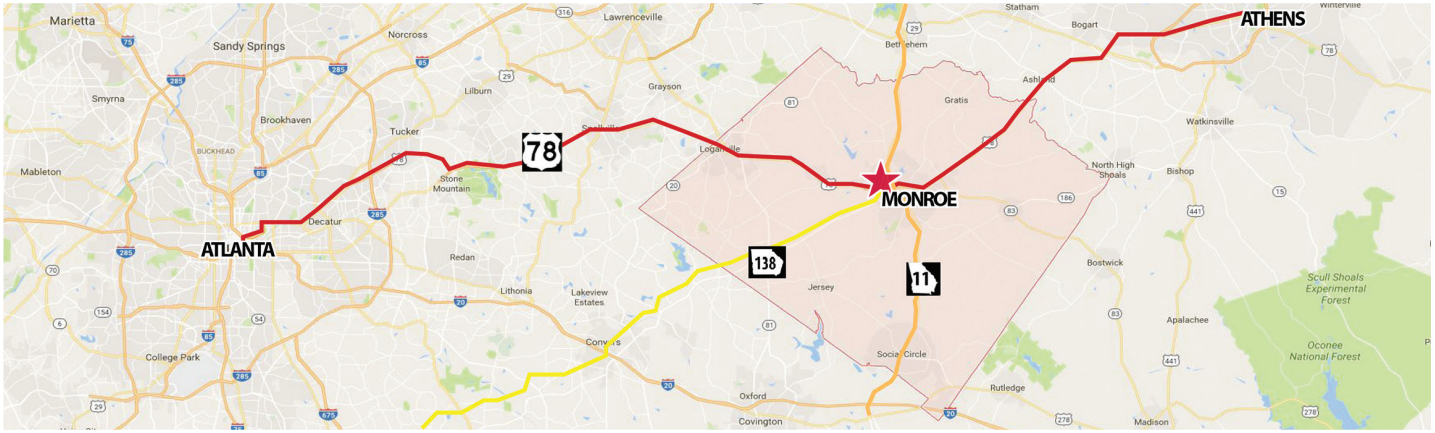
+ Hitachi Automotive Systems Americas Inc.	900
+ Walmart Stores Inc.	718
+ Piedmont Walter Regional Medical Center	410
+ Monroe Hma Inc.	400
+ Standrige Color Corporation	300

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



MONROE PAVILION

SITE PLAN

MONROE PAVILION

SITE DATA

TOTAL AREA	**±99.0 ACRES**
OVERALL SHOPPING CENTER*	**±39.9 AC**
Total Retail Space	363,396 SF
Total Parking 2117 Spaces (5.83 Parks/1,000 SF)	
MAJOR A AND SHOPS A	**±9.5 AC**
Major A **(M-A)**	48,387 SF
244 Total Spaces (5.04 Parks/1,000 SF)	
Shops A **(S-A)**	21,700 SF
132 Total Spaces (6.08 Parks/1,000 SF)	
Overall Parking 376 Spaces (5.36 Parks/1,000 SF)	
MAJOR B-F/JR A-D/SHOPS AND PADS	**±17.6 AC**
Major B-F/Jr A-D/Shops **(M-B, M-C, M-D, M-E, M-F, JR-A, JR-B, JR-D, S)**	±151,763 SF
Pads **(P-1, P-2, P-3, P-4)**	22,000 SF
Overall Parking (6.20/1,000 SF)	1078 Spaces
MAJOR G SHOPPING CENTER PARCEL	**±12.8 AC**
Major G **(M-G)**	120,000 SF
663 Spaces (5.5/1,000 SF)	
HOTEL PARCELS	
Hotel 1 **(H-1)**	±6.5 AC
Hotel 2 **(H-2)**	±3.9 AC

OUTLOTS		
#1 **(0-1)**	±2.0 AC	±7,000 SF Building
#2 **(0-2)**	±1.6 AC	±7,000 SF Building
#3 **(0-3)**	±1.4 AC	±5,000 SF Building
#4 **(0-4)**	±1.4 AC	±5,000 SF Building
#5 **(0-5)**	±1.4 AC	±7,000 SF Building
#6 **(0-6)**	±1.2 AC	±6,000 SF Building
#7 **(0-7)**	±1.3 AC	±7,000 SF Building
#8 **(0-8)**	±1.3 AC	±5,000 SF Building
#9 **(0-9)**	±1.1 AC	±5,000 SF Building
#10 **(0-10)**	±1.0 AC	±5,000 SF Building
#11 **(0-11)**	±3.5 AC	

PROPOSED FIRE STATION PARCEL (FS)	**±1.0 AC**
RIGHT OF WAY	**±10.0 AC**
STORM WATER MANAGEMENT AREAS	**±9.0 AC**
±3.3 AC **(SM-1)**	
±5.7 AC **(SM-2)**	

Major A parking spaces are 10' x 18'. All other parking spaces are 9' x 18', 24' Aisles.

