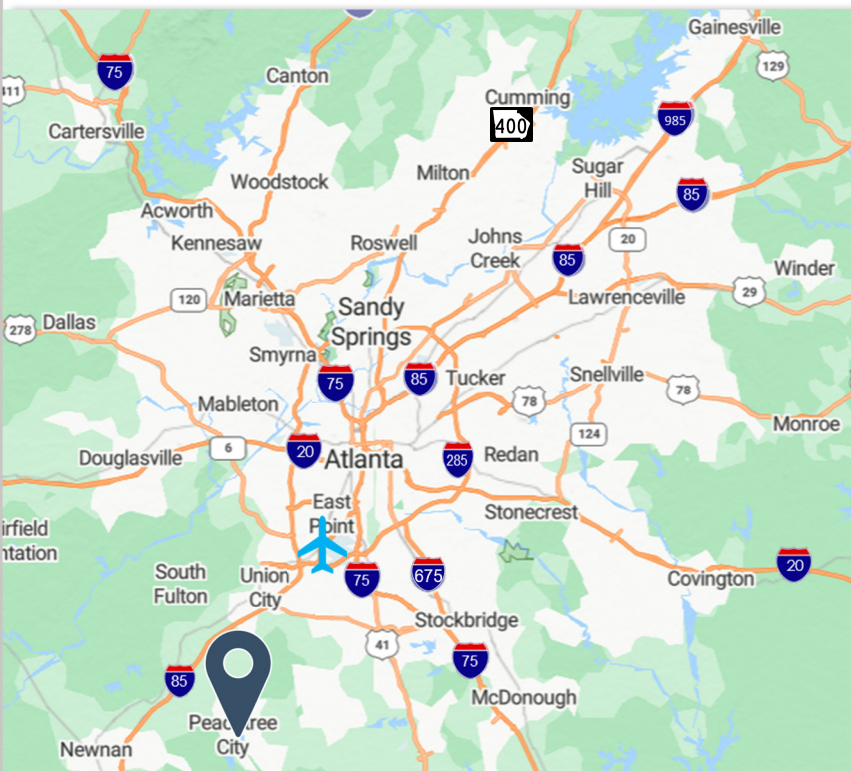


WILSHIRE PAVILION

1200 Highway 74 South | Peachtree City, GA 30269 | Fayette County



Available Retail



PROPERTY INFORMATION:

Wilshire Pavilion is prominently located at the intersection of Highway 74 and Holly Grove Road, a key corridor in Peachtree City—an affluent, master-planned community in south metro Atlanta known for its 90 miles of golf cart paths, top-ranked schools, and three lakes totaling 1,160 acres. The project borders Wilshire Estates, a 248-home neighborhood that is fully integrated into the city's 70-mile multi-use path system for golf carts, biking, and pedestrian access.

PROPERTY HIGHLIGHTS:

Project GLA:	77,484 SF
Available:	1,980 ± SF
Anchor:	Publix
Type:	Grocery Anchored
Parks:	300 +



