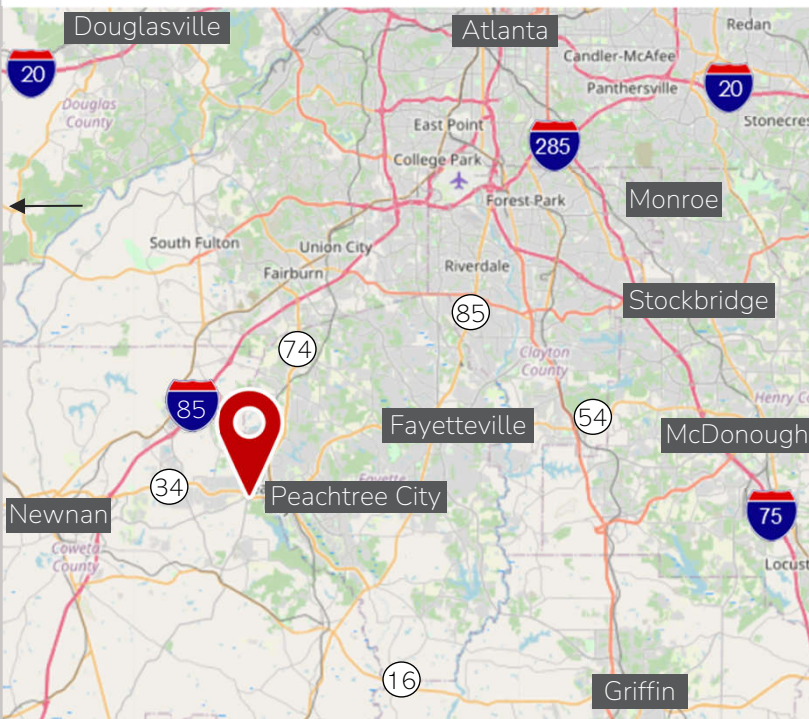


PLANNED ANCHORED RETAIL

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 Fisher 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
- Available:** Anchors, Shops & Outparcels
- Zoning:** Proposed C-8, Heavy Commercial District

OUTPARCELS

Matt Boone
Forecast Real Estate
770.315.8467
matt@forecastre.com



SHOPS & ANCHORS

Shannon Shuman Martin
Retail Leasing Advisors
404.312.4305
shannon@retailleasingadvisors.net
www.RetailLeasingAdvisors.net

PLANNED ANCHORED RETAIL

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



Site Plan is subject to change.
Date: 05/06/2024

PLANNED ANCHORED RETAIL

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



DEMOGRAPHICS

DRIVE TIME

	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

	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

LATITUDE | LONGITUDE
33.397540 | 33.397540

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

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



DEVELOPER & OUTPARCELS

Matt Boone
Forecast Real Estate
770.315.8467
matt@forecastre.com

DEVELOPER

Vincent Riggio
Trinity Development

ANCHORS & SHOPS

Shannon Shuman Martin
Retail Leasing Advisors
404.312.4305
shannon@RetailLeasingAdvisors.net
www.RetailLeasingAdvisors.net