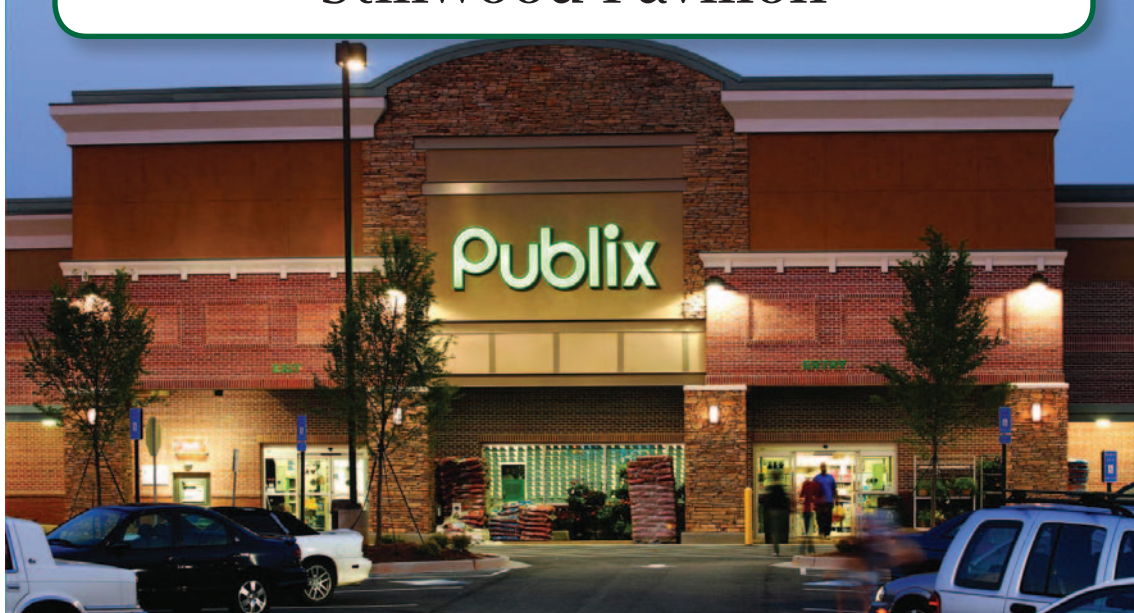




COLUMBIA RETAIL MANAGEMENT

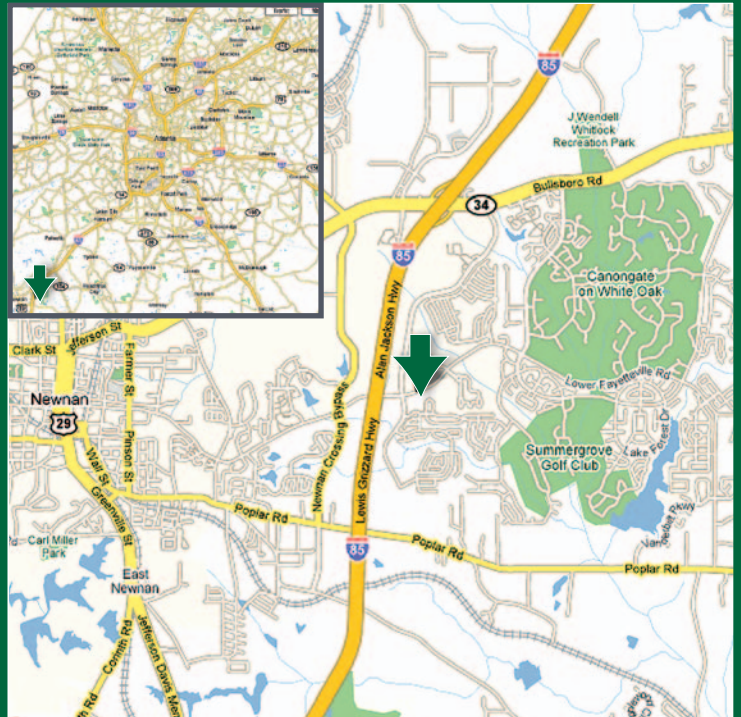
Stillwood Pavilion



1111 Lower Fayetteville Rd., Newnan, Coweta County, Georgia 30265

PROPERTY HIGHLIGHTS

- Newer Publix anchored center in high growth area
- High quality construction, completed in 2007
- Shop space and outparcels available
- AADT - 14,950 on Lower Fayetteville Rd.
- Excellent location at the intersection of Newnan Crossing Blvd and Lower Fayetteville Road. On the “going home” side of Newnan Crossing Blvd.
- Located at the entrance to Summer Grove, Coweta County’s largest and best selling community for three years running
- 17.1% population increase projected from 2010-2015
- \$82,739 average HH income within a 1 mile radius
- Piedmont - Newnan Hospital is opening Spring 2012, just 1 mile from Stillwood Pavilion



