

# LEASE

## PRIME DOWNTOWN STOREFRONT SUITES

2 N Jackson Street - Forsyth, Monroe County, GA 31029



### PROPERTY OVERVIEW

- Suite 100 - 1,176± SF Retail Suite  
Total Monthly Rent: \$2,536.64  
(Monthly Base Rent: \$2,155.00;  
CAM, Taxes & Insurance: \$381.64)
  - Large open area in front
  - Two (2) private rooms in rear
  - Break room
  - Storage room
  - Restroom
- Suite 101 - 875± SF Retail Suite  
Total Monthly Rent: \$1,887.38  
(Monthly Base Rent: \$1,604.17;  
CAM, Taxes & Insurance: \$283.21)
  - Large open area in front and rear of suite
  - Break room
  - Restroom
- New build-out including hardwood floors
- On-street parking

### LOCATION OVERVIEW

- Located Downtown Forsyth main city square at the signalized intersection of W Main Street and N Jackson Street
- 1/4 mile from Interstate 75

### NEIGHBORS

- Forsyth Courthouse Square
- Monroe County Chamber of Commerce
- Grits Café
- The Pickled Okra
- Bank of Dudley
- Simply Dance
- Wild + Rooted Hair Company
- Robins Federal Credit Union

STEPHANIE FOLSOM, CCIM  
478.361.8259 Cell  
stephanie@cbcworldwide.com



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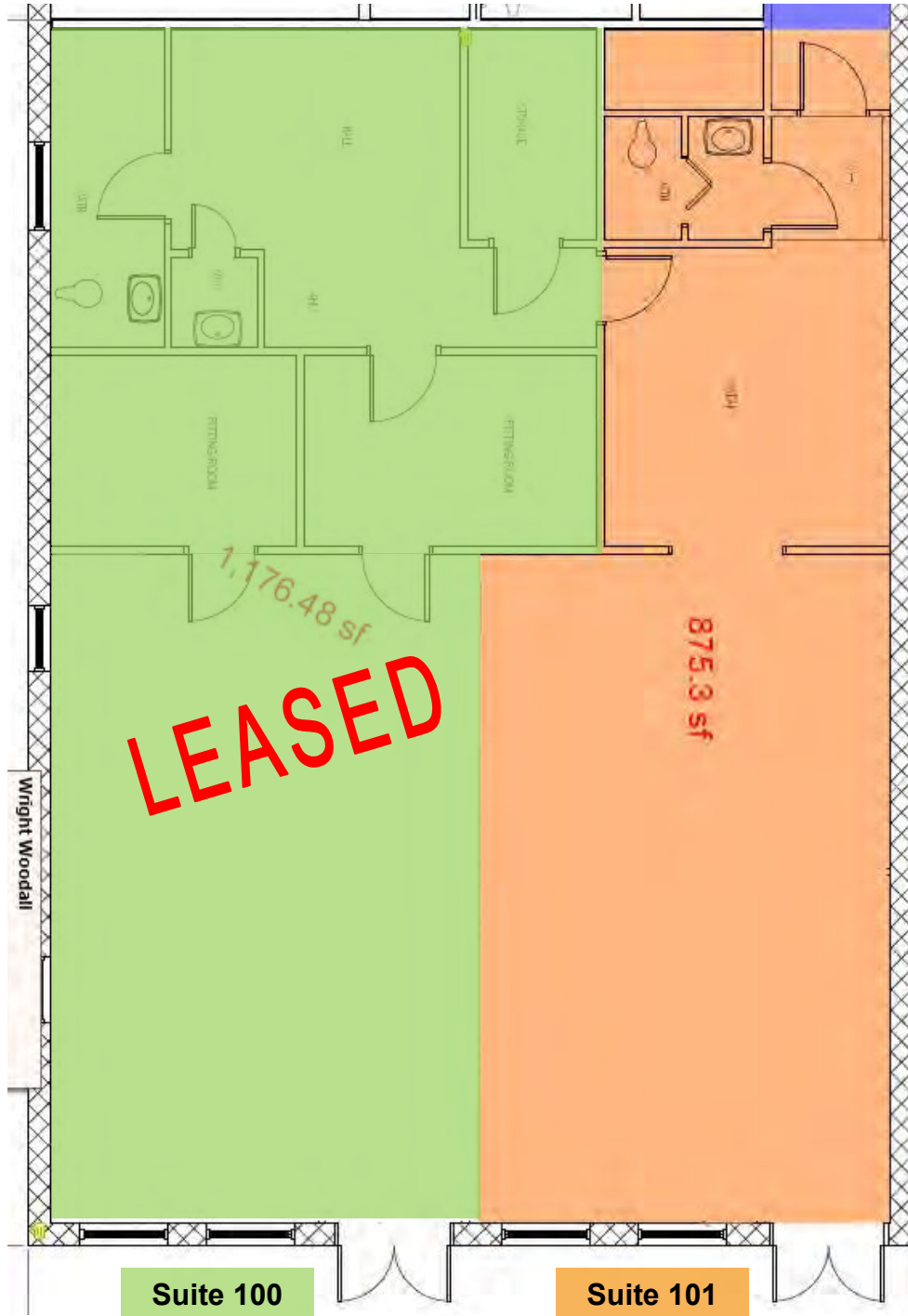
Created 9/15/23

