

MEET US AT ASHLEY PARK

Newnan, GA





Shop. Dine. Unwind. All in One Place.

Ashley Park is a 716,000 SF vibrant open-air lifestyle center seamlessly blending retail, dining, and entertainment – creating a go-to spot for locals and visitors alike.

Anchored by a dynamic mix of national brands and local boutiques, guests are invited to enjoy the lush green spaces, inviting walkways, and robust event programming.

The center is conveniently located just outside of Atlanta in its fastest growing suburb of Newnan, allowing it to benefit from the thriving local community and steady Atlanta metro traffic.



35 Miles Southwest of Atlanta
45 Minute Drive-Time



OCCUPANCY
90.7%



50+
NATIONAL TENANTS



PARKING SPACES
3,000 SPACES
5.4 / 1,000 SF



HOUSEHOLDS
39,720



AVG HH INCOME
\$111,360



TOTAL SF
716,000 SF

AVAILABLE SF
1,425-11,222 SF

HOME TO NATIONAL & LOCAL BRANDS

SERVING THE SOUTHWEST ATLANTA SUBURBS



SITE PLAN

Bringing Community, Convenience, and Possibilities Together.

SUITE	TENANT	SF
214	Chicken Salad Chick	3,513
222	La Parrillia	5,400
226	Firehouse Subs	1,500
228	Tin Drum Asia Cafe	1,793
232	Regal Cinemas	50,580
234	Cold Stone Creamery	1,600
	Iron Age Korean Steakhouse	5,075
236	Massage Envy	3,365
240	Five Guys	2,372
242	Couture Nails	1,920
244	Honey Baked Ham	2,400
312	Best Buy	30,000
314A	Great American Cookie	1,467
314B	PokeCity	1,561
316A	Positano Pizza	1,798
316C	Frutta Bowls	1,067
318	AVAILABLE	1,187
320	European Wax Center	1,939
324	Visionworks	3,480
326	Pita by the Beirut	1,530
328	The Joint	1,200
330	Claire's	1,400
332	Stretch Lab	1,369
334	Milan Laser Hair Removal	1,443
336	Jared	4,571
338	AVAILABLE	10,327
340	Branch and Vine	1,515
342	Barnes & Noble	27,012
344A	GameStop	2,495

SUITE	TENANT	SF
344B	Rocket Fizz	2,842
346	DSW Shoe Warehouse	15,480
350	Whydrate	2,220
354A	Christopher Ryan Home Furnishings	7,870
354B	Sola Salons	5,917
358A	Apricot Lane	2,358
358B	Woof Gang Bakery	2,397
358C	Banter	1,507
358D	The Little Gym	4,506
360	AVAILABLE	4,741
362	AVAILABLE	2,000
364	Bath & Body Works	3,000
366	Zales	2,618
368	Newk's Express Café	4,950
370	Dillard's	155,000
402	Lane Bryant	5,002
404	Popshelf	9,327
410	American Eagle	7,520
372	Full Circle Toys & Games	8,240
374	Aveda Lifestyle Salon	2,500
376	Men's Wearhouse	4,500
378	IKEA	3,457
382	Dick's Sporting Goods	45,000
386	Kay Jewelers	2,665
387	Torri	2,863
388	Lush Nail	3,500
398	LOFT	5,431
398A	Club Pilates	2,640
OP-1	Ameris Bank	4,170

OFFICE		
1	Regus	11,222
3	Bath & Body Works Storage	2,245
4	Children's Clinic	4,563
	Dermatology of West Georgia	2,575
8	Foley Products	4,851
9a	AVAILABLE	8,000
9b	AVAILABLE	3,962
9c	Vein Center	4,025
	335 BUILDING	
335-A1	5.11 Tactical	4,000
335-A2	The Good Feet Store	2,050
335-B	Barberito's	2,036
335-C	Vitamin Shoppe	3,500
335-C1	Sports Clips	1,400
	371 BUILDING	
371-A	Mattress Firm	5,000
371-B	Nothing Bundt Cakes	2,507
371-D	Peachtree Immediate Care	5,004
	TOTAL SF	559,465



