

# NEWNAN PROMENADE

1111 Highway 34 E  
Newnan, Georgia 30265

2,500 SF Second  
Generation Restaurant  
+  
2,775 SF with Great  
Frontage Along Hwy 34



For Leasing Information Call

**404-381-2220**

info@bridger-properties.com



- Located in the largest retail district within a 10-mile radius
- Out parcel of a Wal-Mart and Lowe's
- Strong demographics; 75,000 people and a \$70,000 median household income within a 5-mile radius
- Great visibility along Hwy 34 with 55,000 VPD.
- Ample parking with easy access.

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## Site Plan



UNIT	TENANT	SF
100	Vacant	2,500
102	Newnan Gold & Jewelry	1,275
103	Brazilian Wax	1,350
104	Marco's Pizza	1,425
105	World Finance	1,325
107	Vacant	2,775
108	Leslie's	2,700
110	Hot Worx	2,500
112	Gogi Fire Korean BBQ	2,359





# NEWMAN PROMENADE

## TRADE AREA OVERVIEW



Population  
2021

1 Mile	7,008
3 Mile	38,215
5 Mile	74,475



Population Growth  
2021 - 2026

1 Mile	2.6%
3 Mile	2.4%
5 Mile	1.9%



Households  
2021

1 Mile	2,835
3 Mile	14,427
5 Mile	27,394



Household  
Income 2021

1 Mile	\$67,467
3 Mile	\$69,327
5 Mile	\$67,126



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## Property Photos

