



# NEWMAN PROMENADE

Hwy 34 @ Newnan Crossing East Blvd  
1111 Bullsboro Drive, Newnan, Georgia 30265

## RETAIL SPACE FOR LEASE



### Site Access:

Property is accessible from two curbcuts on Newnan Crossing East Boulevard which has a signalized entrance to Hwy 34.

### Other Uses In the Area:

Walmart, Lowes, Belk, Home Depot, Kohl's, Ross, Petsmart, Target, T.J. Max, Old Navy, Party City, Michaels and many restaurants and smaller retailers.

### Additional Information:

Zoned CCS (Community Shopping Center District)

### Demographics:

Population - 5 mile radius: 47,544  
Avg. Household Income: \$68,994

### Daily Traffic Counts:

40,380 (2011)- Hwy 34 east of I-85

### Description

Newnan Promenade is a 18,208 square foot neighborhood shopping center located at the center of the Newnan retail market. The 2.28 acre site is situated at the main entrance to the Newnan Crossing development (with a traffic signal) which includes Walmart, Belk's and across Hwy 34 is a Home Depot and Kohl's anchored shopping center. Newnan Promenade offers great exposure to shoppers in the Newnan market.

**For Newnan, GA Retail Leasing Information:**



**Whitney Spangler or Marrissa Chanin**

Phone (770) 955-7676 / Fax (770) 955-7606

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

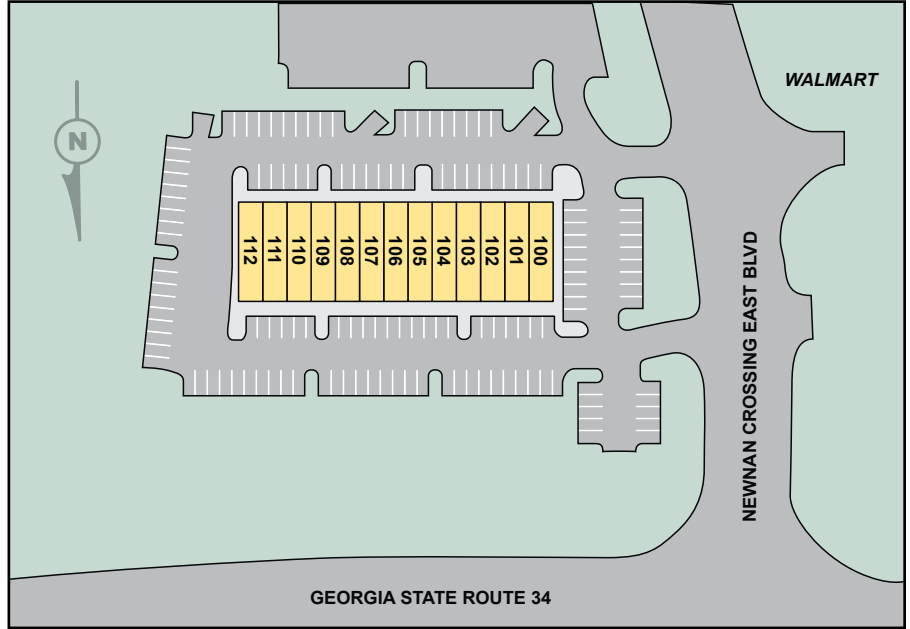
Web: [www.riverwoodproperties.com](http://www.riverwoodproperties.com)



# NEWNAN PROMENADE

Hwy 34 @ Newnan Crossing East Blvd  
 1111 Bullsboro Drive, Newnan, Georgia 30265

## RETAIL SPACE FOR LEASE



### Availability Information

1	Moe's Southwest Grill	2,500
2	Southeast Gold Buyer	1,275
3	<b>Retail Space Available</b>	<b>1,350</b>
4	Marco's Pizza	1,425
5	Creative Styles	1,325
6	PediaKare	2,775
8	Leslie's Pools	2,700
10	Sprint	2,499
12	Chin Chin Restaurant	2,359

**GLA: 18,208 SF**  
**Available: 1,350 sf**



For Newnan, GA Retail Leasing Information:



**Whitney Spangler or Marrissa Chanin**

Phone (770) 955-7676 / Fax (770) 955-7606

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

Web: [www.riverwoodproperties.com](http://www.riverwoodproperties.com)



# NEWNAN PROMENADE

Hwy 34 @ Newnan Crossing East Blvd  
 1111 Bullsboro Drive, Newnan, Georgia 30265

