

NEWNAN OFFICE OPPORTUNITY | 5,626 SF

1565 HIGHWAY 34 EAST

NEWNAN, GA 30265

FOR LEASE

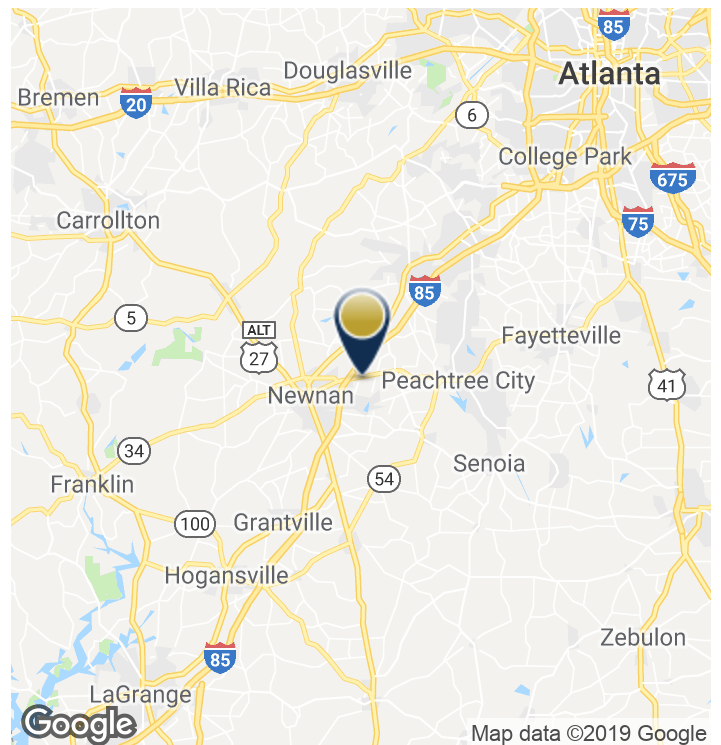


PROPERTY HIGHLIGHTS

- 5,626 SF professional office space available
- Can be subdivided into smaller office suites
- Offered for lease at \$15/SF NNN
- 4-sided brick construction
- Excellent visibility
- High traffic count
- Former Davita Dialysis Center

LOCATION OVERVIEW

Located along Highway 34 East with easy access to I-85. Highway 34 is a main corridor stretching through Newnan that offers a variety of retail and dining options, as well as a popular location among many other businesses.



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NEWNAN OFFICE OPPORTUNITY | 5,626 SF | Georgia | 10f3

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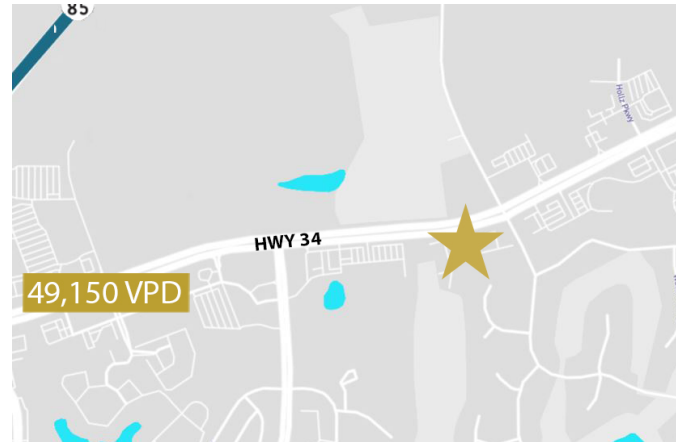
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DEMOGRAPHICS

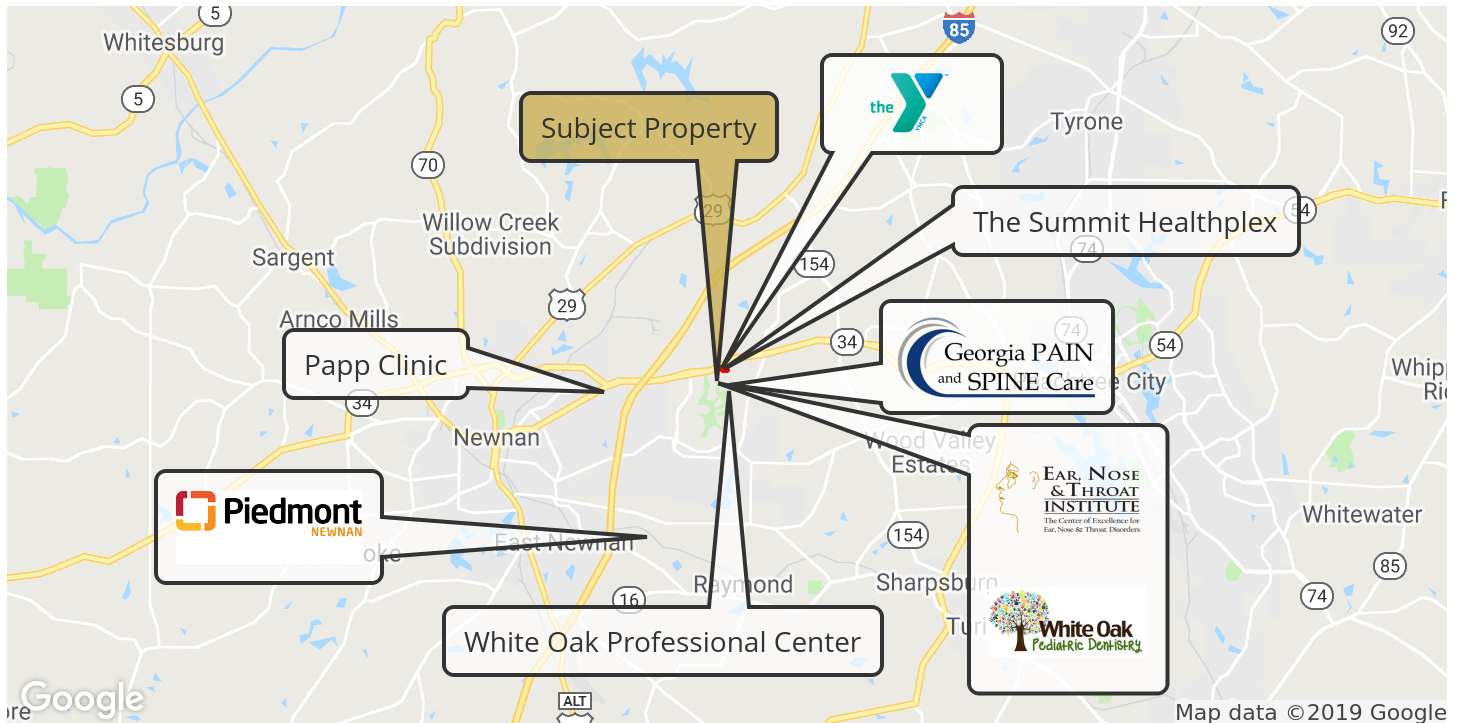
	1 Mile	3 Miles	5 Miles
Total Households:	1,333	11,068	20,879
Total Population:	3,443	29,825	56,519
Average HH Income:	\$71,667	\$73,237	\$72,182
Traffic Counts:	49,150 - vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



IN THE AREA



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