

FOR LEASE

Shenandoah Plaza

228 Bullsboro Drive | Newnan, GA



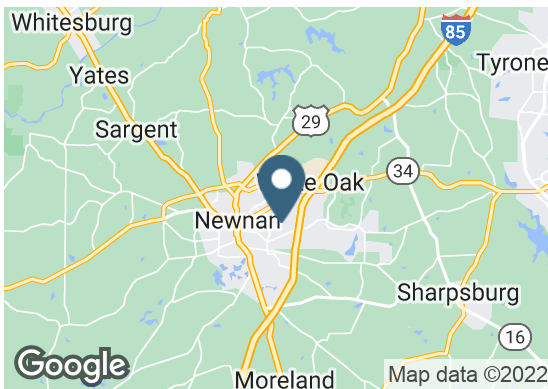
Overview

AVAILABLE

900 - 15,545 SF
Outparcel
Opportunities

Description

Shenandoah Plaza, a 146,121+/- SF community anchored by Big Lots, Goodwill, ReStore, and Dollar General and located in Newnan, Georgia within the Atlanta MSA. The current tenant roster at Shenandoah Plaza is comprised of 96% national retailers.



Current Anchors

BIG LOTS!**Goodwill**

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$38,520	\$49,552	\$55,043
Households	1,400	18,846	24,884
Daytime Population	9,075	46,525	65,857

Year: 2017 | Source: ESRI

Contact

ALLIE SPANGLER

678.420.1394 | allie.spangler@srsre.com

CHRIS ROUTLEDGE

678.420.1395 | chris.routledge@srsre.com

Traffic Counts

Bullsboro Dr

49,300 VPD

Year: 2016 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

SUITE	TENANT	SF
216A	Dollar General	12,103
216B-1	Habitat for Humanity ReStore	23,459
216B-2	Available	15,545
216C	Big Lots	35,864
218A	Great Grizzly Fireworks	3,000
218D	Available	1,800
218E	Direct General Insurance	1,200
218F	SalonCentric	2,400
222	Rent-A-Center	5,850
224A	ATC Income Tax	900
224B	TT Nail Salon	1,050
224G-1	Available	2,500
224G-2	Available	3,650
228	Goodwill	32,000
230A	Covington Credit	1,200
230B	Washing Well	2,400
OP	Potential PAD Site A	-
OP	Potential PAD Site B	-
OP	Potential PAD Site C	-

LEGEND

- Leased
 Developable Pad Site
- Available
 Not A Part

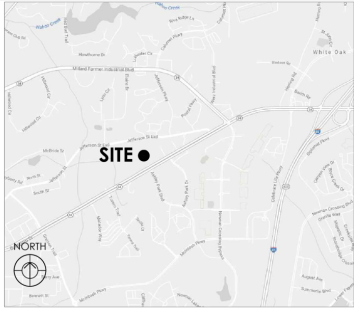


Shenandoah Plaza

228 Bullsboro Drive | Newnan, GA



VICINITY MAP



GENERAL PROJECT NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BIDDING.
- ALL MATERIALS INDICATED ARE NEW AND SHALL BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- DURING THE COURSE OF CONSTRUCTION, IF THE CONTRACTOR UNCOVERS ANY CODE VIOLATION KNOWN TO HIM OR ANY DISCREPANCY WITH THE DESIGN, CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH IMMEDIATELY.
- CONTRACTOR SHALL ASSEMBLE AND INSTALL MATERIALS/ PRODUCTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRIAL/ASSOCIATION STANDARDS.
- LANDLORD TO COORDINATE ALL MECHANICAL WORK THROUGH A SEPARATE CONTRACTOR.

PROJECT DESCRIPTION

RENOVATION OF AN EXISTING BUILDING TO PROVIDE STOREFRONT TO NEW TENANT SPACE.