**Overall shopping center is composed of Majors A-F and G Parcels.*

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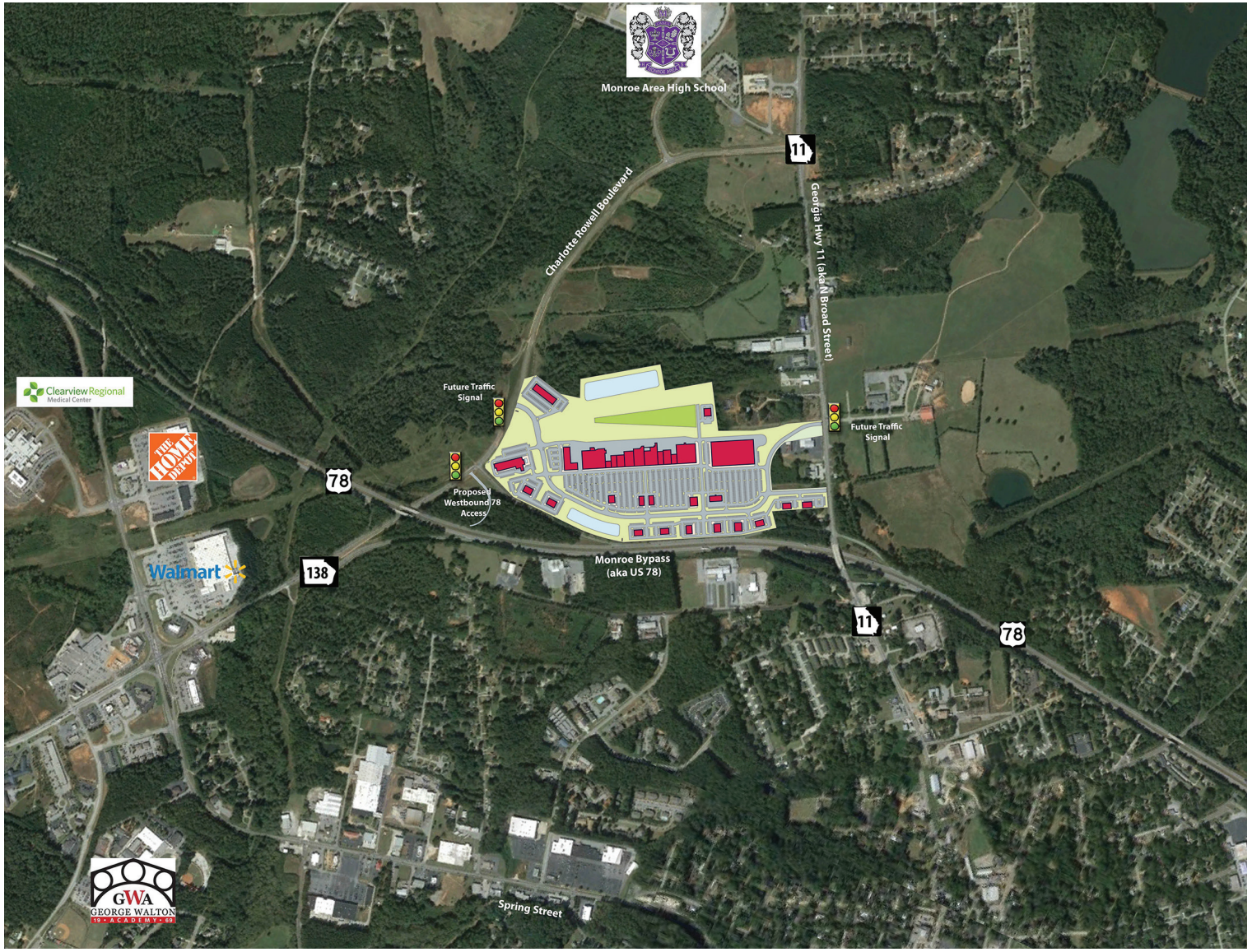
TRADE AREA AERIAL



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