

## FLEX/INDUSTRIAL FOR LEASE

+/-2,400 SF OFFICE/RETAIL SPACE WITH WAREHOUSE IN NEWNAN

195 Raymond Hill Rd, Newnan, GA 30265



### OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Lease Rate:      | Inquire     |
| Number of Units: | 1           |
| Available SF:    | +/-2,400 SF |
| Lot Size:        | 3.66 Acres  |
| Building Size:   | 29,160 SF   |
|                  | 1206042001  |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 5,838     | 19,515    | 606       |
| Total Population  | 16,763    | 53,236    | 1,780     |
| Average HH Income | \$157,871 | \$144,575 | \$150,313 |

### PROPERTY DESCRIPTION

Rare Find +/-2,400 SF of Move-In Ready Office/Retail/Showroom Space with Warehouse Available Immediately. Ideal for Tenant who needs warehouse space as well as either office, retail or showroom space. Property is situated minutes from I-85, Exit 51 in Coweta County, south of Metro Atlanta. The Atlanta Regional Commission has projected the population of Coweta County will grow at an annual average rate of 51% between 2024 and 2050.

### PROPERTY HIGHLIGHTS

- +/-2,400 SF Office/Retail/Showroom with Warehouse
- End Cap Location with Lots of Natural Light
- One 12' x 12' Grade Level Door
- Ceiling Height: 19'6" Center | 16'6" Eaves
- Zoning: LM (Light Industrial)
- Located Less Than 1/2 Mile from I-85, Exit 51
- Monument Signage Available
- Parking: 3 per 1,000
- Traffic County Hwy 154: 18,700 VPD
- Coweta County

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**DONNA TURNER**  
Commercial Director  
O: 770.252.2266  
C: 770.363.2537  
donna.turner@kw.com  
GA #340974

