

Newnan Crossing

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963 Bullsboro Drive, Newnan, GA 30265

Neighborhood Retail Center
Newnan, GA

92,412 SF
LEASABLE SPACE



HALPERN
ENTERPRISES, INC.

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Shadow-anchored by Lowe's and Walmart Supercenter, Newnan Crossing is strategically positioned along Newnan's high traffic retail corridor.

- 1,800 – 3,600 SF available
- Signalized access with 4 points of ingress/egress
- National tenants include Hobby Lobby, GNC, American Deli, Metro by T-Mobile, Sally Beauty and Edible Arrangements
- 52,500 VPD along GA-34/Bullsboro Dr.

Newnan Crossing

Property Highlights

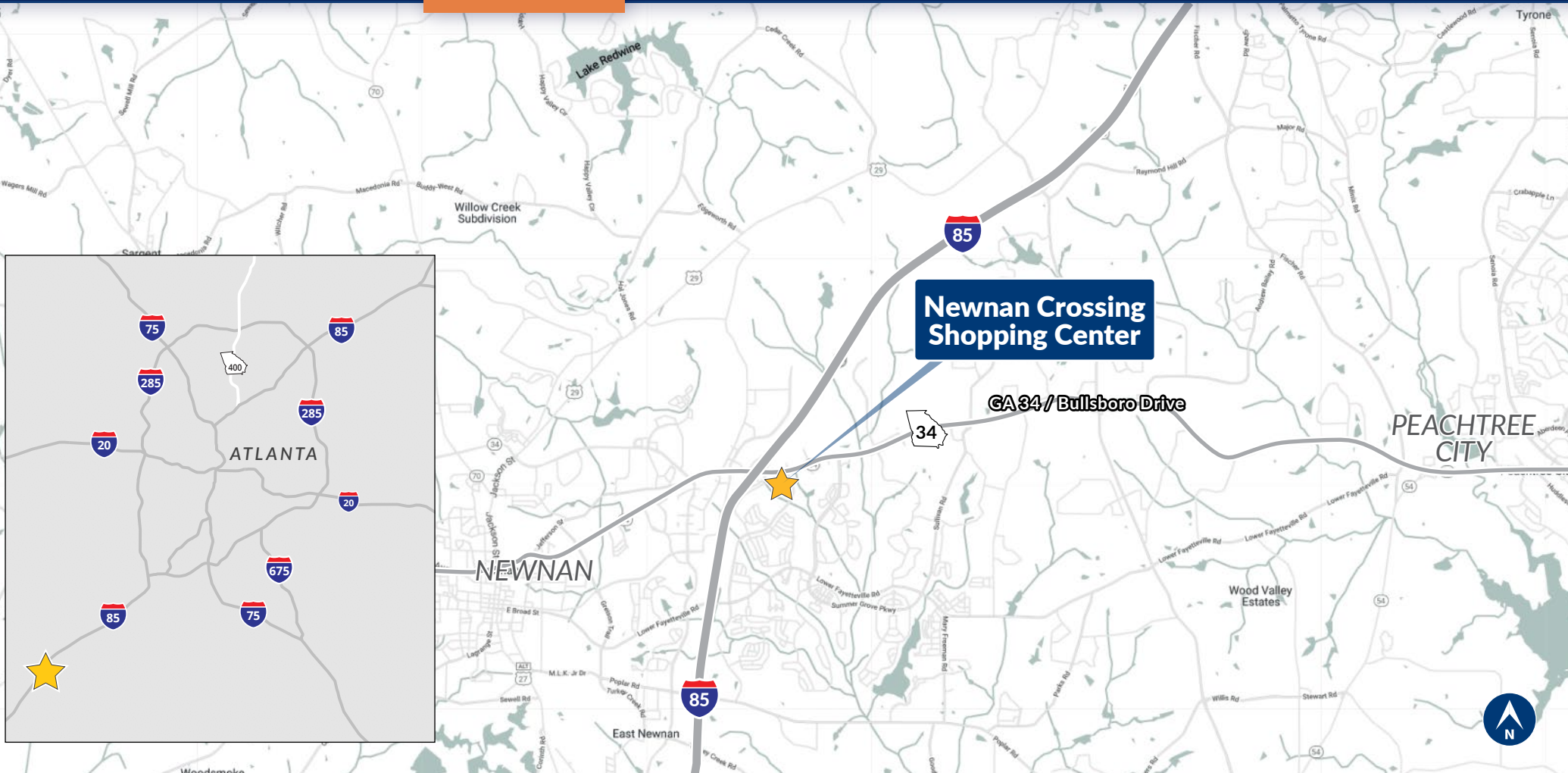
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5-Mile Radius


