



Shoppes of Monroe

Monroe, GEORGIA

Anchor Tenant(s)

**Anytime Fitness
AT&T Wireless
SunTrust**

GLA: 23,500 SF

Center Highlights

- Located at the intersection of Highway 78/10 and Highway 138 in a growing area which expects to see a 15.9% increase in population over the next 5 years within 5 miles of the Shoppes of Monroe.
- This site is located across from the West Springs Office Park and future home of the Walton Regional Medical Center

Contact Information

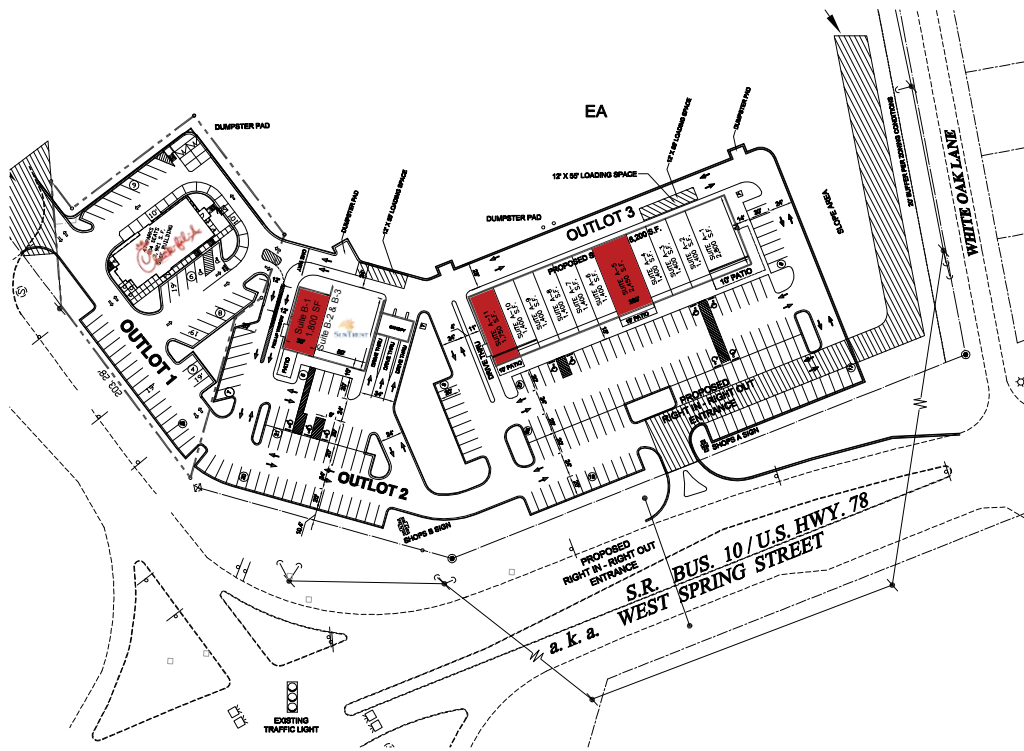
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Demographics

Population	3 Mile	5 Mile	10 Mile	3 Min.	5 Min.	10 Min.
Current Year Population	18,835	29,915	88,150	2,385	9,509	26,698
5 Year Projection	21,311	34,566	106,690	2,637	10,518	30,812
Population Growth Rate	13.14%	15.55%	21.03%	10.55%	10.62%	15.41%
Income						
Average HH Income	\$55,258	\$60,006	\$67,565	\$63,825	\$53,886	\$59,031
Median HH Income	\$42,542	\$47,457	\$57,271	\$48,793	\$39,796	\$46,411
Per Capita Income	\$20,266	\$21,849	\$23,574	\$23,135	\$20,895	\$21,446
Households						
Current Year Households	6,908	10,893	30,757	939	3,687	9,699
5 Year Projection	7,815	12,585	37,157	1,040	4,083	11,189
HH Growth Rate	13.13%	15.53%	20.81%	10.72%	10.73%	15.37%
Median Age	35	35	36	36	34	35





Tenant List 01/2010

Suite #	Tenant	SF
A1-3	Tokyo Japanese Sushi/Hibachi	5,600
A4	PrimeMobile (AT&T Wireless)	1,400
A5	Available	2,450
A6-9	Anytime Fitness	5,600
A10	Little Caesars	1,400
A11	Available	1,750
B1	Available	1,800
A11	Available	3,500
Total GLA		23,500

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