



NEWNAN PROMENADE

Hwy 34 @ Newnan Crossing East Blvd
In Front of Walmart / Across from Home Depot

RETAIL SPACE FOR LEASE



Site Access:

Property is accessible from two curbcuts on Newnan Crossing East Boulevard which has a signalized entrance to Hwy 34.

Other Uses In the Area:

Walmart, Lowe's, Belk, Home Depot, Kohl's, Ross, Petsmart, Target, T.J. Max, Old Navy, Party City, Michaels and many restaurants and smaller retailers.

Additional Information:

Zoned CCS (Community Shopping Center District)

Demographics:

Population - 5 mile radius: 47,544
Avg. Household Income: \$68,994

Daily Traffic Counts:

41,900 (2010)- Hwy 34 east of I-85

Description

Newnan Promenade is a 18,208 square foot neighborhood shopping center located at the center of the Newnan retail market. The 2.28 acre site is situated at the main entrance to the Newnan Crossing development (with a traffic signal) which includes Walmart, Belk's and across Hwy 34 is a Home Depot and Kohl's anchored shopping center. Newnan Promenade offers the greatest exposure to shoppers in the Newnan market.

For Leasing Information:

Whitney Gardner Spangler or Ron Chanin

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Email: info@riverwoodproperties.com

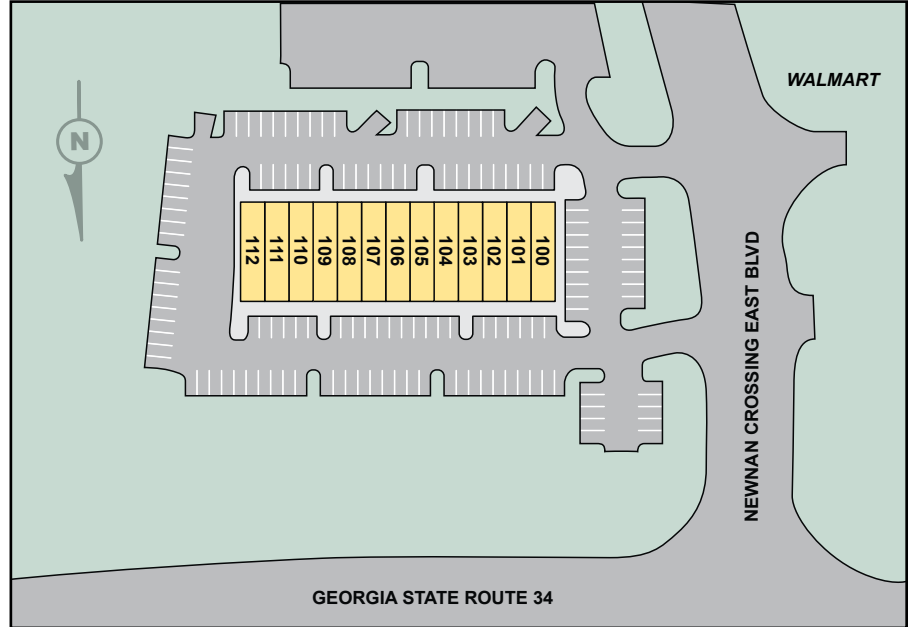
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Availability Information

1	Moe's Southwest Grill	2,500
2	Southeast Gold Buyer	1,275
3	Rehab South	1,350
4	Marco's Pizza	1,425
5	Retail Space Available	1,325
6	PediaKare	2,775
8	Leslie's Pools	2,700
10	Sprint	2,499
12	Chin Chin Restaurant	2,359

GLA: 18,208 SF
Available: 1,325 SF



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