THE HEART OF A FLOURISHING MARKET

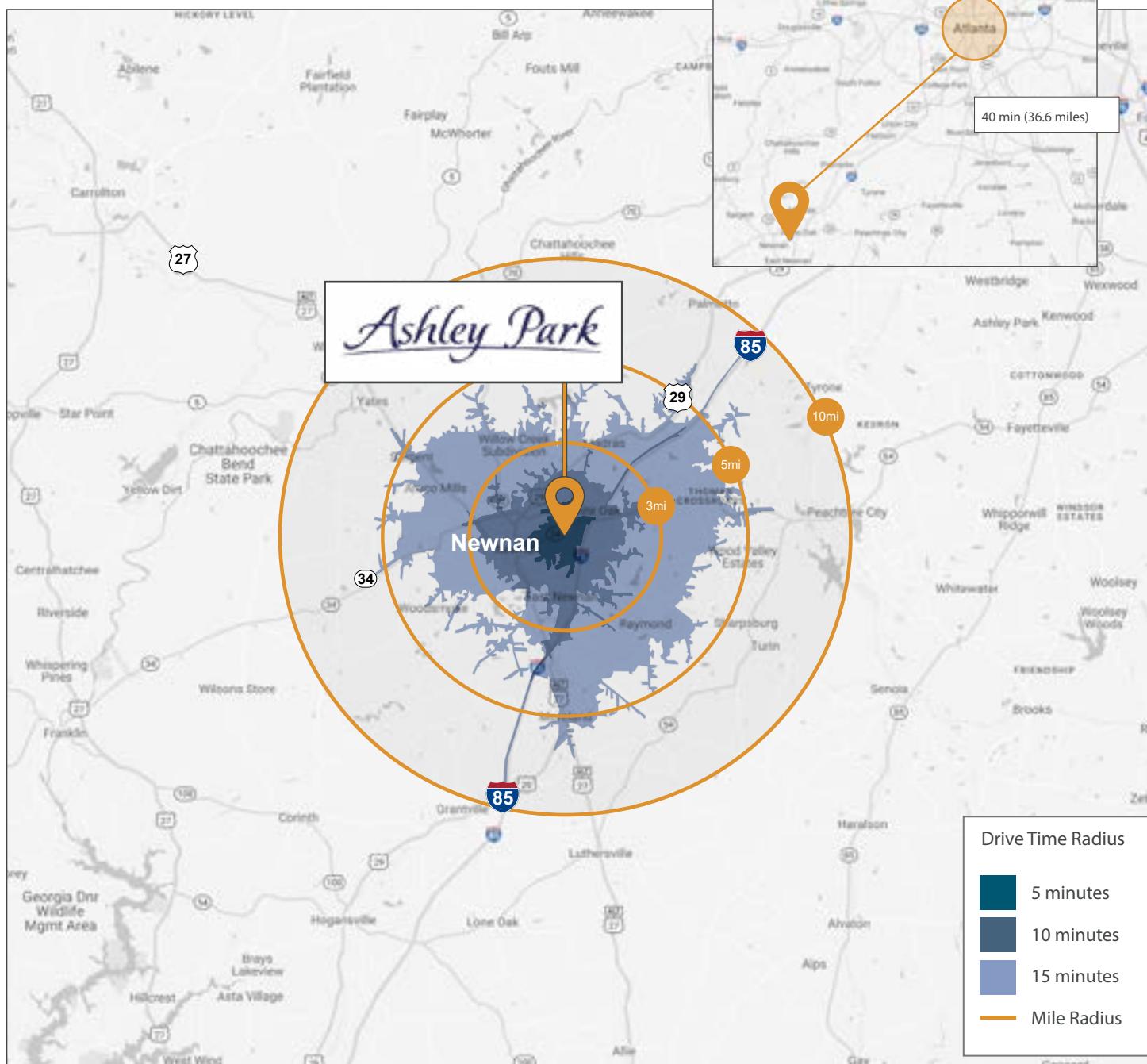
TOP VISITED GA LIFESTYLE CENTERS

Rank	Name	Annual Visits
1	The Battery Atlanta 800 Battery Ave SE, Atlanta, GA 30339	7.6M
2	Avalon 400 Avalon Blvd, Alpharetta, GA, 30009	7.51M
3	Ashley Park 354 Newnan Crossing Bypass, Newnan, GA 30263	6M
4	The Collection at Forsyth 410 Peachtree Pkwy, Cumming, GA 30041	5.34M
5	The Shoppes at River Crossing 5080 Riverside Dr, Macon, GA 31210	5.21M

ASHLEY PARK Trade Area Overview



DEMOGRAPHIC PROFILE



\$124,000 AHHI
within 10 miles



Over 23% population
growth since 2010



Nearly 40% Bachelors
Degree+ within 10 miles



55% of Visitors Have a
HHI of \$100k - \$200k+

Population

	3-Mile	5-Mile	10-Mile
2024 Estimate	45,482	75,407	144,510
2029 Projection	46,732	78,085	151,382
Growth 2010 - 2024	29.1%	24.6%	23.1%
Growth 2024-2029	2.7%	3.6%	4.8%
2024 Est. No. of Households	18,360	29,147	54,248
Daytime Population	53,925	77,239	128,951

2024 Household Income & Affluence

Income \$50,000-74,999	15.2%	15.0%	15.3%
Income \$75,000-\$99,999	14.5%	13.7%	13.1%
Income \$100,000-149,999	18.7%	21.4%	23.2%
Income \$150,000+	17.7%	20.5%	24.9%
2024 Average Household Income	\$103,226	\$111,451	\$124,352
2024 Average Home Value	\$365,052	\$352,467	\$393,612

Education

Bachelor's Degree or Higher	38.4%	36.9%	38.7%
-----------------------------	-------	-------	-------

SAM KRUEGER

Managing Director

Sam.Krueger@FranklinSt.com

404.649.6268

LEN ERICKSON

Senior Director

Len.Erickson@FranklinSt.com

404.478.2378

KAITLYN SCHOERNER

Director

Kaitlyn.Schoerner@FranklinSt.com

404.832.8891

BRYAN BELK

Broker of Record

GA BOR License 329335

FSLSG@FranklinSt.com