

Kedron Village

Peachtree City, Georgia

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

- 862 - 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 \$150,474 within a one mile radius of the center
- National tenant mix to include Kroger, Peachtree Dental, Chicken Salad Chick, Subway, GNC, Target, Sally Beauty Supply, Kirkland's, Ross, Petco, Lizard Thicket, Anytime Fitness and more



KEY TENANTS

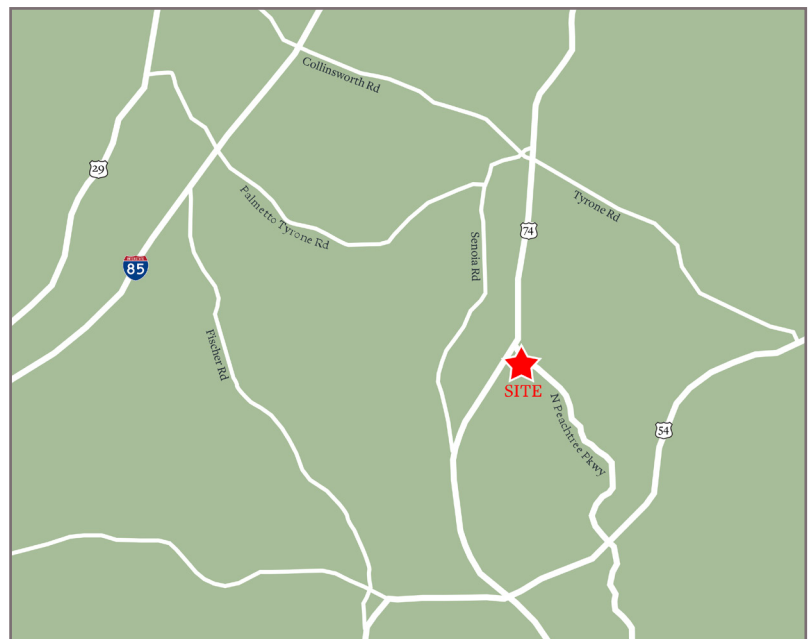
Kroger, Target, Ross, Bed Bath and Beyond, Panera Bread, Peachtree Dental, Petco, Anytime Fitness and Chicken Salad Chick.

TRAFFIC COUNTS

Highway 74	31,700	AADT
Peachtree Parkway	9,780	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,685	28,348	57,184
Households	1,918	10,713	21,138
Avg HH Income	\$150,474	\$137,381	\$138,158
Daytime Pop	2,101	14,201	23,842



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Tenant	Sf	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste
Peachtree Dental	3,000	1001	Borgo Italia	2,000	1200	One Magnolia Lane	3,280	1231	Anytime Fitness	2,834	1259
Chicken Salad Chick	3,000	1003	I C Optique	1,467	1201	Kirkland's	7,520	1233	Shane's Rib Shack	2,800	1261
AT&T	1,400	1007	Available	5,000	1203	Ross Dress For Less	30,187	1235	Panera Bread	3,500	1263
Charming Thai	3,000	1009	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	Supercuts	1,200	1265
Available	1,687	1015	Coast Dental Services	2,033	1207	Available	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	Available	2,053	1222
D&V Nails	1,190	1021	Sally Beauty Supply	1,400	1213	Petco Animal Supplies	15,258	1243	Available	1,518	1212
The Beirut Restaurant	2,767	1025	Massage Envy	2,800	1215	Bed Bath & Beyond	23,401	1245	Available	883	1216
Great Clips	1,200	1027	Splatterdash Studio	1,726	1219	Darling Divas Boutique	1,200	1247	Available	862	1214
The UPS Store	1,500	1029	Salone Di Capelli	1,680	1221	Lizard Thicket	4,133	1253	Liberty Mutual	2,533	1210
Brass Hanger	1,200	1031	Verizon	3,680	1223	Shear Talent	1,600	1255	Available	4,069	1220
			Pak Mail	1,280	1227	Jet's Pizza	1,440	1257	Metro Brokers	4,645	1218