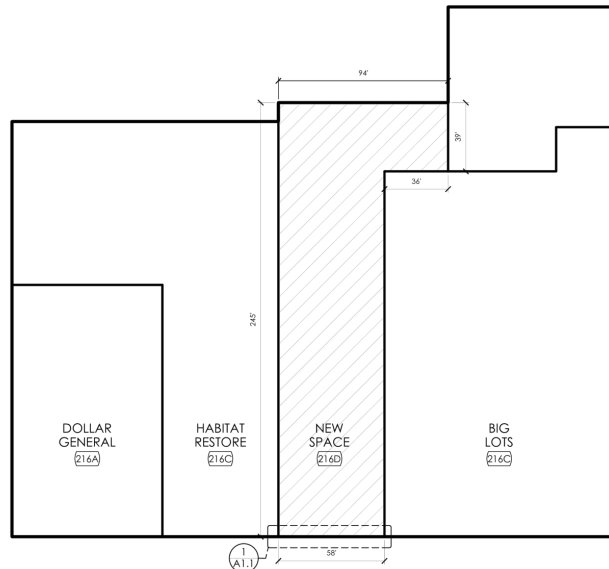
PROJECT DIRECTORY

LANDLORD:
CRESCENT CAPITAL PARTNERS
860 NATIONAL BLVD
CULVER CITY CA 90232
PHONE: (310) 734-2945
CONTACT: KEVIN MARSH

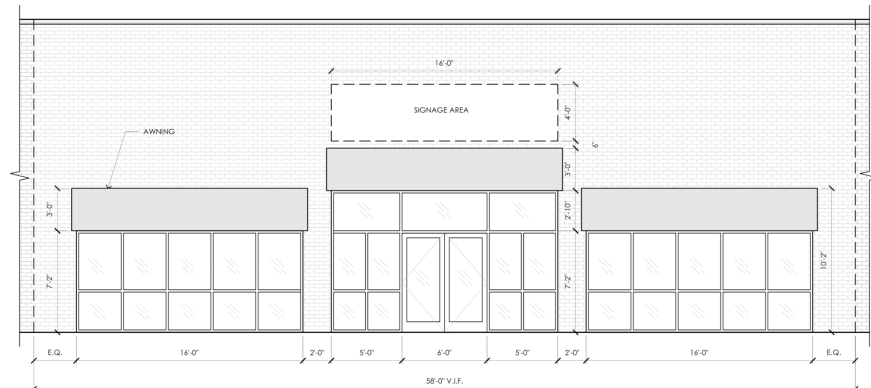
ARCHITECT:
PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY, SUITE 400
ATLANTA, GA 30339
PHONE: (404) 549-4499
FAX: (404) 549-4498
CONTACT: KEVIN MAHER

SHEET INDEX

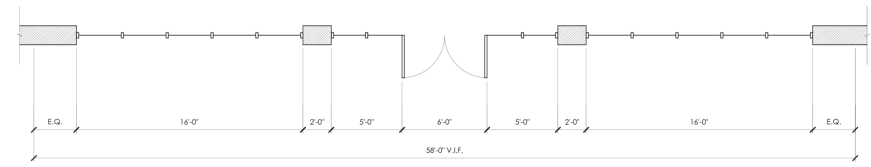
SHEET NO.	DESCRIPTION
A1.1	COVER SHEET & DRAWINGS



3 KEY PLAN
A1.1 1/32" = 1'-0"



2 STOREFRONT ELEVATION
A1.1 1/4" = 1'-0"



1 STOREFRONT PLAN
A1.1 1/4" = 1'-0"



REV.	DATE	DESCRIPTION

**SHENANDOAH PLAZA
FACADE RENOVATION**
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

This document and all information contained within
is a copyrighted work of Place Maker Design and may
not be copied or used without permission.

