

# Kedron Village

## Peachtree City, Georgia

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

- 862 - 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 \$173,660 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

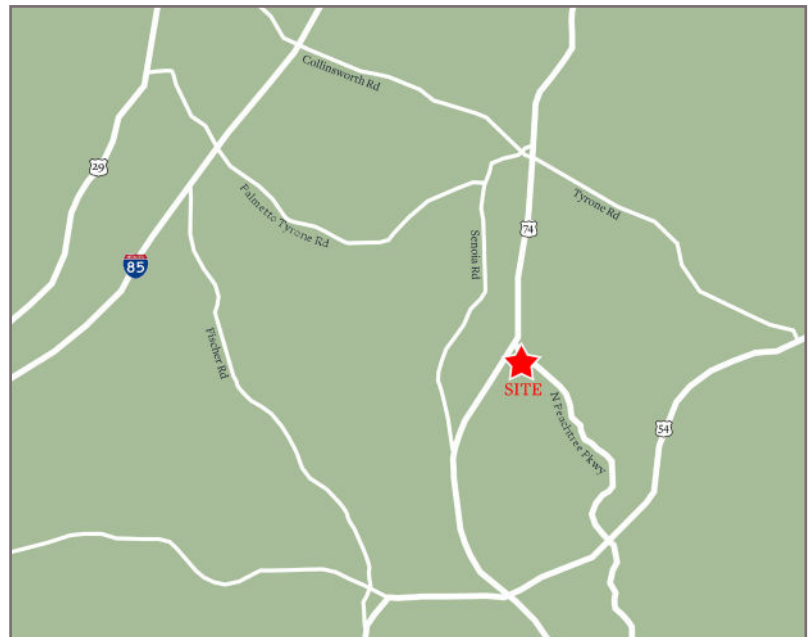
Kroger, Target, Ross, Bed Bath and Beyond, Panera Bread, Peachtree Dental, Petco, Anytime Fitness and Chicken Salad Chick.

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	4,874	28,892	58,423
Households	1,975	10,786	21,373
Avg HH Income	\$173,660	\$143,110	\$141,971
Daytime Pop	2,481	17,540	28,933



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Tenant	Sf	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste	Tenant	Sf	Ste
Peachtree Dental	3,000	1001	IC Optique	1,467	1201	One Magnolia Lane	3,280	1231	Anytime Fitness	2,834	1259
Chicken Salad Chick	3,000	1003	TrueREST Float Spa	2,700	1202	Kirkland's	7,520	1233	Shane's Rib Shack	2,800	1261
AT&T	1,400	1007	Restore Hyper Wellness	2,300	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
Peachtree Dental	1,687	1015	Coast Dental Services	2,033	1207	<b>Available</b>	<b>1,000</b>	<b>1238</b>	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	<b>Available</b>	<b>2,053</b>	<b>1222</b>
D&V Nails	1,190	1021	Sally Beauty Supply	1,400	1213	Petco Animal Supplies	15,258	1243	<b>Available</b>	<b>1,518</b>	<b>1212</b>
The Beirut Restaurant	2,767	1025	Massage Envy	2,800	1215	Bed Bath & Beyond	23,401	1245	<b>Available</b>	<b>883</b>	<b>1216</b>
Great Clips	1,200	1027	Splatterdash Studio	1,726	1219	Darling Divas Boutique	1,200	1247	<b>Available</b>	<b>862</b>	<b>1214</b>
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	<b>Available</b>	<b>4,069</b>	<b>1220</b>
Borgo Italia	2,000	1200	Pak Mail	1,280	1227	Jet's Pizza	1,440	1257	Metro Brokers	4,645	1218