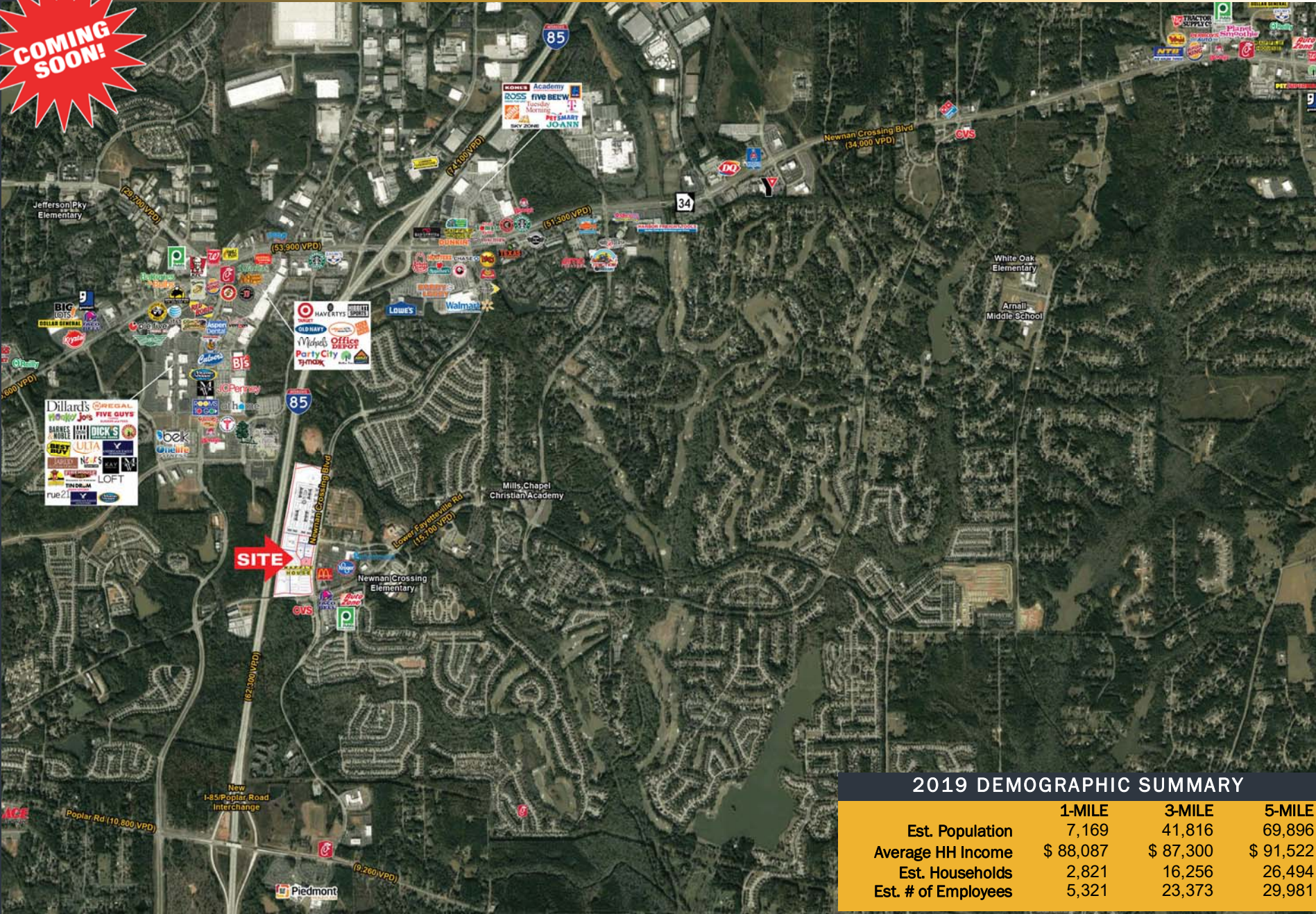


# RETAIL DEVELOPMENT

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# NEWNAN, GA

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2019 DEMOGRAPHIC SUMMARY				
	1-MILE	3-MILE	5-MILE	
Est. Population	7,169	41,816	69,896	
Average HH Income	\$ 88,087	\$ 87,300	\$ 91,522	
Est. Households	2,821	16,256	26,494	
Est. # of Employees	5,321	23,373	29,981	

NEWNAN CROSSING BLVD. | NEWNAN, COWETA COUNTY, GA

UP TO 4,550SF AVAILABLE

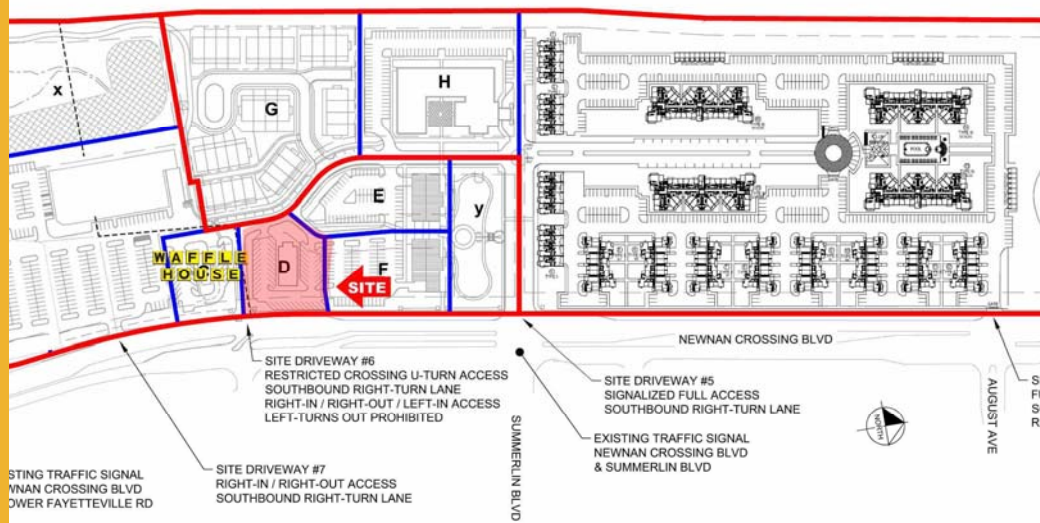




# FUTURE RETAIL CENTER

## NEWNAN, GA

- Situated in the new 40-Acre Village Square at Newnan Crossing development. The proposed development would include 300 apartments, 35 townhouse units, 140 senior adult housing units, 270,000 square feet of office space and 150,000 square feet of retail space, as well as nearly 21 acres for a city park and nearly two acres of community plaza space.
- Strategically positioned within Newnan's most exclusive golf course communities (Summer Grove Golf Club and White Oak Golf Course). DR Horton is planning a 596 home, 225-acre community just south of the subject property. There are eight (8) public schools within a three (3) mile radius of the center
- 1-Mile south of the property is Poplar Road and new I-85 interchange. Piedmont Newnan Hospital is also located on Poplar Road. This facility is a 136-bed, acute-care hospital with a staff of 750+ employees and 250+ physicians. Piedmont Fayette offers a 15 bed neonatal intensive care unit (NICU) which is staffed by 6 board certified neonatologists available 24 hours a day.
- 1.5 Miles north of the property on Newnan Crossing Bypass is the Southeastern Regional Medical Center Hospital, offering 50 inpatient beds.



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