

# Kedron Village

## Peachtree City, Georgia

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

- 1,687 - 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

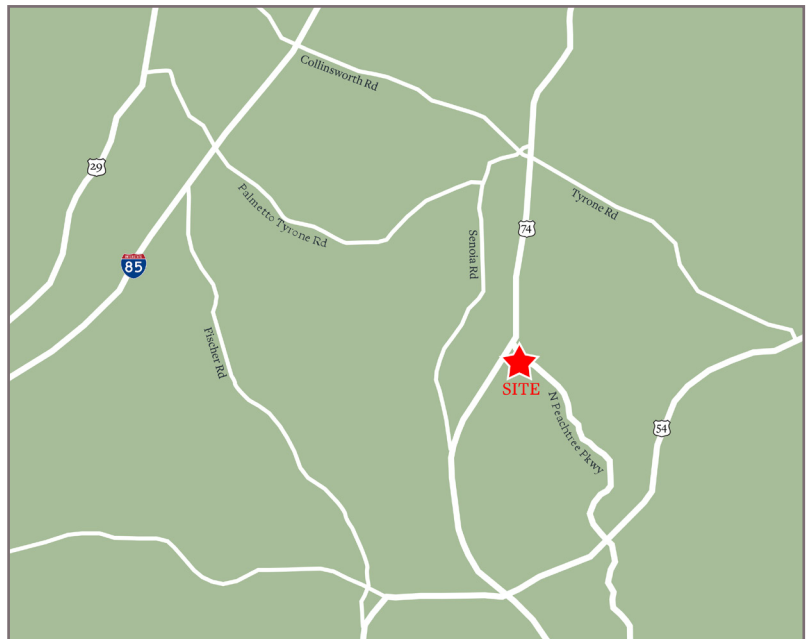
Kroger, Target, Ross, Bed Bath and Beyond, Panera Bread, Pacific Dental, Petco, Anytime Fitness and Chicken Salad Chick.

### TRAFFIC COUNTS

Highway 74	34,100	AADT
Peachtree Parkway	9,800	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	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste
Pacific Dental	3,000	1001/001	Borgo Italia	2,000	1200	One Magnolia Lane	3,280	1231	Shane's Rib Shack	2,800	1261
Chicken Salad Chick	3,000	1001/001B	I C Optic	1,467	1201	Kirkland's	7,520	1233	Panera Bread	3,500	1263
AT&T	1,400	1007/002	<b>Available</b>	<b>5,000</b>	<b>1203</b>	Ross Dress For Less	30,187	1235	The Joint	1,300	1264
Charming Thai	3,000	1009/003	Mt. Fuji	3,000	1204	Kanricks Jewelers	1,067	1236	Supercuts	1,200	1265
Subway	1,400	1013/004	GNC	1,220	1205	<b>Available</b>	<b>1,933</b>	<b>1237/1238</b>	Planet Smoothie	1,226	1267
<b>Available</b>	<b>1,687</b>	<b>1005/005</b>	Coast Dental Services	2,033	1207	Mathnasium	1,667	1236	Mattress Firm	4,240	1269
Kroger	70,052	1017	Target	126,303	1209	Kedron Nails	1,333	1241	<b>Available</b>	<b>2,053</b>	<b>OS6</b>
Stix & Sushi	1,190	1019/006	Foot Solutions	1,760	1211	Petco Animal Supplies	15,258	1243	Advanced Weight loss	1,518	OS4
D&V Nails	1,960	1021/007	Sally Beauty Supply	1,400	1213	Bed Bath & Beyond	23,401	1245	<b>Available</b>	<b>883</b>	<b>OS1</b>
The Beirut Restaurant	2,767	1025/009	Massage Envy	2,800	1215	Darling Divas Boutique	1,200	1247	<b>Available</b>	<b>862</b>	<b>OS2A</b>
Great Clips	1,200	1027/010	<b>Available</b>	<b>1,726</b>	<b>1219</b>	Lizard Thicket	4,133	1253	Liberty Mutual	2,533	OS2
The UPS Store	1,500	1029/011	Salon Di Capelli	1,680	1221	Shear Talent	1,400	1255	<b>Available</b>	<b>4,069</b>	<b>OS5</b>
Brass Hanger	1,200	S1031/012	Verizon	3,680	1223	Jet's Pizza	1,440	1257	Metro Brokers	4,645	OS3
			Pak Mail	1,280	1227	Anytime Fitness	2,834	1259			

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