

Kedron Village

Peachtree City, Georgia

1001 & 1209 Peachtree Parkway North, Peachtree City, GA 30269

- 1,400 - 5,000 sf available space
- Located in the south metro Atlanta suburb of Peachtree City, the largest city in Fayette County
- Average household income of \$140,509 within a one mile radius of the center
- National tenant mix to include Kroger, Pacific Dental, Chicken Salad Chick, Subway, GNC, Target, Sally Beauty Supply, Kirkland's, Ross, Petco, Lizard Thicket, Anytime Fitness and more



KEY TENANTS

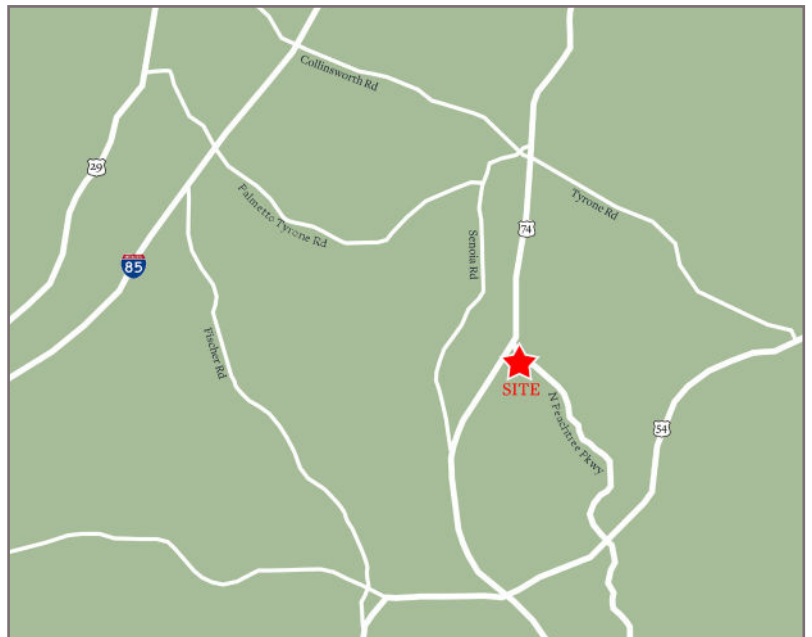
Kroger, Target, Ross, Bed Bath and Beyond, Panera Bread, Pacific Dental, Petco, Anytime Fitness and Chicken Salad Chick.

TRAFFIC COUNTS

Highway 74	33,200	AADT
Peachtree Parkway	9,140	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,764	27,578	56,170
Households	1,905	10,279	20,466
Avg HH Income	\$140,509	\$132,051	\$132,678
Daytime Pop	2,262	13,555	27,556



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Tenant

SF

1. Pacific Dental	3,000	15. Borgo Italia	2,000	29. One Magnolia Lane	3,280	43. Shane's Rib Shack	2,800
2. Chicken Salad Chick	3,000	16. I C Optic	1,467	30. Kirkland's	7,520	44. Panera Bread	3,500
3. Available	1,400	17. Available	5,000	31. Ross Dress For Less	30,187	45. The Joint	1,300
4. Charming Thai	3,000	18. Mt. Fuji Japanese Steakhouse	3,000	32. Kanricks Jewelers	1,067	46. Supercuts	1,200
5. Subway	1,400	19. GNC	1,220	33. Available	1,933	47. Planet Smoothie	1,226
6. Avail Vapor	1,400	20. Coast Dental Services	2,033	34. Mathnasium	1,667	48. Mattress Firm	4,240
7. Kroger	70,052	21. Target	126,303	35. Kedron Nails	1,333	49. Available	2,053
8. Stix & Sushi	1,190	22. Foot Solutions	1,760	36. Petco Animal Supplies	15,258	50. Advanced Weight loss	1,518
9. D&V Nails	1,960	23. Sally Beauty Supply	1,400	37. Bed Bath & Beyond	23,401	51. Available	883
10. Shear Talent Hair Design	1,400	24. Massage Envy	2,800	38. Darling Divas Boutique	1,200	52. Available	862
11. The Beirut Restaurant	1,367	25. Available	1,726	39. Lizard Thicket	4,133	53. Liberty Mutual Insurance	2,533
12. Great Clips	1,200	26. Salon Di Capelli	1,680	40. Available	1,600	54. Available	4,069
13. The UPS Store	1,500	27. Verizon	3,680	41. Jet's Pizza	1,440	55. Metro Brokers	4,645
14. Brass Hanger	1,200	28. Pak Mail	1,280	42. Anytime Fitness	2,834		