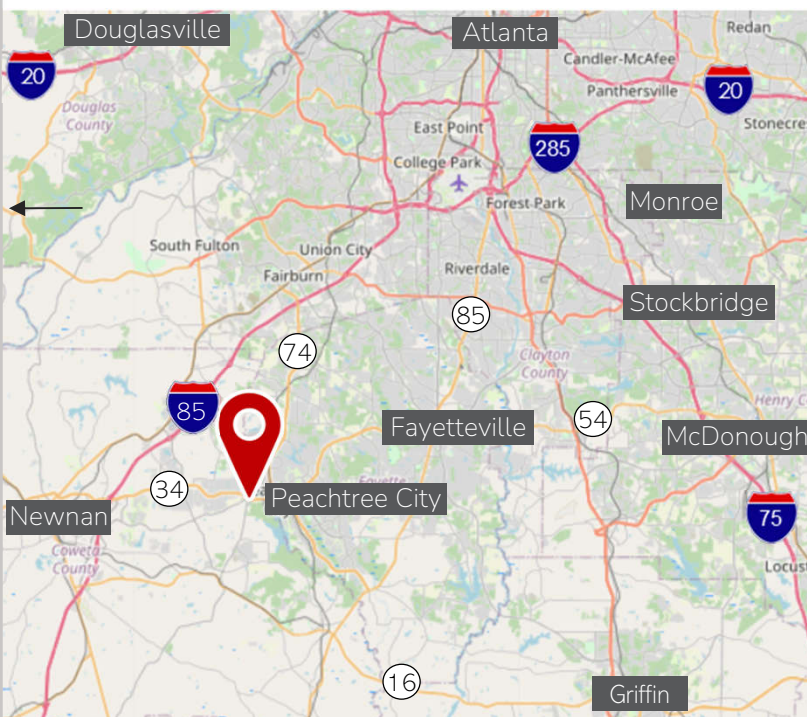


PLANNED ANCHORED RETAIL

5049 E Highway 34, Sharpsburg, GA 30277 | Fayette County



MARKET INFORMATION:

Trinity Development, in partnership with Forecast Real Estate Partners, is planning a 28.51+ acre anchored project in Sharpsburg, Georgia, at Fischer Crossing. This regional project will attract visitors from Peachtree City, Newnan, Tyrone, and surrounding areas. A new and successful Costco is located directly across the street.

PROPERTY HIGHLIGHTS:

Project:	28.51 ± Acres
Anchor:	Proposed Grocery & Additional 56,000 SF
Available:	Anchors, Shops & Outparcels Coming Soon
Zoning:	Proposed C-8, Heavy Commercial District

SHOPS & ANCHORS

Shannon Shuman Martin

Retail Leasing Advisors

404.312.4305

shannon@retailleasingadvisors.net

www.RetailLeasingAdvisors.net

OUTPARCELS

Matt Boone

Forecast Real Estate

770.315.8467

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FORCAST
REAL ESTATE DEVELOPMENT

RETAIL LEASING
ADVISORS

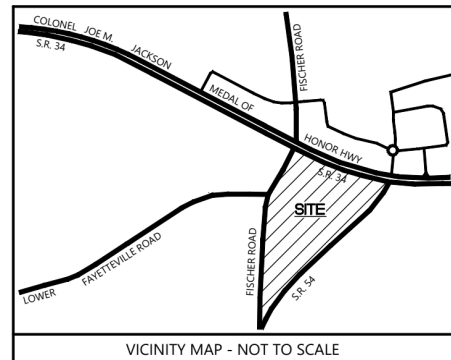
5049 E Highway 34, Sharpsburg, GA 30277 | Fayette County



sam's club



PROPOSED RIGHT-IN / RIGHT-OUT



Site Plan is subject to change.
CSP-25
Date: 04/29/2025

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

PLANNED ANCHORED RETAIL

5049 E Highway 34, Sharpsburg, GA 30277 | Fayette County



LATITUDE | LONGITUDE
33.397540 | 33.397540

TRAFFIC COUNTS
44,600 AADT Hwy 54 | 36,400 AADT Hwy 34 36,400



DEMOGRAPHICS

	5 Miles	7 Miles
Population	64,284	111,064
Households	23,861	40,534
Average HH Income	\$136,984	\$146,580*
Daytime Population	62,202	102,977

*3 – 5 Miles



DRIVE TIME

	10 Min	20 Min
Population	53,871	153,985
Households	19,965	57,303
Average HH Income	\$141,647	\$103,840*
Daytime Population	54,688	143,817

*15 – 20 Miles

PLANNED ANCHORED RETAIL

5049 E Highway 34, Sharpsburg, GA 30277 | Fayette County



FORCAST
REAL ESTATE DEVELOPMENT



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ADVISORS

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