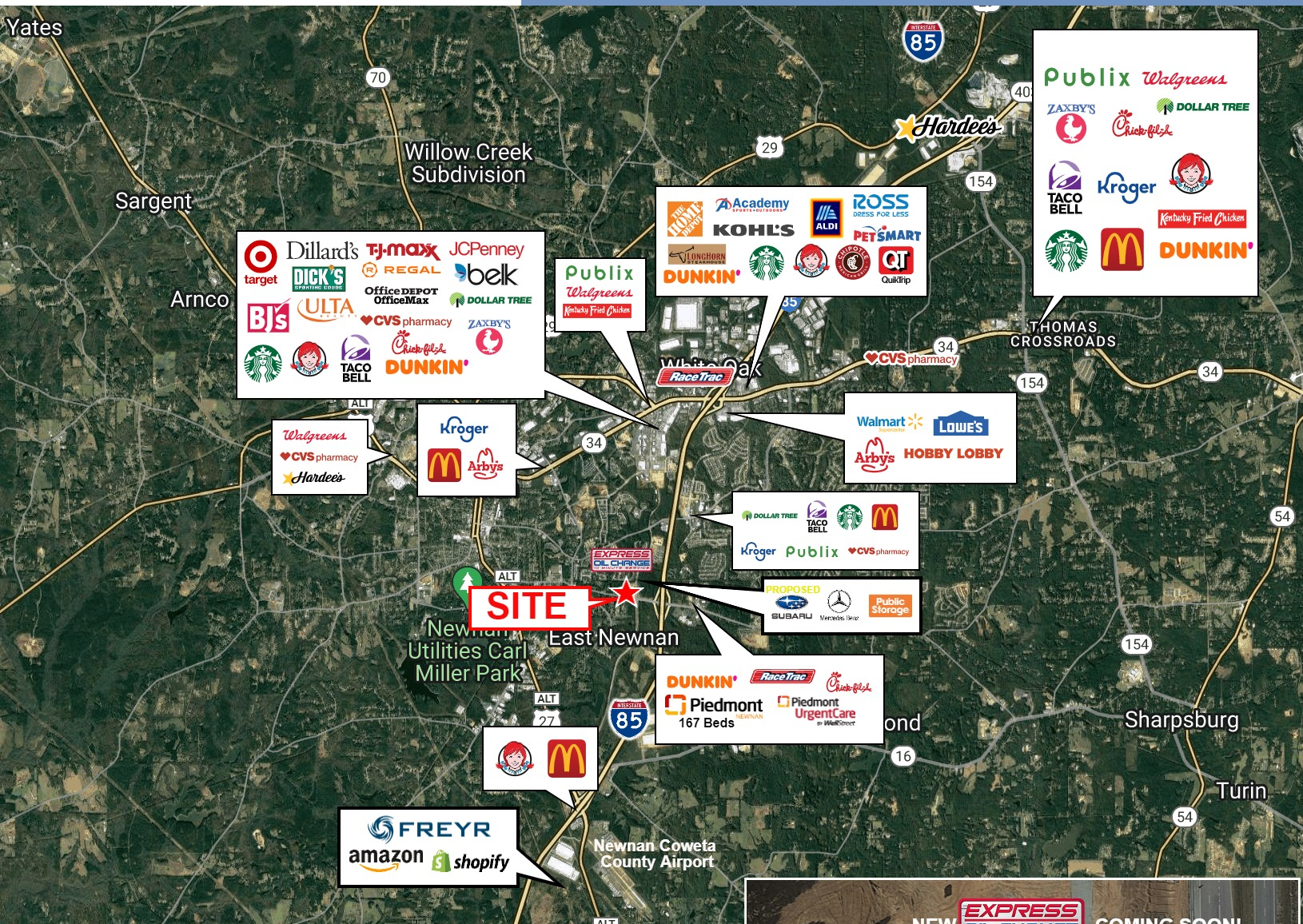




2.24 Acres Available For Ground Lease / Build to Suit

Demographics:	1 Mile	3 Miles	5 Miles
Total Population	4,221	40,069	70,012
Average HH Income	\$74,009	\$775,940	\$89,180
Median Age	31.7	33.6	36.2
Daytime Employment	644	28,685	36,844





- Hard corner at 1st light of new I-85 interchange opened <5 years ago
- Excellent visibility and full access existing to both Poplar Road and Newnan Bypass
- High growth corridor buttressed by regional hospital (undergoing \$65MM expansion)
- Site is graded with all utilities in place
- Broad C-6c zoning allows for wide range of commercial uses

Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3617/-84.7665

NWQ Poplar Rd & Newnan Crossing Bypass Newnan, GA 30263	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	4,221	40,069	70,012
2027 Projected Population	4,427	42,570	75,005
2020 Census Population	4,313	38,728	67,688
2010 Census Population	3,009	31,343	57,037
Projected Annual Growth 2022 to 2027	1.0%	1.2%	1.4%
Historical Annual Growth 2010 to 2022	3.4%	2.3%	1.9%
2022 Median Age	31.7	33.6	36.2
Households			
2022 Estimated Households	1,645	15,938	26,874
2027 Projected Households	1,791	17,432	29,622
2020 Census Households	1,675	15,304	25,833
2010 Census Households	1,061	11,796	21,034
Projected Annual Growth 2022 to 2027	1.8%	1.9%	2.0%
Historical Annual Growth 2010 to 2022	4.6%	2.9%	2.3%
Race and Ethnicity			
2022 Estimated White	49.5%	53.9%	59.5%
2022 Estimated Black or African American	35.2%	31.8%	28.2%
2022 Estimated Asian or Pacific Islander	3.9%	4.3%	3.3%
2022 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2022 Estimated Other Races	11.2%	9.8%	8.7%
2022 Estimated Hispanic	11.7%	10.3%	9.1%
Income			
2022 Estimated Average Household Income	\$74,009	\$75,940	\$89,180
2022 Estimated Median Household Income	\$69,662	\$69,448	\$78,436
2022 Estimated Per Capita Income	\$28,857	\$30,289	\$34,315
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	4.0%	3.8%	3.7%
2022 Estimated Some High School (Grade Level 9 to 11)	8.0%	6.0%	5.7%
2022 Estimated High School Graduate	23.3%	25.0%	26.2%
2022 Estimated Some College	19.4%	22.0%	20.7%
2022 Estimated Associates Degree Only	5.4%	7.0%	7.6%
2022 Estimated Bachelors Degree Only	17.2%	24.0%	23.4%
2022 Estimated Graduate Degree	22.7%	12.3%	12.8%
Business			
2022 Estimated Total Businesses	89	2,129	3,226
2022 Estimated Total Employees	644	28,685	36,844
2022 Estimated Employee Population per Business	7.3	13.5	11.4
2022 Estimated Residential Population per Business	47.6	18.8	21.7