PLACE MAKER DESIGN
1000 CIRCLE 75 PARKWAY
SUITE 400
ATLANTA, GEORGIA 30339
404.549.4499

DATE: 07/20/2016
DRAWN BY: PMS
CHECKED BY: KMS
DATE PLOTTED: 08/01/16

**STOREFRONT
DESIGN**

A1.1

Downtown
Newnan
←
1.9 Miles

Carrollton, GA
↑
22 Miles

85
→
1 Mile



Developable:
Pad Site
.74 Acres

Developable:
New Retail
11,760 SF

Shenandoah Plaza

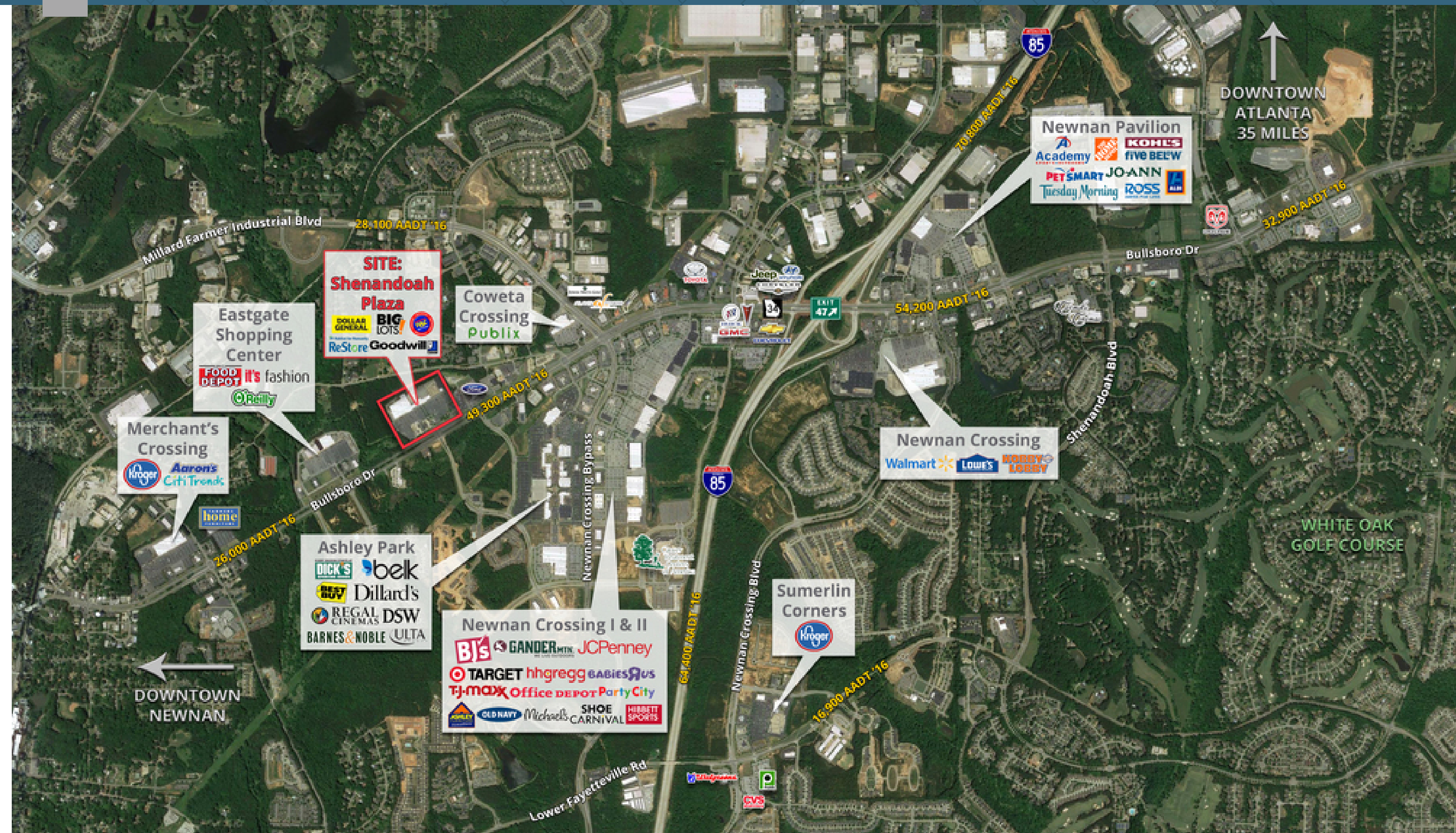
Bullsboro Dr 49,300 AADT '16

34

Entrance
Ashley Park
↓

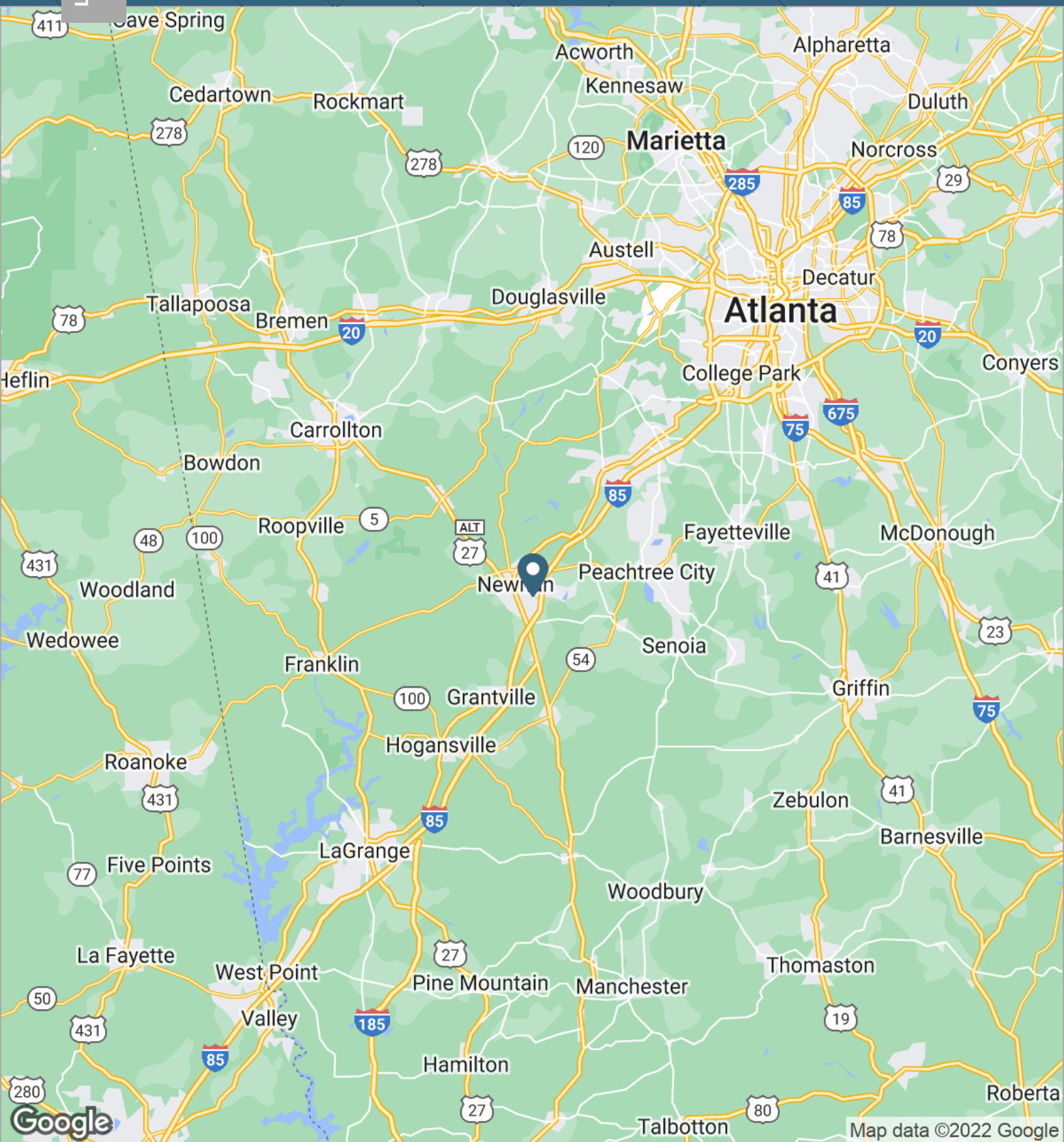
Shenandoah Plaza

228 Bullsboro Drive | Newnan, GA



Shenandoah Plaza

228 Bullsboro Drive | Newnan, GA



Shenandoah Plaza

228 Bullsboro Drive | Newnan, GA



	1 mile	3 miles	5 miles
Population			
2017 Population	3,458	39,060	67,444
2000 Population	1,104	20,649	40,398
2010 Population	2,118	34,148	60,625
2022 Population	3,898	42,764	72,908
2000-2010 Annual Rate	6.73%	5.16%	4.14%
2010-2016 Annual Rate	7.00%	1.87%	1.48%
2016-2021 Annual Rate	2.42%	1.83%	1.57%
2017 Median Age	31.8	33.6	35.3
Households			
2000 Households	398	7,804	14,581
2010 Households	843	12,997	22,385
2017 Total Households	1,400	14,846	24,884
2022 Total Households	1,583	16,271	26,924
2000-2010 Annual Rate	7.79%	5.23%	4.38%
2010-2016 Annual Rate	7.25%	1.85%	1.47%
2016-2021 Annual Rate	2.49%	1.85%	1.59%
2017 Average Household Size	2.38	2.59	2.68
