



## KEDRON VILLAGE

1001 PEACHTREE PARKWAY NORTH  
PEACHTREE CITY, GA 30269



TRAFFIC COUNTS

HIGHWAY 74

33,200 AADT

### AVAILABLE

1,400 - 5,000 SF

### ANCHORS



126,303 SF



70,052 SF



30,187 SF



23,401 SF

**INTERSECTION:**  
HIGHWAY 74 &  
NORTH PEACHTREE PARKWAY

FRASER.GOUGH@RETAILPLANNINGCORP.  
COM

35 JOHNSON FERRY ROAD  
MARIETTA, GA 30068  
770.956.8383

1  
MILE

3  
MILE

5  
MILE

	1 MILE	3 MILE	5 MILE
POPULATION	4,764	27,490	55,836
HOUSEHOLDS	1,897	10,214	20,309
AVG. HH INCOME	\$112,895	\$115,878	\$112,590

2017 DEMOGRAPHICS

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TENANT	UNIT	SQ FT	TENANT	UNIT	SQ FT
PACIFIC DENTAL	1001/001	3,000	ONE MAGNOLIA LANE	1231	3,280
CHICKEN SALAD CHICK	101/001B	3,000	KIRKLAND'S	1233	7,520
<b>AVAILABLE</b>	<b>1007/002</b>	<b>1,400</b>	ROSS DRESS FOR LESS	1235	30,187
CHARMING THAI	1009/003	3,000	KANRICK'S JEWELERS	1236	1,067
SUBWAY	1013/004	1,400	<b>AVAILABLE</b>	<b>1237</b>	<b>1,933</b>
AVAIL VAPOR	1015/005	1,687	MATHNASIUM	1239	1,667
KROGER	1017	70,052	KEDRON NAILS	1241	1,333
STIX & SUSHI	1019/006	1,960	PETCO	1243	15,258
D&V NAILS	1021/007	1,190	BED BATH & BEYOND	1245	23,401
SHEAR TALENT HAIR DESIGNS	1023/008	1,400	DARLING DIVA'S	1247	1,200
THE BEIRUT RESTAURANT	1025/009	1,367	LIZARD THICKET	1253	4,133
GREAT CLIPS	1027/010	1,200	<b>AVAILABLE</b>	<b>1255</b>	<b>1,600</b>
THE UPS STORE	1029/011	1,500	JET'S PIZZA	1257	1,440
BRASS HANGER	1031/012	1,200	ANYTIME FITNESS	1259	2,834
BORGO ITALIA	1200	2,000	SHANE'S RIB SHACK	1261	2,800
I.C. OPTICAL	1201	1,467	PANERA BREAD	1263	3,500
<b>AVAILABLE</b>	<b>1203</b>	<b>5,000</b>	<b>AVAILABLE</b>	<b>1264</b>	<b>1,300</b>
FUJI JAPANESE RESTAURANT	1204	3,000	SUPERCUTS	1265	1,200
GNC	1205	1,220	PLANET SMOOTHIE	1267	1,226
COAST DENTAL	1207	2,033	MATTRESS FIRM	1269	4,240
TARGET	1209	126,303	<b>AVAILABLE</b>	<b>0S1</b>	<b>883</b>
FOOT SOLUTIONS	1211	1,760	LIBERTY MUTUAL	0S2	2,533
SALLY BEAUTY SUPPLY	1213	1,400	<b>AVAILABLE</b>	<b>0S2A</b>	<b>862</b>
MASSAGE ENVY	1215	2,800	METRO BROKERS	0S3	4,645
THE JOINT	1219	1,726	ADVANCED WEIGHT LOSS	0S4	1,518
SALON DI CAPELLI	1221	1,680	<b>AVAILABLE</b>	<b>0S5</b>	<b>4,069</b>
VERIZON WIRELESS	1223	3,680	<b>AVAILABLE</b>	<b>0S6</b>	<b>2,053</b>
PAK MAIL	1227	1,280			

