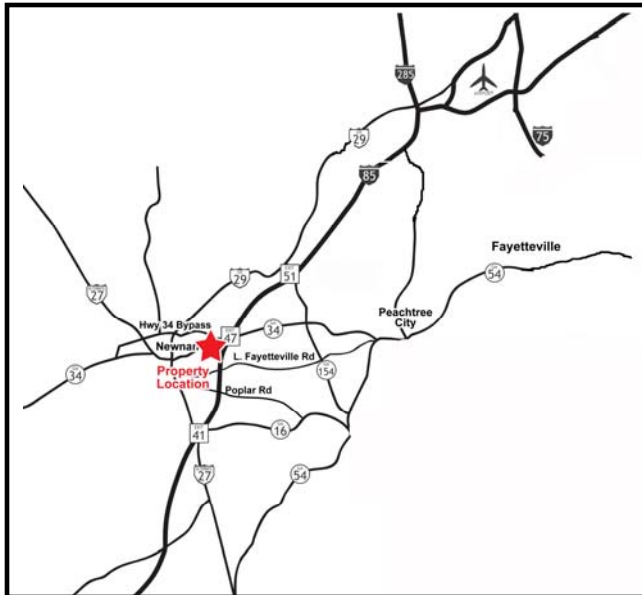


# Office Space For Lease



**Office Space for Lease**  
**Ashley Park**  
**Newnan, GA 30263**



PRESENTED BY  
**Brent Randolph**  
**Group Six Real Estate, LLC**  
900 Westpark Drive, Suite 300  
Peachtree City, GA 30269  
P 770-389-9100  
F 770-631-7274  
[www.groupvi.com](http://www.groupvi.com)

