

# NEWNAN PROMENADE

1111 Highway 34 E  
Newnan, Georgia 30265

2,500 SF Second  
Generation Restaurant



For Leasing Information

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- In the heart of the Newnan's prominent retail district with retailers such as Home Depot, Ross, Academy Sports, Aldi, Kohl's, Target, and TJ Maxx
- Shadow of Walmart and Lowe's
- Household Income over \$100,000 in 3-mile radius
- Great visibility along Hwy 34 with 55,000 VPD
- Ample parking in the front and back of the center

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## SITE PLAN



UNIT	TENANT	SF
100	Fed Ex	2,500
102	Newnan Gold & Jewelry	1,275
103	Brazilian Wax	1,350
104	Marco's Pizza	1,425

UNIT	TENANT	SF
105	World Finance	1,325
107	Healthy Woman	2,775
108	AVAILABLE 1/1/27	2,700
110	Hotworx	2,500
112	Gogi Fire Korean	2,359

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## TRADE AREA OVERVIEW



POPULATION  
2024

1 Mile	6,300
3 Mile	40,709
5 Mile	78,481



HOUSEHOLDS  
2024

1 Mile	2,667
3 Mile	16,200
5 Mile	29,931



AVG HOUSEHOLD  
INCOME

1 Mile	\$96,859
3 Mile	\$103,050
5 Mile	\$104,494



DAYTIME  
POPULATION

1 Mile	8,030
3 Mile	23,305
5 Mile	35,015

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## PROPERTY PHOTOS