**KW COMMERCIAL**  
560 Newnan Crossing Bypass  
Suite 200  
Newnan, GA 30265

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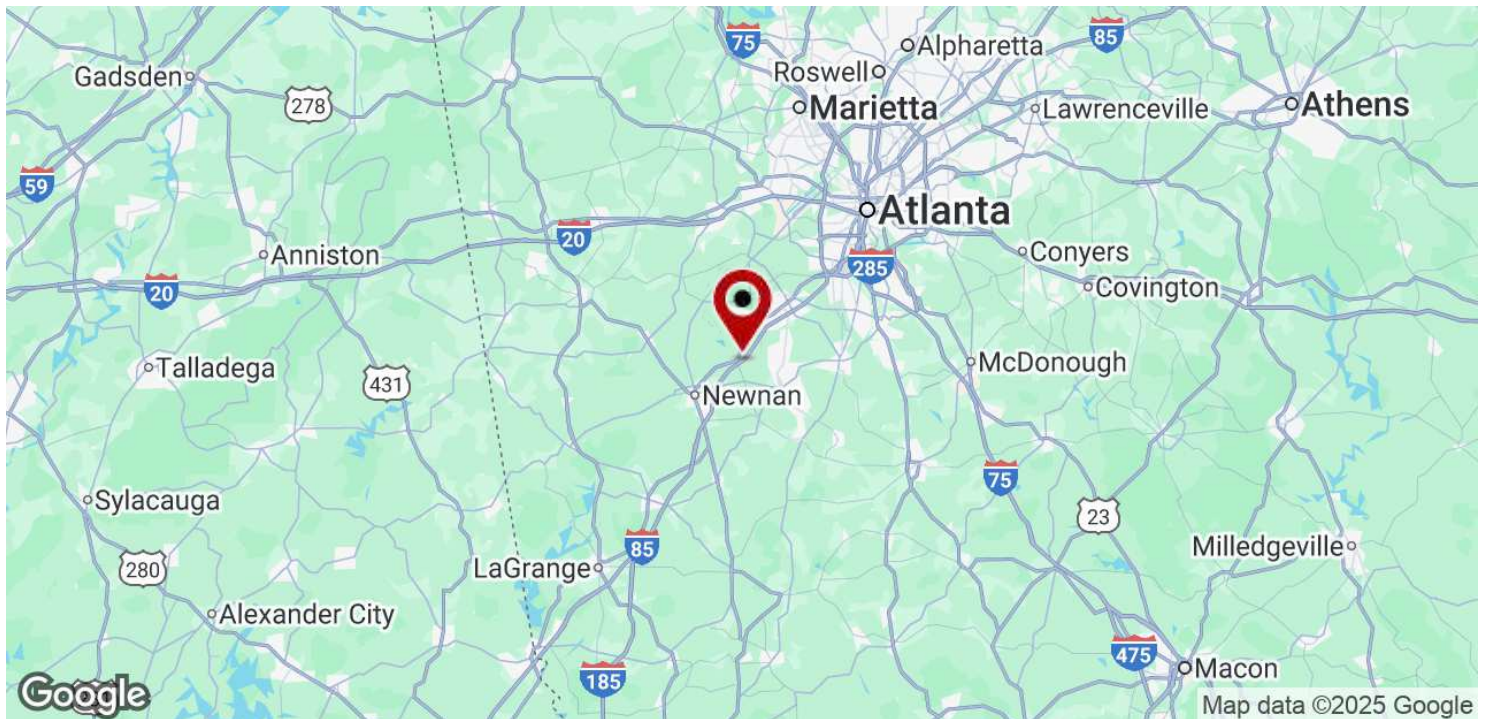
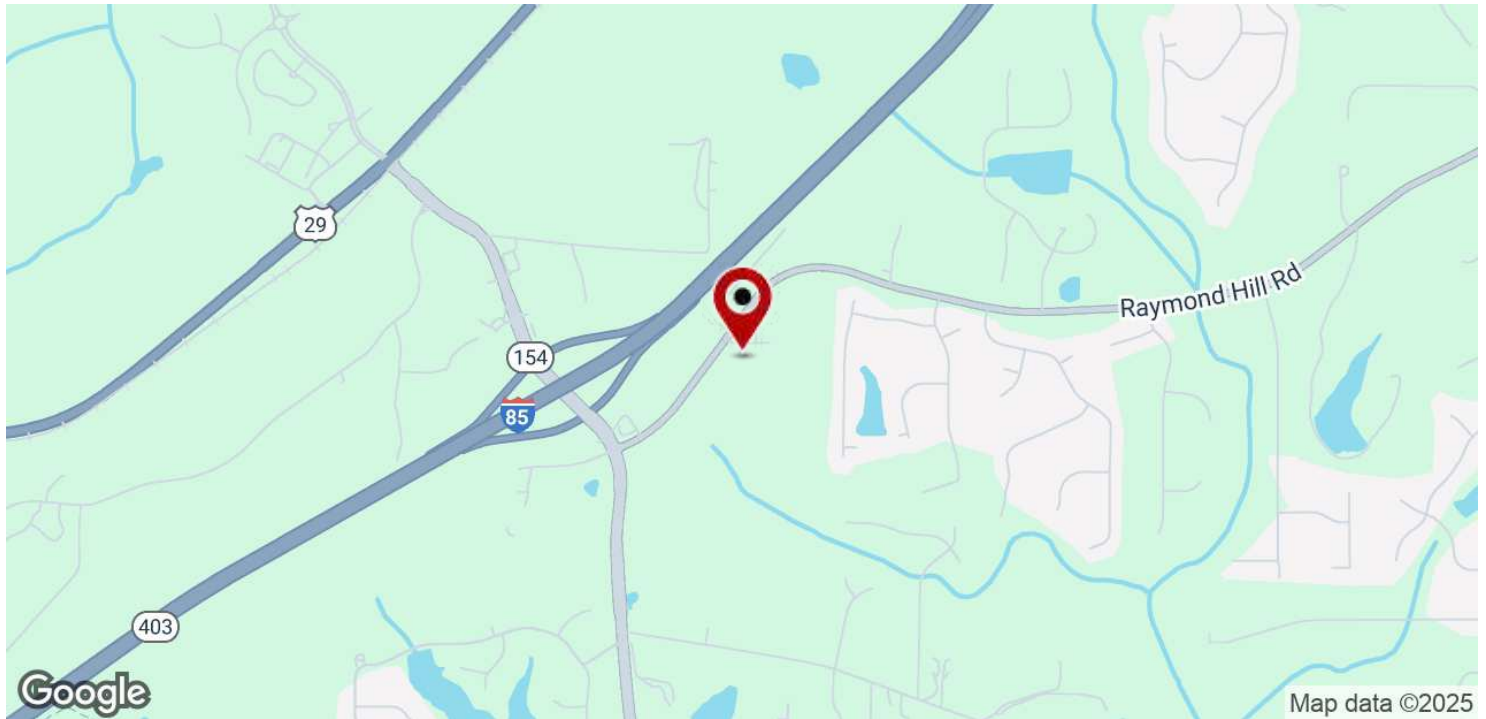
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