

# ARBOR SPRINGS PLAZA

Newnan, GA

# Publix

## EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

-Conveniently located at the signalized intersection of U.S. Hwy 29 & GA Hwy 154 in desirable Newnan, Coweta County, GA

-Situated at the main entrance of beautiful Arbor Springs Plantation- a 1,500 acre golf course community with over 1,600 residents and housing prices range of \$500,000 to over \$1 million

-Walking distance from Arbor Springs Elementary School with an enrollment of 423 students and ranked top 20% among all Georgia schools

## MAB American

-Mousetraps traffic to/from I-85 Exit 51, 20± minutes from Hartsfield Jackson International airport and 35± minutes from downtown Atlanta

-National Tenants include: Publix, Great Clips, Great American Cookie

-Serves most affluent trade area in Coweta County, including Lake Redwine, Arbor Springs, and Serenbe

-Traffic Counts: I-85: **87,000± ADT**  
GA 154: **17,600± ADT**  
US Hwy 29: **13,500± ADT**

## SUMMARY

**AVAILABLE SF:** 1,368-2,105 SF

**LEASE RATE:** Contact Agent

**TOTAL GLA:** 29,484

**ZONING:** Commercial



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**MOORE COMPANY REALTY**

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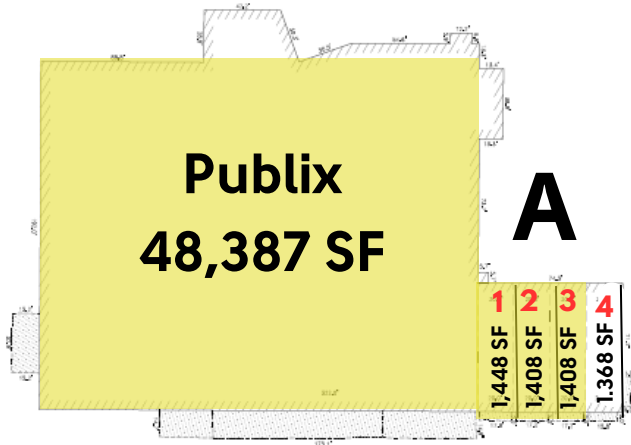
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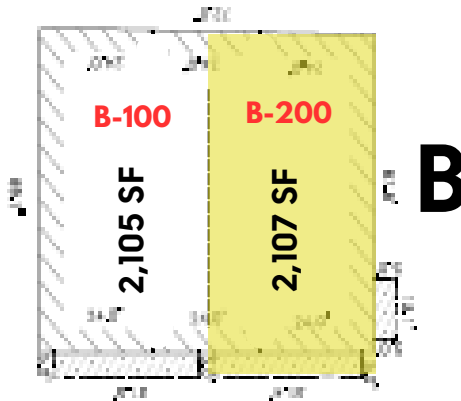
Newnan, GA

# Publix LEASE PLAN



## BLDG A-BAY AVAILABILITY

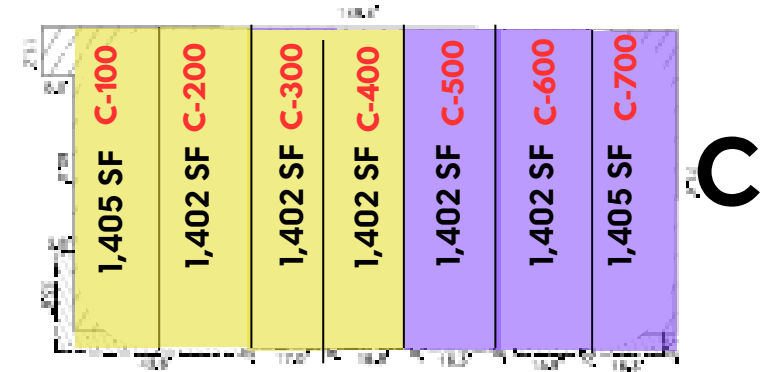
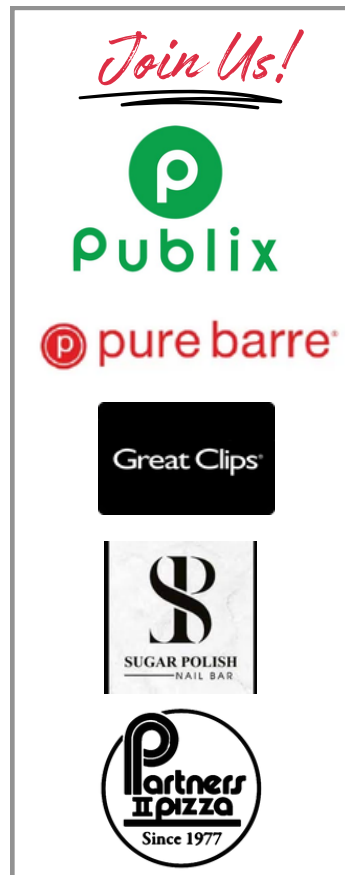
**1 BAY - 1,368 SF AVAILABLE**