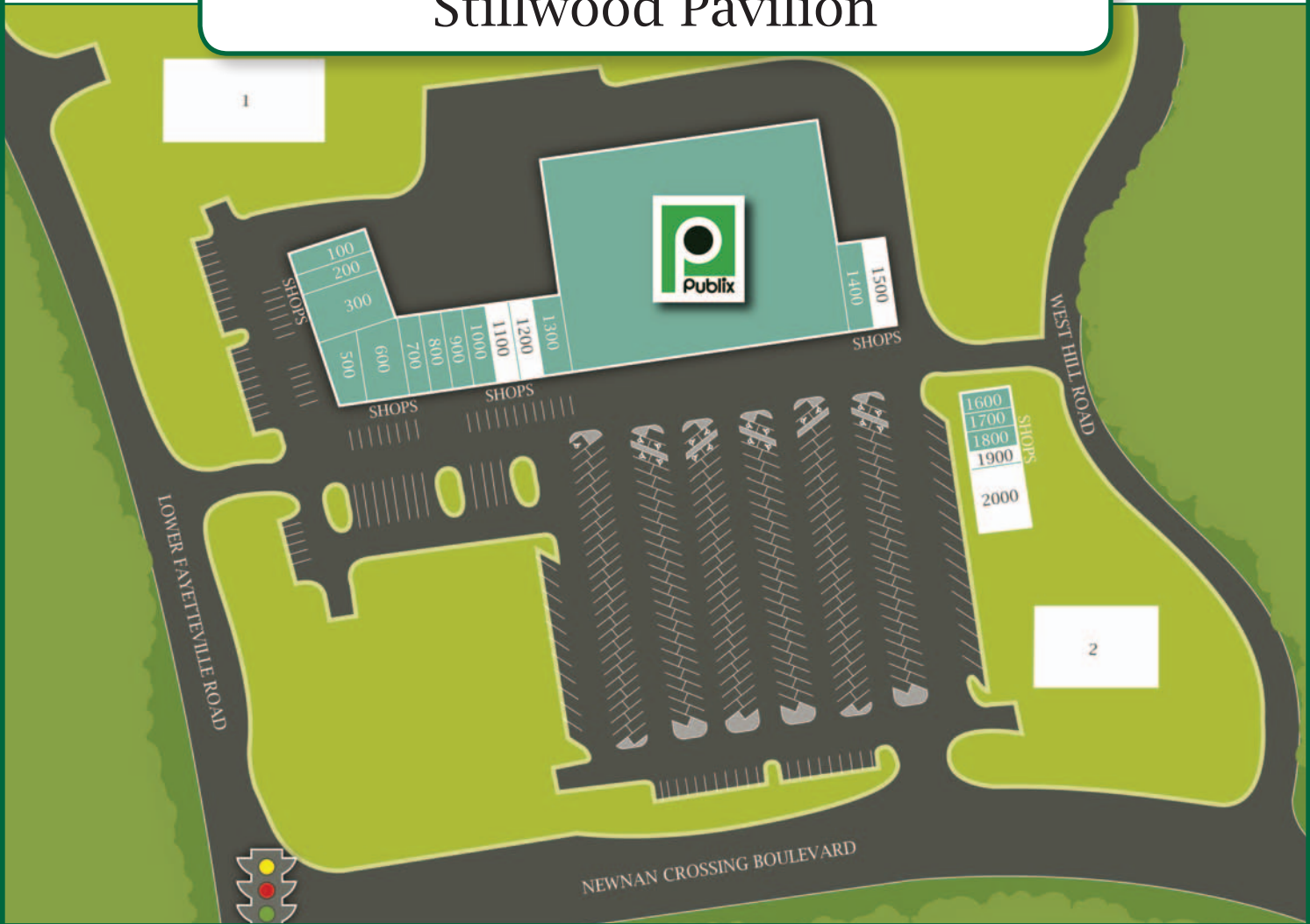
FOR LEASING INFORMATION CALL OR EMAIL:
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COMMERCIAL REAL ESTATE DEVELOPMENT
1355 Terrell Mill Rd., Bldg. 1478, Ste. 200
Marietta, Georgia 30067 Tel. (770) 953-6262



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TENANT ANALYSIS

100 Rainbow Cleaners	1,728 SF	1200 Vacant	1,400 SF	1900 Vacant	1,000 SF
200 State Farm Insurance	1,260 SF	1300 Supercuts	1,400 SF	2000 Vacant	2,500 SF
300 Johnny's Pizza	2,450 SF	1400 Majestic Nail Salon	1,600 SF	PUBLIX	45,600 SF
500 Auto Zone	7,510 SF	1500 Vacant	1,600 SF	TOTAL	75,414 SF
900 Georgia Academy of Dance	2,966 SF	1600 Atlanta Orthodontic Center	2,000 SF	Outlot 1 Available	1.04 AC
1100 Vacant	1,400 SF	1800 Great China Restaurant	1,000 SF	Outlot 2 Available	.9 AC

Driving Directions: Take Interstate 85 South to the Bullsboro Road exit. Turn right onto Bullsboro Road, going West. At Newnan Crossing Bypass, turn left, traveling South. Stillwood Pavilion is located on the Southeast corner at the Newnan Crossing Bypass/Lower Fayetteville Road Intersection.

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