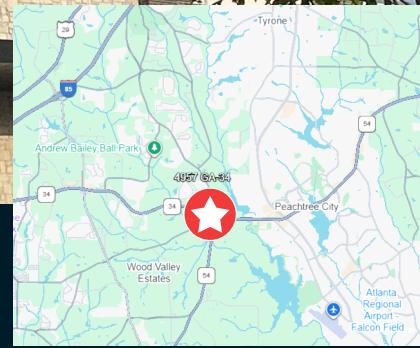




**FOR LEASE**

# Fischer Marketplace

4957 GA-34, Sharpsburg, GA 30277



## Property Highlights

- 100% Leased Publix Shopping Center opened in April 2025
- The trade area supports 150,000 people with high average household incomes, contributing to strong consumer demand
- Convenient ingress/egress points

## Traffic Counts

State Route 34	38,617	AADT
US 411	41,500	AADT

## Demographics

	1 Mile	3 Mile	5 Mile
Population	949	25,618	67,353
Households	343	9,314	24,802
Avg HH Income	\$146,633	\$148,746	\$140,898

## Key Tenants



## Leasing Contact:

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## BROKERAGE SERVICES

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Tenant	SF	Ste
Publix	48,387	Anchor
Great Clips	1,200	101
Jersey Mikes	1,400	102
The Lofte Nail Spa	2,000	103
Nothing Bundt Cakes	1,800	104
Reach 7 Diabetes Studio	1,174	105A

Tenant	SF	Ste
Waxing the City	1,573	105B
Dave's Hot Chicken	3,000	106
Gusto	2,600	OP3A1
Heartland Dental	3,800	OP3A2
Andy's Frozen Custard		OP3
Fifth Third Bank		OP5
Piedmont Healthcare		OP8



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