## BLDG B-BAY AVAILABILITY

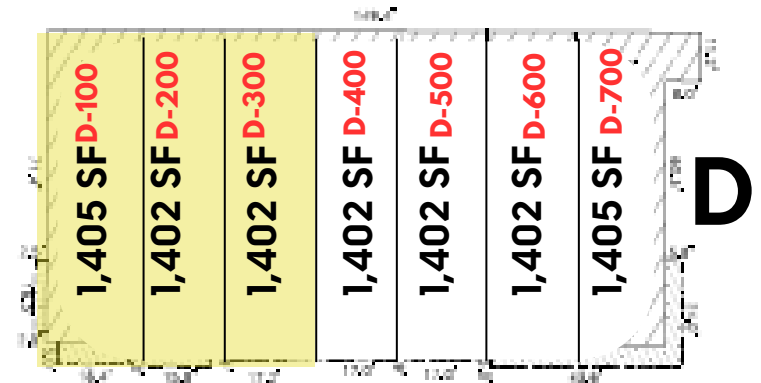
**1 BAY - 2,105 SF AVAILABLE**

 = LEASED  
 = LEASE REVIEW



## BLDG C-BAY AVAILABILITY

**NOT AVAILABLE**



## BLDG D-BAY AVAILABILITY

**4 BAYS - 1,402-1,405 SF AVAILABLE**

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 **MOORE**  
MANAGEMENT | BROKERAGE | INVESTMENT

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# ARBOR SPRINGS PLAZA

Newnan, GA

# Publix DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

4000 US-29, Newnan, Georgia, 30265

Ring of 5 miles

Newnan, Georgia 2023 Growth Rate: 1.5%

### KEY FACTS

48,236

Population



17,887

Households

40.0

Median Age

\$81,413

Median Disposable Income

### EDUCATION

5%

No High School Diploma



24%

High School Graduate



29%

Some College



42%

Bachelor's/Grad/Prof Degree

### INCOME



\$101,009

Median Household Income



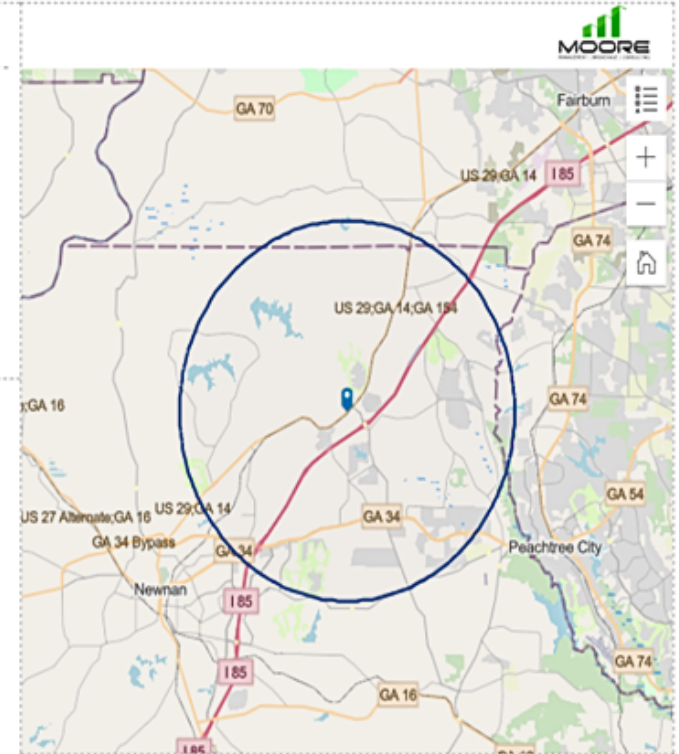
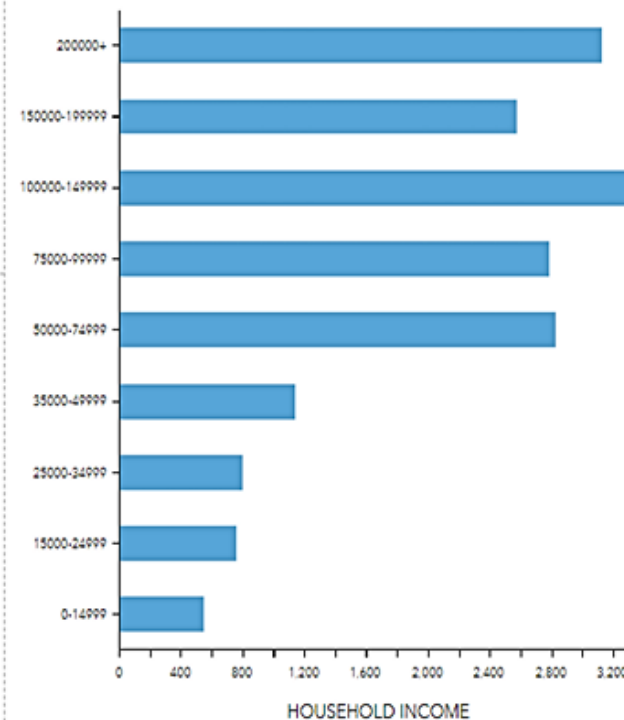
\$51,247

