

**FOR LEASE**  
1,800 SF

# Shenandoah Plaza Shopping Center

228 Bullsboro Dr  
Newnan, GA 30263



Juan P. Restrepo



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**JBL**  
ASSET MANAGEMENT

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## AVAILABILITIES

- » 1,800 SF in-line space available

## PROPERTY HIGHLIGHTS

- » Anchored by a dynamic mix of retail, fitness, restaurant, and service-oriented tenants, generating strong and consistent foot traffic
- » Strategically located along Newnan's primary retail corridor, surrounded by major national brands and high-traffic daily drivers
- » Situated in a rapidly growing market, with numerous residential and commercial developments underway nearby

## TRAFFIC COUNTS

- » 53,900 VPD Bullsboro Drive
- » 6,140 VPD Jefferson street

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	7,080	44,482	76,904
Households	3,251	17,898	29,851
Average HH Income	\$94,078	\$102,099	\$112,890
Daytime Population	11,808	53,562	77,675

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JEFFERSON ST 6,140 VPD

### SHENANDOAH PLAZA NEWNAN, GA

Suite	Tenant	SF
216-B	Dollar General	12,103
216B-1	Habitat for Humanity ReStore	20,926
216	Planet Fitness	18,356
216-C	Advance Auto Parts #7972	35,864
218-A	Great Grizzly Fireworks	3,000
218-D	AVAILABLE	1,800
218-E	Direct Auto Insurance	1,200
218-G	SalonCentric #1212	2,400
222	Rent-A-Center #00083	5,850
224-A	Auto Cash	900
224-B	Royal Hair by Tae	1,050
224-D	Nail Spa & Beyond	2,500
224-G	Mellow Haze	3,650
224-H	Service Loan Company	1,200
228	Goodwill	32,000
230-A	Boost Mobile	1,200
230-B	The Washing Well	2,400
214	PopDrinks	852
LOT	Waffle House (Coming Soon)	

Not a Part Available



BULLSBORO DR 53,900 VPD

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