

# Kedron Village

## Peachtree City, Georgia

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

- 1,200 - 4,069 sf available space
- Located in the south metro Atlanta suburb of Peachtree City, the largest city in Fayette County
- Average household income of \$179,874 within a one mile radius of the center
- National tenant mix includes Kroger, Peachtree Dental, Chicken Salad Chick, GNC, Target, Sally Beauty Supply, Kirkland's, Ross, Petco, Lizard Thicket and more



### KEY TENANTS

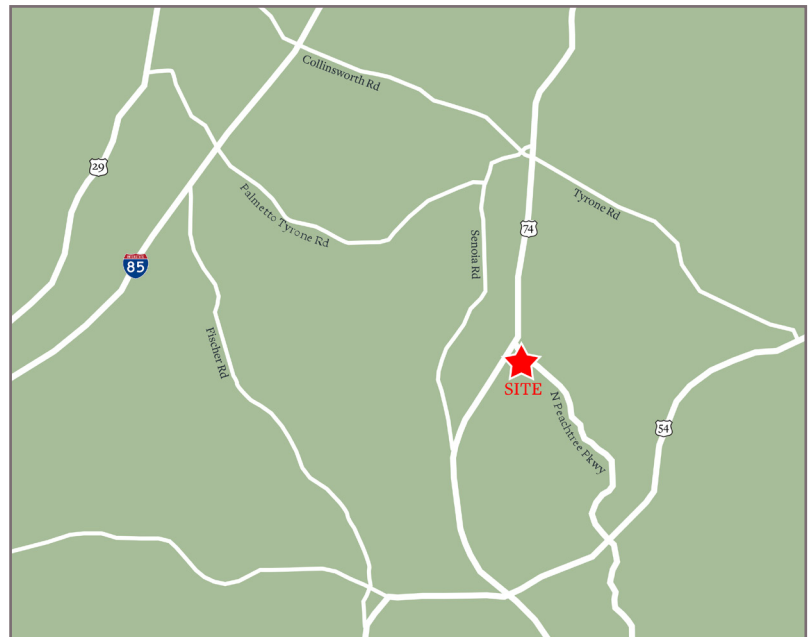
Kroger, Target, Ross, Peachtree Dental, Petco, HomeSense and Chicken Salad Chick.

### TRAFFIC COUNTS

Highway 74	31,874	AADT
Peachtree Parkway	11,101	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,494	30,909	61,982
Households	1,914	11,702	22,793
Avg HH Income	\$179,874	\$161,877	\$168,704
Daytime Pop	2,010	15,094	27,173



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Tenant	Sf	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste
Peachtree Dental	3,000	1001	<b>Available</b>	<b>1,467</b>	<b>1201</b>	America's Best	3,280	1231	<b>Available</b>	<b>2,834</b>	<b>1259</b>
Chicken Salad Chick	3,000	1003	TrueREST Float Spa	2,700	1202	Kirkland's	7,520	1233	Curious Cantina	2,800	1261
AT&T	1,400	1007	Restore Hyper Wellness	2,300	1203	Ross Dress For Less	30,187	1235	<b>Available</b>	<b>3,500</b>	<b>1263</b>
<b>Available</b>	<b>3,000</b>	<b>1009</b>	Mr. Fuji	3,000	1204	Kanricks Jewelers	1,067	1236	The Joint	1,300	1264
Subway	1,400	1013	GNC	1,220	1205	Superb Brows & Waxing	933	1237	Liberty Mutual	1,200	1265
Peachtree Dental	1,687	1015	Coast Dental Services	2,033	1207	Asurion Tech & Repair	1,000	1238	Planet Smoothie	1,226	1267
Kroger	70,052	1017	Target	126,303	1209	Mathnasium	1,667	1239	Mattress Firm	4,240	1269
Stix & Sushi	1,960	1019	Foot Solutions	1,760	1211	Kedron Nails	1,333	1241	Sola Salons	7,849	1210 - 1222
D&V Nails	1,190	1021	Sally Beauty Supply	1,400	1213	Petco Animal Supplies	15,258	1243	Metro Brokers	4,645	1218
The Beirut Restaurant	2,767	1025	Massage Envy	2,800	1215	HomeSense	23,401	1245	<b>Available</b>	<b>4,069</b>	<b>1220</b>
Great Clips	1,200	1027	Splatterdash Studio	1,726	1219	Darling Divas Boutique	1,200	1247			
The UPS Store	1,500	1029	Salone Di Capelli	1,680	1221	Lizard Thicket	4,133	1253			
<b>Available</b>	<b>1,200</b>	<b>1031</b>	Verizon	3,680	1223	Shear Talent	1,600	1255			
<b>Available</b>	<b>2,000</b>	<b>1200</b>	<b>Available</b>	<b>1,280</b>	<b>1227</b>	Jet's Pizza	1,440	1257			