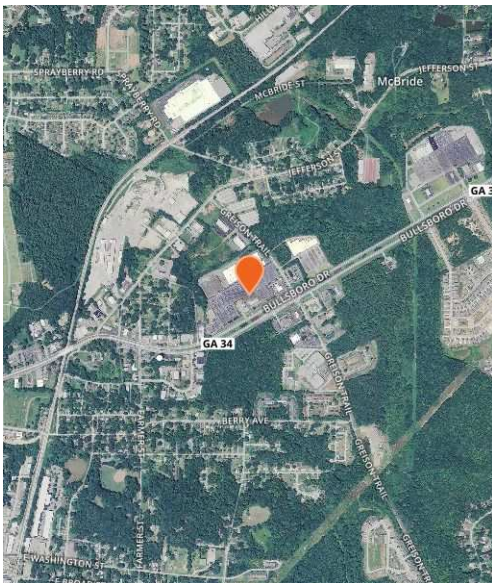


RETAIL FOR LEASE

MERCHANT'S CROSSING

50 Bullsboro Drive, Newnan GA 30263 | Coweta | Bullsboro Drive & Greison Trail



HIGHLIGHTS:

- 6,000 SF of contiguous space adjacent to Kroger
- Co-tenants include Kroger, Ollie's Bargain Outlet, Badcock Furniture & Aaron's Rents
- Signalized intersection with 5 access points
- Excellent visibility to Bullsboro Road (23,620 vehicles per day)
- Located along major retail corridor 2 miles west of I-85
- Center has been recently renovated

DEMOGRAPHICS:

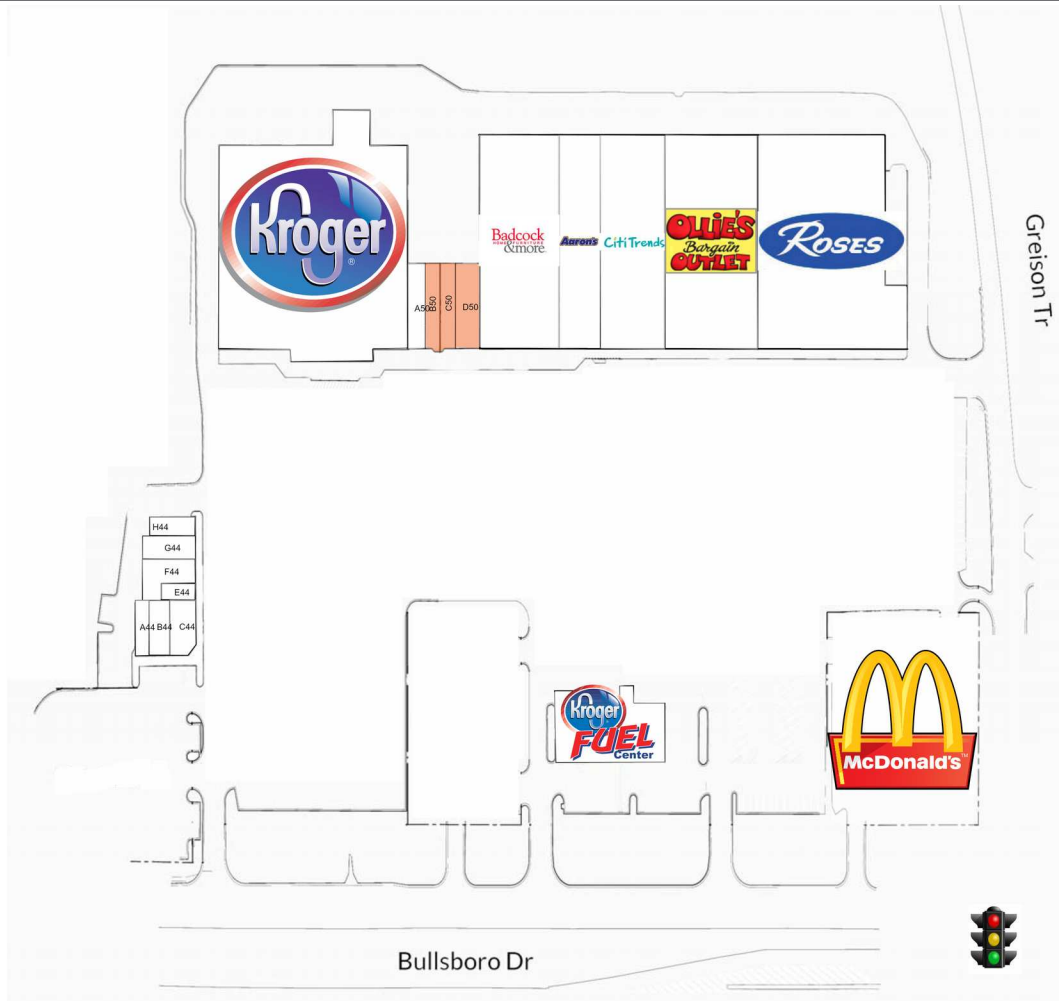
	3 MILE	5 MILE	7 MILE
Population	36,852	62,871	85,239
Daytime Population	21,971	28,547	34,059
Average HH Income (\$)	56,844	66,016	69,365

For More Information, Contact Exclusive Agent(s):
Patrick Bentley • patrick.bentley@tscg.com • 770-955-2434



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A44	Genie Nails	1,000 SF	G44	Little Caesars	1,400 SF
A50	Sunset Financial of Newnan	1,600 SF	H44	China Express	1,200 SF
B44	First American Title Loans	1,000 SF	Suite A	Kroger	49,319 SF
B50	Available	1,600 SF	Suite B	Roses	30,624 SF
C44	American Deli	1,950 SF	54	Badcock & More	24,986 SF
C50	Available	1,600 SF	56A	Aaron's	8,500 SF
D50	Available	2,825 SF	56B	Citi Trends	12,572 SF
E44	Metro PCS	1,000 SF	56C	Ollie's Bargain Outlet	29,419 SF
F44	Custom Cleaners	1,800 SF			

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