

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

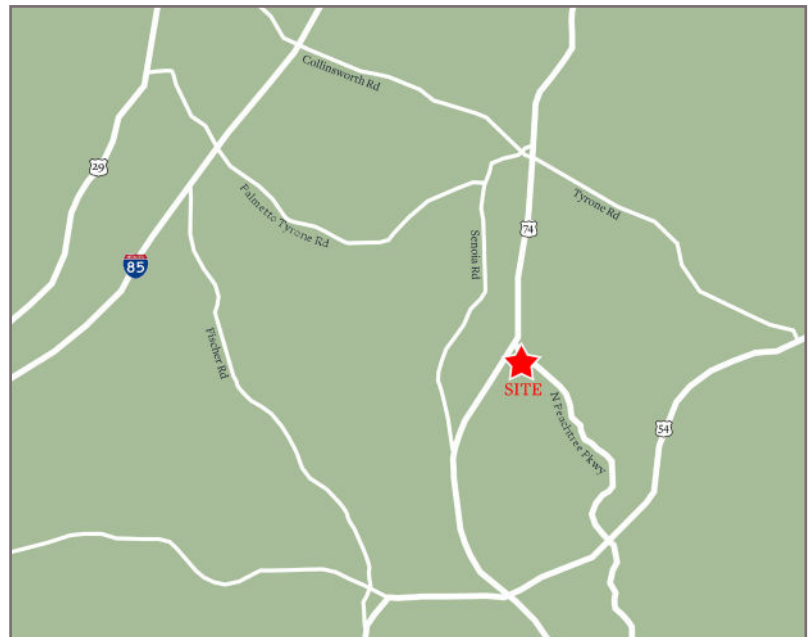
Kroger, Target, Ross, Bed Bath and Beyond, Panera Bread, Pacific Dental, Petco, Anytime Fitness and Chicken Salad Chick.

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 Optique	1,467	1201	Kirkland's	7,520	1233	Panera Bread	3,500	1263
AT&T	1,400	1007/002	Available	5,000	1203	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	Available	1,933	1237/1238	Planet Smoothie	1,226	1267
Available	1,687	1005/005	Coast Dental Services	2,033	1207	Mathnasium	1,667	1239	Mattress Firm	4,240	1269
Kroger	70,052	1017	Target	126,303	1209	Kedron Nails	1,333	1241	Available	2,053	OS6
Stix & Sushi	1,960	1019/006	Foot Solutions	1,760	1211	Petco Animal Supplies	15,258	1243	Advanced Weight loss	1,518	OS4
D&V Nails	1,190	1021/007	Sally Beauty Supply	1,400	1213	Bed Bath & Beyond	23,401	1245	Available	883	OS1
The Beirut Restaurant	2,767	1025/009	Massage Envy	2,800	1215	Darling Divas Boutique	1,200	1247	Available	862	OS2A
Great Clips	1,200	1027/010	Available	1,726	1219	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	1,600	1255	Available	4,069	OS5
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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