

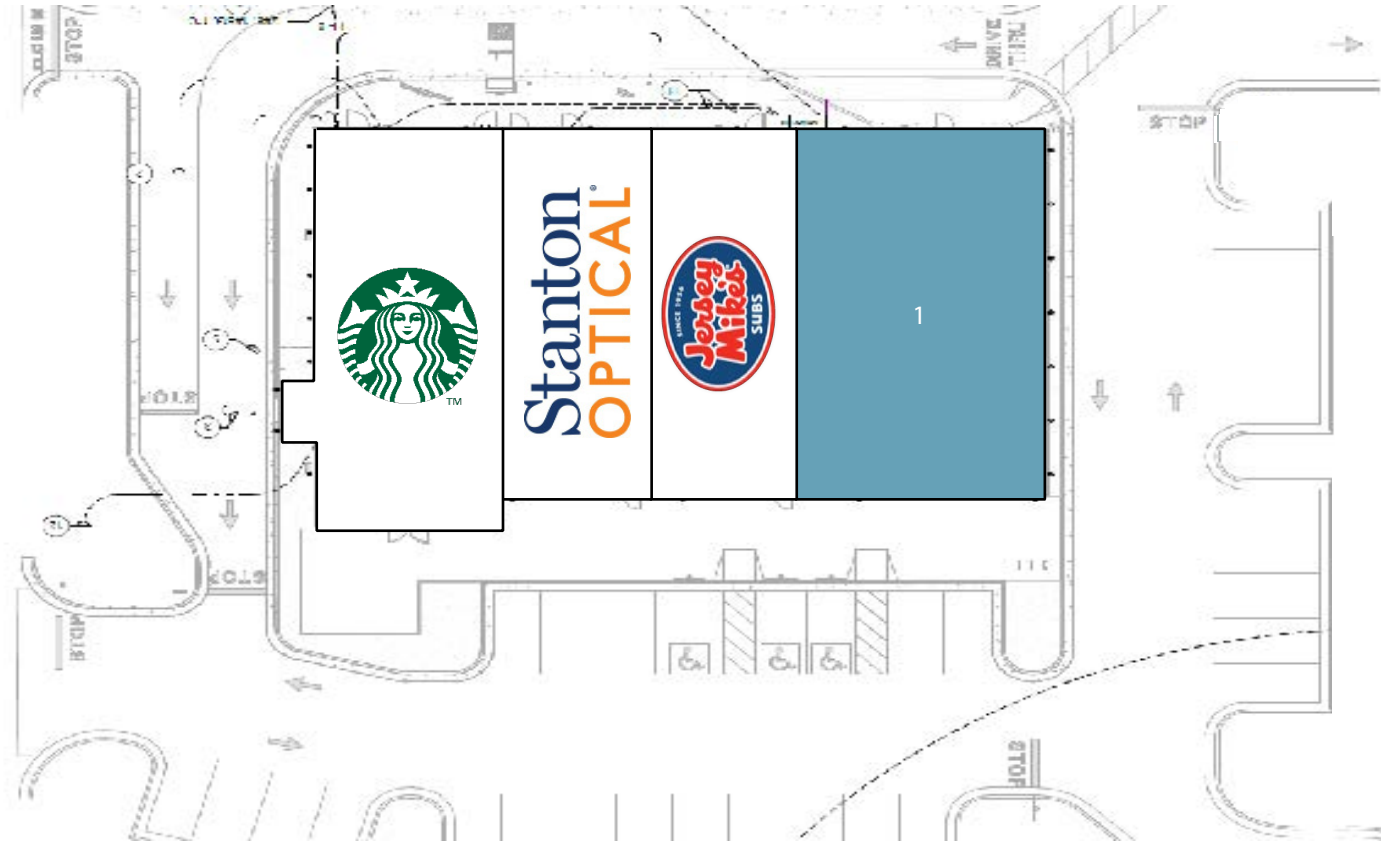


PROPERTY OVERVIEW

- » Retail space for lease: 2,920 SF Endcap
- » 8,858 SF of Freestanding Retail in Newnan, GA, the fastest-growing suburb of Atlanta
- » Off of Highway 34 (60,000 VPD) with close access to Interstate 85 (154,000 VPD)
- » Benefits from clear visibility to over 60,000 passing vehicles per day, with access at a traffic-light controlled intersection
- » Tenants include: Starbucks, Jersey Mike's, Stanton Optical
- » Nearby retailers include: Target, TJ Maxx, Old Navy, Walgreens, Office Depot, Panera Bread, Publix

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	45,229	77,858	152,481
Households	18,428	30,608	58,097
Daytime Pop.	32,588	52,425	94,071
Ave. HH Income	\$109,746	\$116,543	\$132,459



UNIT	TENANT	SF
1	Available	2,920
2	Jersey Mike's	1,750
3	Stanton Optical	1,750
4	Starbucks	2,508

