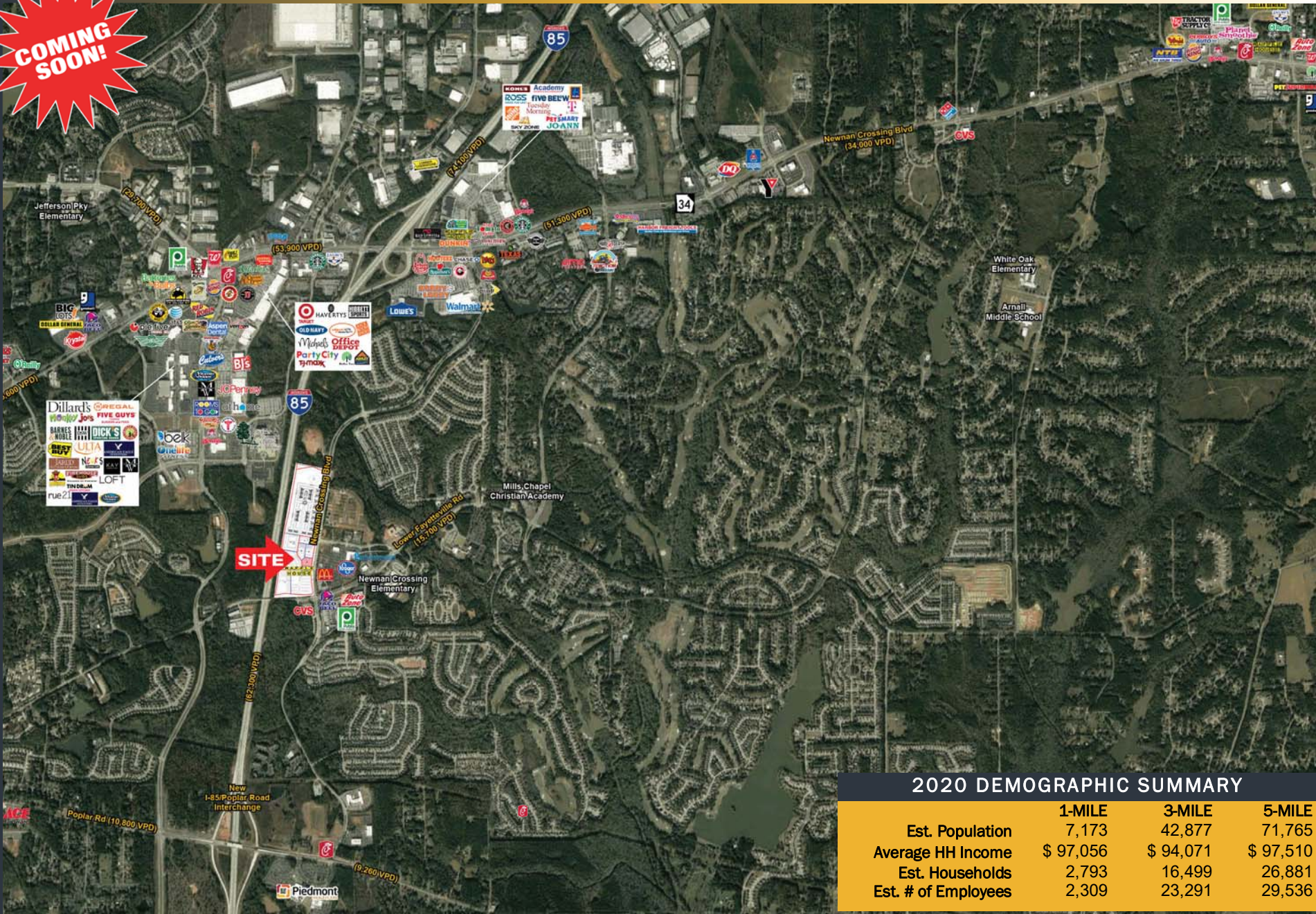


RETAIL DEVELOPMENT

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NEWNAN, GA

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2020 DEMOGRAPHIC SUMMARY			
	1-MILE	3-MILE	5-MILE
Est. Population	7,173	42,877	71,765
Average HH Income	\$ 97,056	\$ 94,071	\$ 97,510
Est. Households	2,793	16,499	26,881
Est. # of Employees	2,309	23,291	29,536

UP TO 4,550 SF AVAILABLE
 NEWNAN CROSSING BLVD. | NEWNAN, COWETA COUNTY, GA

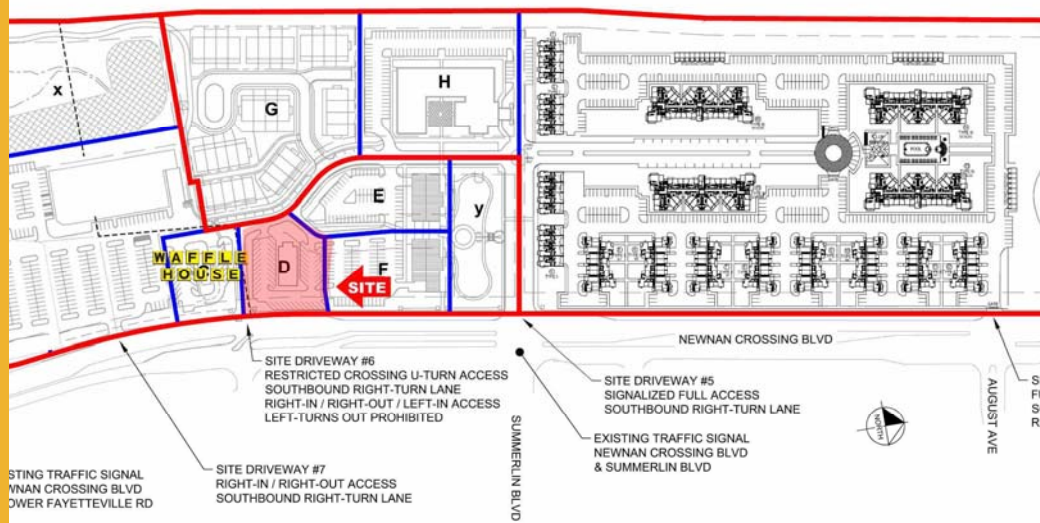




FUTURE RETAIL CENTER

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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