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## EXECUTIVE SUMMARY



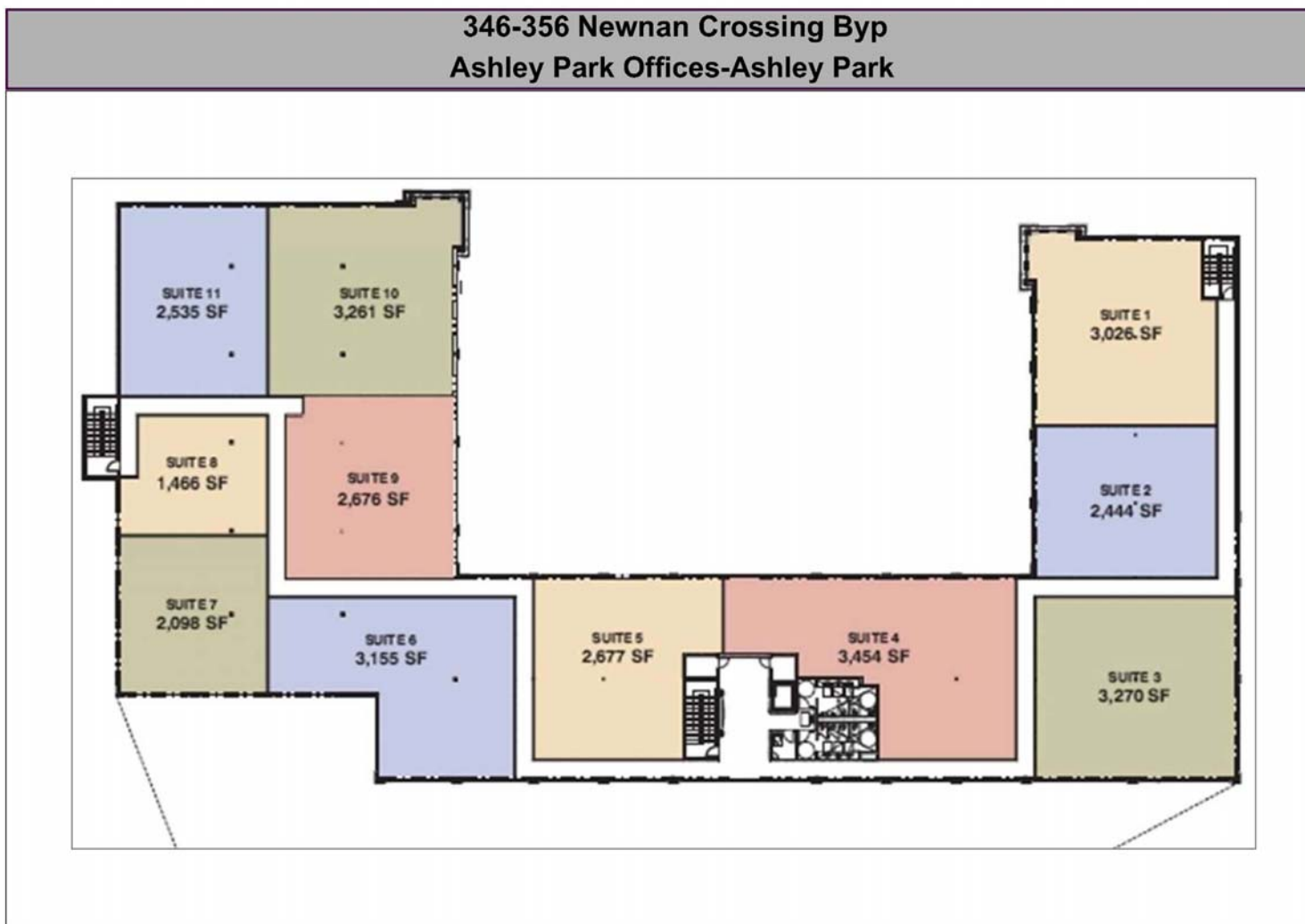
### Ashley Park Office Space

An excellent opportunity to lease office space from 2,500 to 30,000 SF in a 900,000 square foot regional lifestyle center in Newnan, GA. It is situated adjacent to an existing 1.5 million square foot power center containing anchor tenants Target, JCPenney, Old Navy and BJ's Wholesale Club. The center is located in Ashley Park at the intersection of GA Hwy 34 (Bullsboro Drive) and Newnan Crossing Bypass which offers immediate access to Interstate 85.

## PROPERTY OVERVIEW



# PROPERTY PHOTOS





## PROPERTY PHOTOS



### RESTAURANTS IN CENTER

Five Guys Burgers & Fries  
Olive Garden  
Honeybaked Ham  
Coldstone Creamery  
Bugaboo Creek Steakhouse  
LaParilla Mexican Restaurant

