



Highly visible Storefront Signage Available in Newnan's historic downtown district.

7,840 SF of newly redeveloped office and retail space adjacent to Knox Furniture.

Walkable to the historic downtown square including several regional banking institutions, fitness, Line Creek Brewery the "Reserve" and multiple chef driven restaurants.

Ample parking available.

Wheels up at Newnan Coweta County Airport in 8 minutes (4 mi.) with corporate craft.

Delivering early Q4 2024

Walkable to nearby Greenville St Park, First Ave Park and a future phase of Newnan's master planned LINC Trail system.

## CONTACT

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## FIRST FLOOR



### AVAILABILITY

First Floor; 1,250 – 3,785 SF contiguous

### LEASE TERM

3 – 15 years

### RENTAL RATE

Please Inquire

### TIA

Subject to creditworthiness and length of lease term

### ESCALATION

3.0% per year

### DELIVERY CONDITION

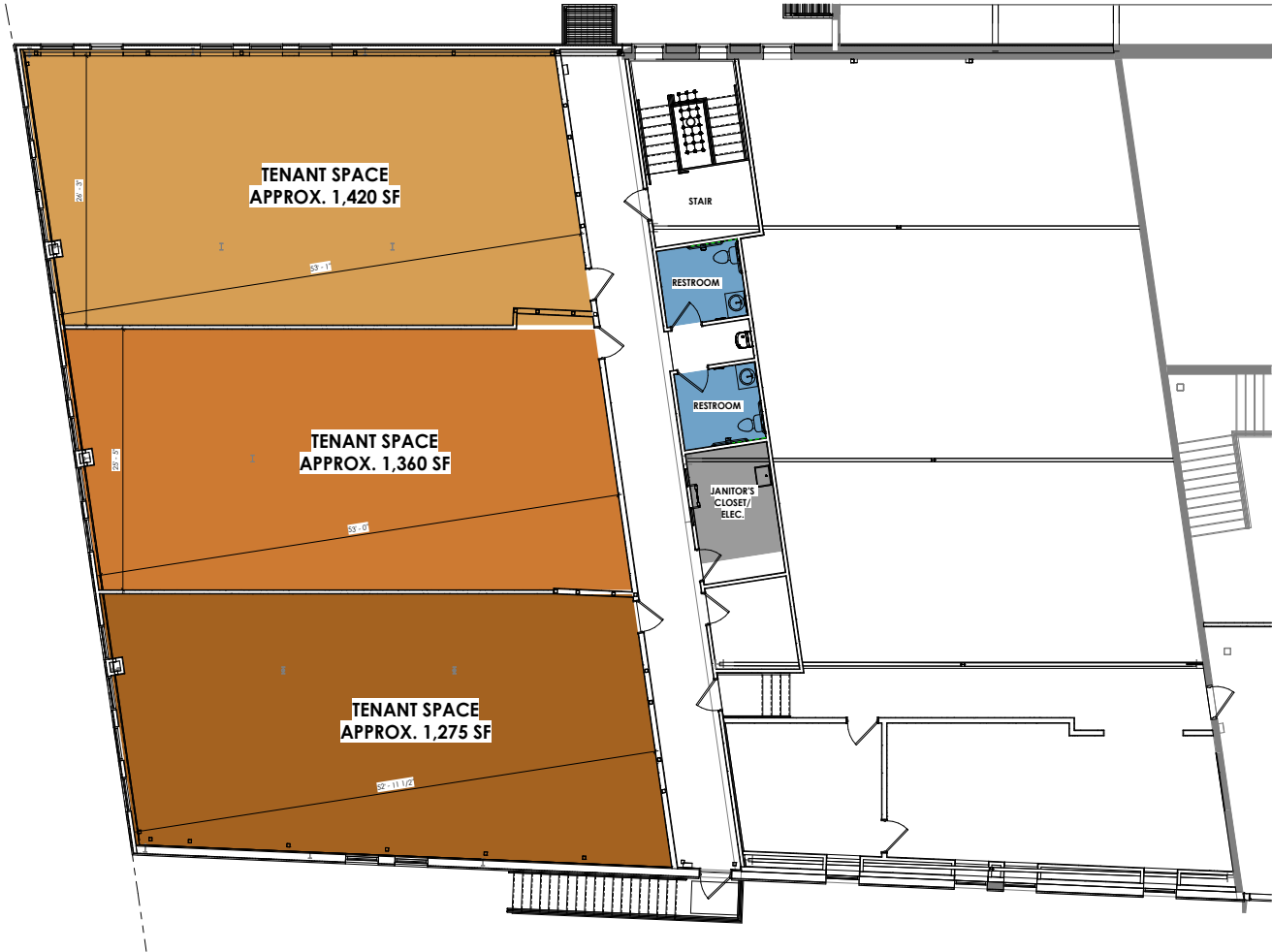
Vanilla Shell

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## SECOND FLOOR



### AVAILABILITY

Second Floor; 1,275 – 4,055 SF contiguous

### LEASE TERM

3 – 15 years

### RENTAL RATE

Please Inquire

### TIA

Subject to creditworthiness and length of lease term

### ESCALATION

3.0% per year

### DELIVERY CONDITION

Vanilla Shell

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# OFFICE & RETAIL FOR LEASE

7,840 SF | NEWLY REDEVELOPED

75 GREENVILLE STREET, NEWNAN, GA



**SUBJECT RENDERINGS**



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