73,823
POPULATION


\$88,259
AVERAGE HHI

- Situated along Newnan's dense retail corridor, less than 0.5 miles from I-85
- >27,000 households within 5 miles
- Signalized intersection

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Newnan Crossing

Newnan Crossing Blvd.

Walmart

HOBBY LOBBY

LOWE'S

CHASE

PANDA EXPRESS
CHINESE KITCHEN

HOOTERS

Applebee's



GA 34 / Bullsboro Dr.

52,500 VPD



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Space #	Tenant	Size (SF)
1	GNC	1,200
2	Sally Beauty	1,500
3	Unlimited PCS	1,500
4	AVAILABLE	1,800
5-6	Cato	5,600
7-9	Hobby Lobby	66,412
10-13	AVAILABLE	3,600
14	Chase Staffing	1,200
15-16	Tobacco & Vape	2,400
17	Natural Nails	1,200
18	American Deli	1,200
19	Edible Arrangements	1,200
20-23	Sushi Ken	3,600



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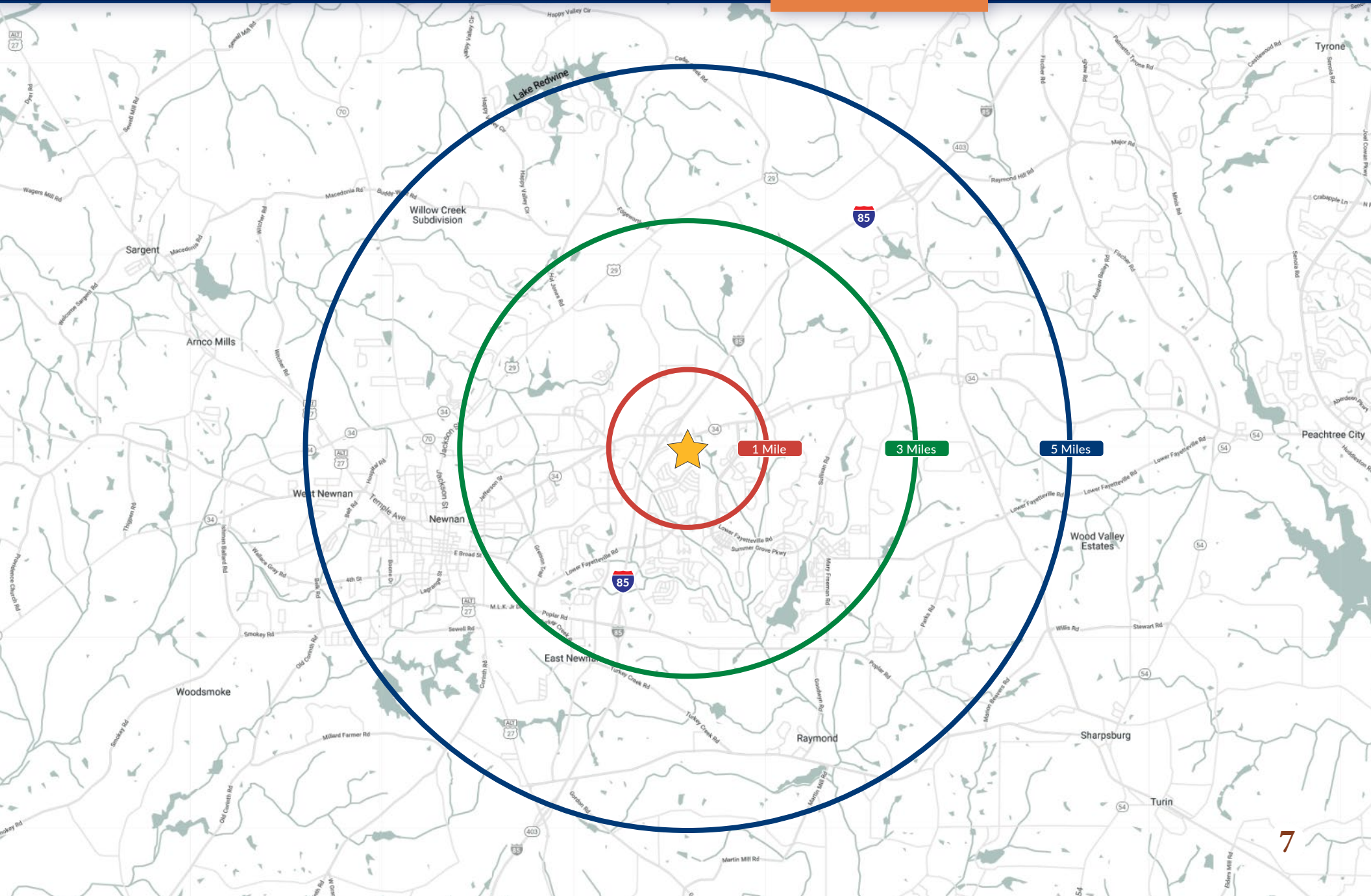
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	1 Mile	3 Miles	5 Miles
Population			
2000 Population	2,667	15,755	40,921
2010 Population	5,114	31,820	61,166
2020 Population	6,433	40,768	74,744
2025 Population	7,188	45,064	81,109
2000-2010 Annual Rate	6.73%	7.28%	4.10%
2010-2020 Annual Rate	2.26%	2.45%	1.98%
2020-2025 Annual Rate	2.24%	2.02%	1.65%