Housing Units			
2017 Total Housing Units	1,532	16,381	27,156
2017 Owner Occupied Housing Units	371	6,753	14,382
2017 Renter Occupied Housing Units	1,029	8,092	10,503
2017 Vacant Housing Units	132	1,535	2,272
Race and Ethnicity			
2017 White Alone	50.7%	57.3%	63.7%
2017 Black Alone	31.9%	30.1%	26.1%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	3.0%	3.3%	2.6%
2017 Pacific Islander Alone	0.2%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	18.8%	11.4%	9.3%
Income			
2017 Median Household Income	\$38,520	\$49,552	\$55,043
2017 Average Household Income	\$47,433	\$65,061	\$70,437
Per Capita Income	\$20,312	\$25,299	\$26,346
2017 Population 25+ by Educational Attainment			
Total	2,218	24,973	43,740
High School Graduate	33.5%	27.3%	26.8%
GED/Alternative Credential	5.5%	4.5%	4.3%
Some College, No Degree	27.9%	22.7%	22.1%
Associate Degree	7.4%	6.6%	7.3%
Bachelor's Degree	8.2%	16.0%	18.3%
Graduate/Professional Degree	3.3%	11.0%	10.1%
Data for all businesses in area			
Total Businesses:	446	1,894	2,392
Total Employees:	6,092	23,114	28,105
Total Residential Population:	3,458	39,060	67,444
Employee/Residential Population Ratio:	1.76:1	0.59:1	0.42:1
2017 Total Daytime Population	9,075	46,525	65,857
Workers	6,974	25,606	29,617
Residents	2,101	20,919	36,240