Per Capita Income



\$325,012

Median Net Worth



### EMPLOYMENT



67%

White Collar



21%

Blue Collar



13%

Services

2.4%

Unemployment Rate

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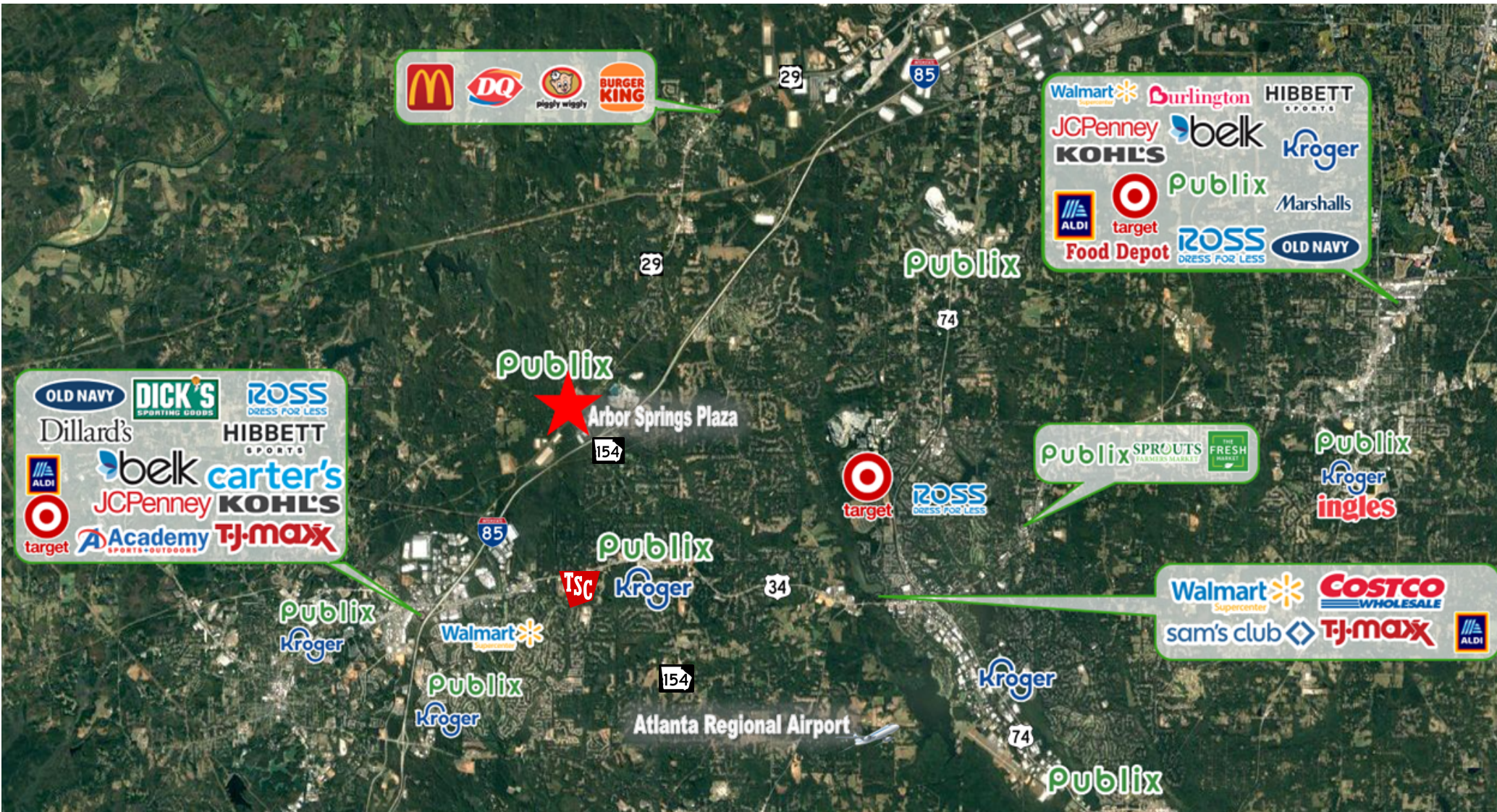
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# Publix RETAIL MAP



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