



310 N. Broad Street

Downtown Monroe

PROPERTY FACTS

- Apx. 1,417 SF - Beautifully Renovated on Corner of Church St. and South Madison Ave. with Traffic Signal
- 4 Private Offices, Reception Area, Kitchen, Office/Storage, & Two Bathrooms
- Additional 200 SF +/- upstairs office/storage
- High Ceilings & Hardwoods Floors
- Private Rear Parking with curb cuts on Church Street and S. Madison Ave.
- Fully Handicap Accessible
- LOCATED IN OPPORTUNITY ZONE - Businesses at this location qualify for a \$3,500 tax credit per job created. Please see <http://www.dca.state.ga.us> for more information
- **Lease Rate: \$1,400 / month (Modified Gross)**

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