Panera Bread  
Taco Mac  
Mama Lucia's  
Red Robin  
Cracker Barrel

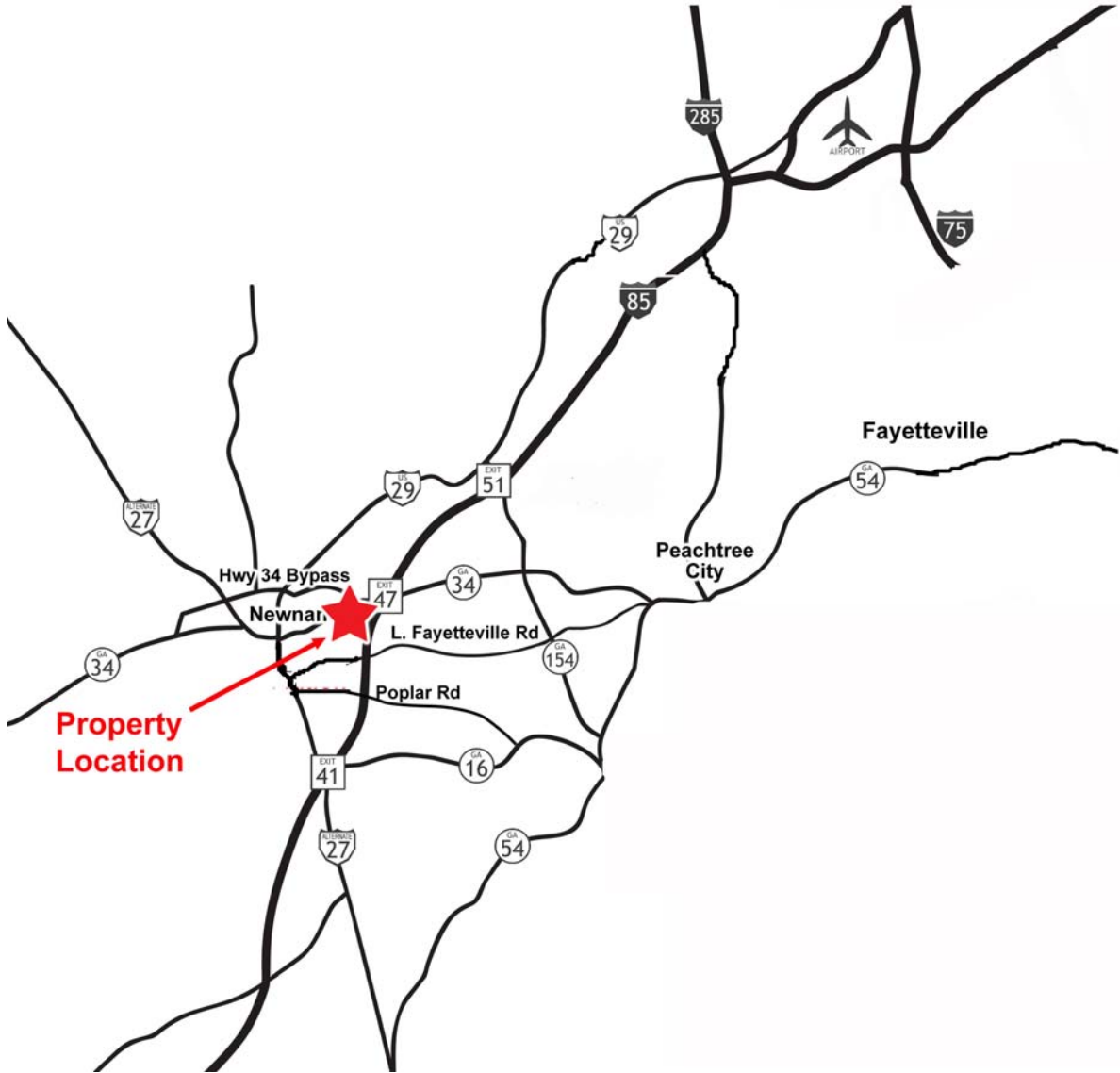
### ALSO LOCATED IN THE CENTER

Best Buy  
Dillard's  
Barnes & Noble  
Aveda  
Aeropostale  
Verizon Wireless  
Bath & Body Works  
Yankee Candle Co.

Dick's Sporting Goods  
Belk's  
DSW Shoes  
Ulta Cosmetics  
Rue 21  
American Eagle Outfitters  
Joseph A. Bank  
Regal Georgian Cinema



MAP





## DEMOGRAPHIC INFORMATION

	<b>1.0</b>	<b>3.0</b>	<b>5.0</b>
	<b><u>MILES</u></b>	<b><u>MILES</u></b>	<b><u>MILES</u></b>
2008 Population	1,970	29,307	59,090
Population Growth	22.51%	19.35%	19.39%
Per Capita Income	\$26,897	\$25,344	\$26,395
2008 Households	805	11,059	21,456
HH Growth (2008 – 2013)	23.70%	20.17%	19.86%
Med. Household Income	\$50,105	\$50,395	\$58,280
Avg. Household Size	2.45	2.61	2.72
Med. Housing Value	\$151,172	\$161,750	\$165,286

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.