

MERCHANT'S CROSSING

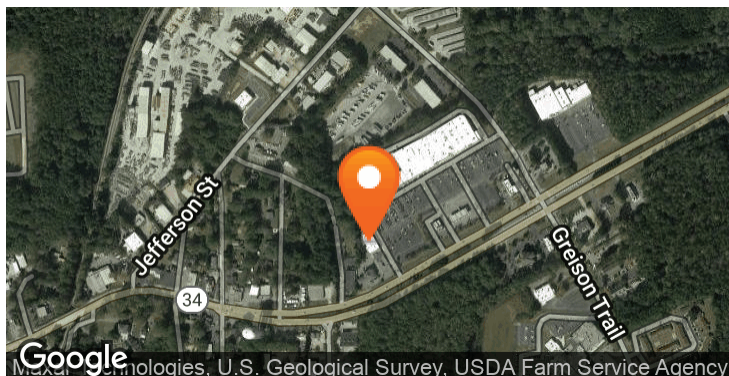
50 Bullsboro Drive, Newnan, GA 30263

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Recently renovated Kroger-anchored shopping center



PROPERTY HIGHLIGHTS

- AVAILABLE: 1,600 SF & 1,595 SF
- Co-tenants include Kroger, Ollie's Bargain Outlet, Badcock Furniture & Aaron's Rents
- Signalized intersection with 5 access points
- Excellent visibility to Bullsboro Road (23,620 vehicles per day)
- Located along major retail corridor 2 miles west of I-85

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	38,171	64,637	87,498
Daytime Population	21,379	27,547	32,031
Average Household Income (\$)	59,159	68,295	71,637

EXCLUSIVE AGENT(S)

PATRICK BENTLEY • patrick.bentley@tscg.com • 770.955.2434



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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite A	Kroger	49,319 SF	F44	Custom Cleaners	1,800 SF
Suite B	Roses	30,624 SF	G44	Little Caesars Pizza	1,400 SF
A44	Genie Nails	1,000 SF	H44	China Express	1,200 SF
A50	Sunset Financial of Newnan	1,600 SF	54	Badcock & More	24,986 SF
B44	All American Barber Shop	1,000 SF	56A	Aaron's	8,500 SF
B50	Available	1,600 SF	56B	Citi Trends	12,572 SF
C44	American Deli	1,950 SF	56C	Ollie's Bargain Outlet	29,419 SF
C50/D50	Beauty Supply	4,425 SF	58	Available	1,595 SF
E44	Metro PCS	1,000 SF			

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