2020 Male Population	47.0%	48.1%	48.3%
2020 Female Population	53.0%	51.9%	51.7%
2020 Median Age	33.8	35.1	36.0
Median Age			
The median age in this area is 33.8, compared to U.S. median age of 38.5.			
Race & Ethnicity			
2020 White Alone	54.3%	63.4%	64.0%
2020 Black Alone	27.4%	23.0%	24.8%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	10.7%	5.0%	3.4%
2020 Pacific Islander Alone	0.3%	0.2%	0.1%
2020 Other Race	3.3%	5.2%	4.6%
2020 Two or More Races	3.8%	3.0%	2.8%
2020 Hispanic Origin (Any Race)	9.4%	11.4%	9.9%
Households			
2000 Households	1,148	5,767	14,719
2010 Households	2,113	11,941	22,585
2020 Total Households	2,641	15,407	27,752
2025 Total Households	2,945	17,052	30,180
2000-2010 Annual Rate	6.29%	7.55%	4.37%
2010-2020 Annual Rate	2.20%	2.52%	2.03%
2020-2025 Annual Rate	2.20%	2.05%	1.69%
2020 Average Household Size	2.43	2.62	2.67
Average Household Income			
2020 Average Household Income	\$79,541	\$86,754	\$87,370
2025 Average Household Income	\$87,199	\$95,791	\$95,777
2020-2025 Annual Rate	1.86%	2.00%	1.85%

Source: ESRI, January 2021

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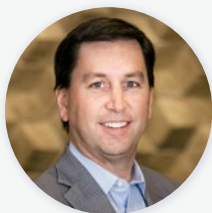
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