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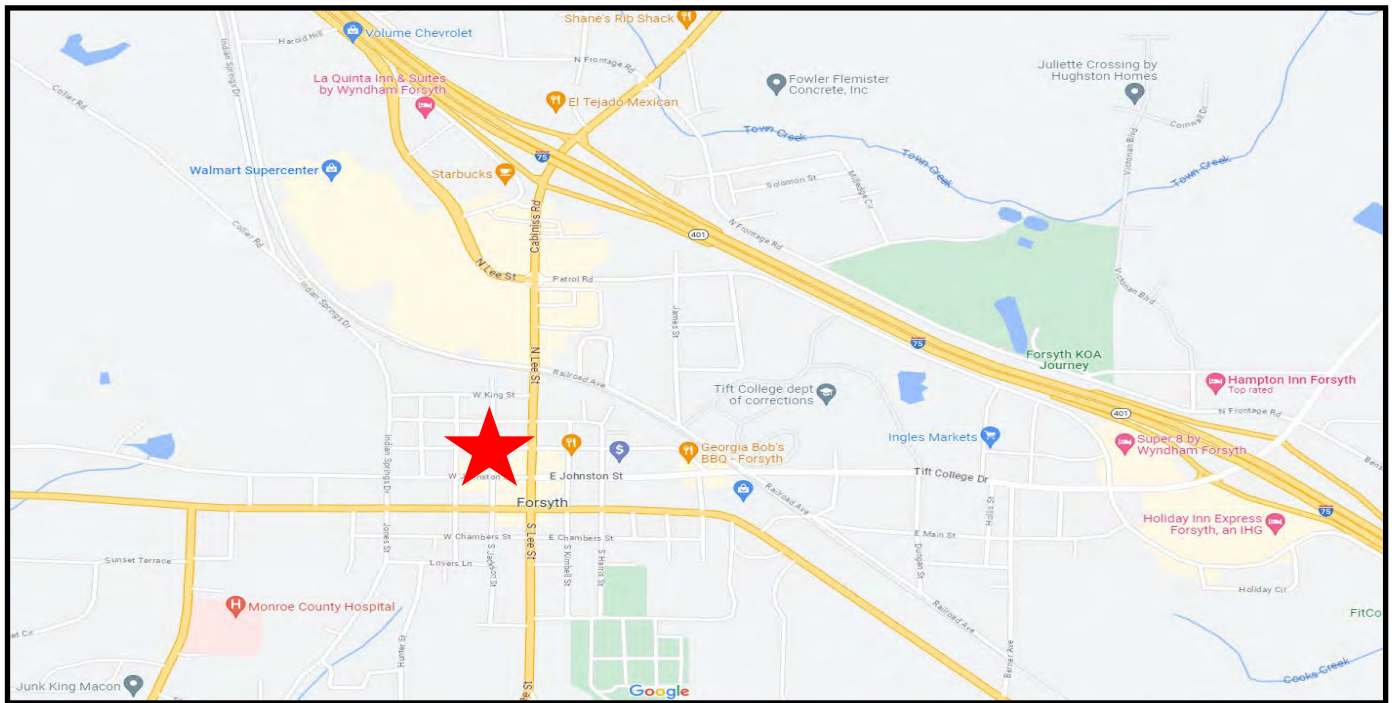
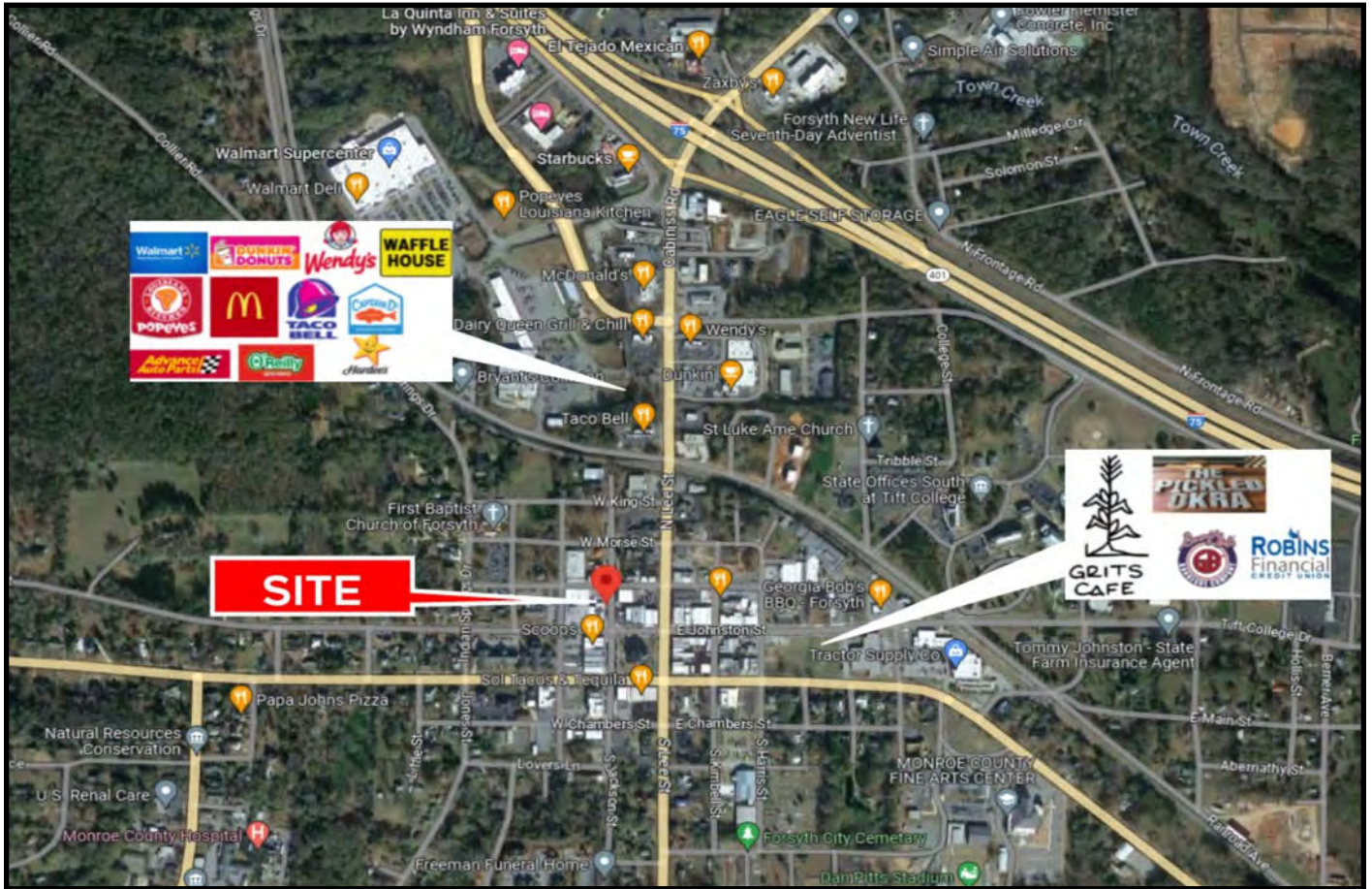
### FLOOR PLAN



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### DEMOGRAPHICS - MONROE COUNTY