COLUMBIA PROPERTIES

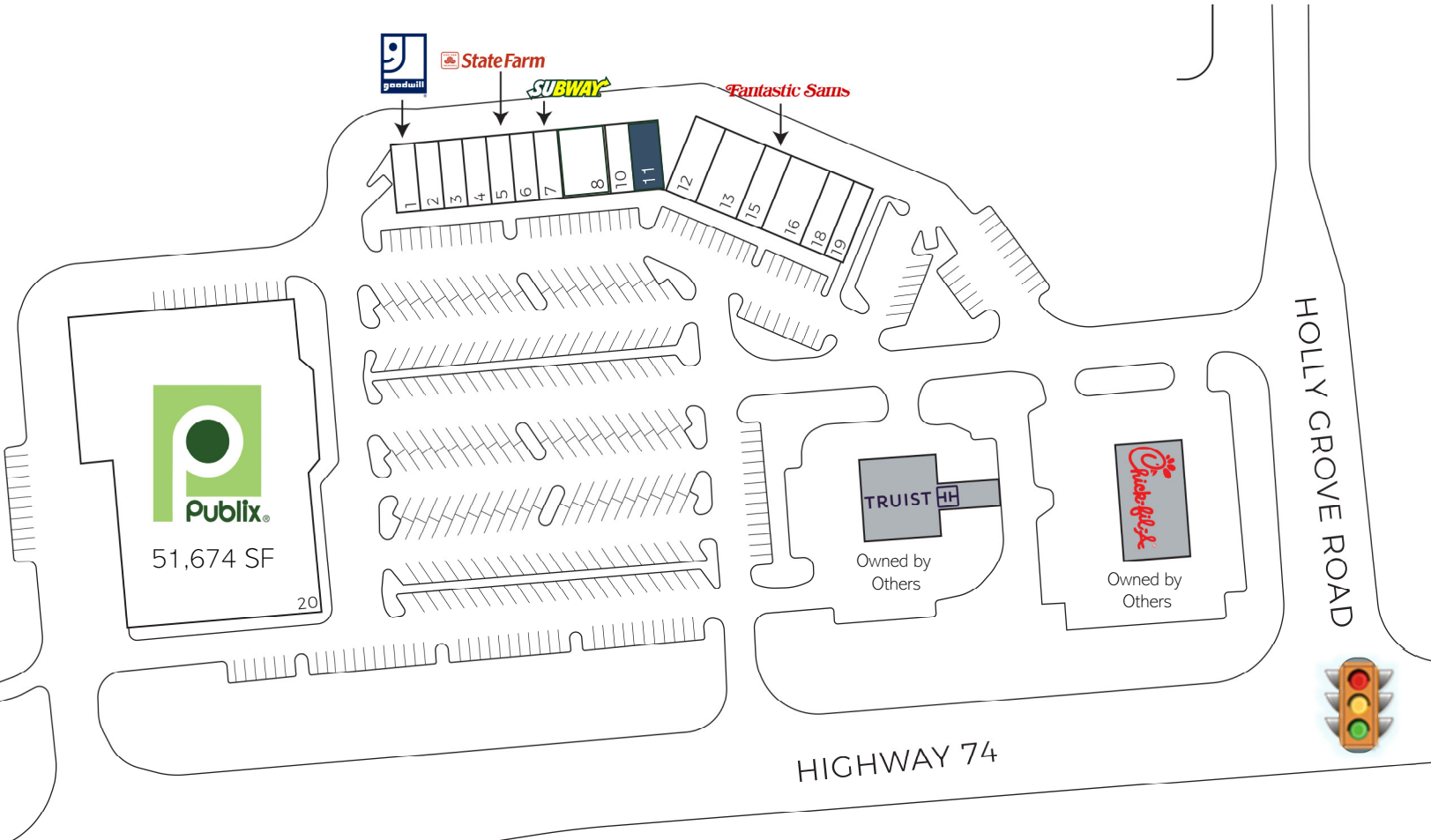


Leasing Contact:
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SUITE	TENANTS	SF
1	Goodwill Donation	1,200
2	Off the Hook Aquarium	1,200
3	A Southern Accent	1,200
4	Buck's Pizza	1,200
5	State Farm	1,200
6	Pak Mail	1,200
7	Subway	1,200
8	Wilshire Liquor & Beer	1,980
10	Kumon Learning	1,200

SUITE	TENANTS	SF
11	AVAILABLE	1,980
12	Casa Vieja Mexican	2,030
13	Family Sports Grill	2,800
15	Fantastic Sams	1,400
16	Asian Cook	2,800
18	Trina's Nails	1,400
19	Brass Hanger Cleaners	1,400
20	Publix	51,674

Adjacent Schools	No. of Students	Rankings (Top by SchoolDigger)
People's Elementary	686	3.2%
Rising Starr Middle	958	2.0%
Starr's Mill High	1,360	3.0%

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DEMOGRAPHICS

	3 Miles	5 Miles
Population	20,083	39,745
Households	7,085	14,200
Average HH Income	\$160,435	\$158,176
Daytime Population	17,976	38,333



DRIVE TIME

	10 Min	15 Min
Population	29,373	71,690
Households	10,518	25,830
Average HH Income	\$159,284	\$154,787
Daytime Population	30,726	70,379

LATITUDE | LONGITUDE
33.342795 | -84.537079

TRAFFIC COUNTS
21,400 Joel Cowan Parkway (Hwy 74)

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Columbia Properties Incorporated has developed more grocery anchored shopping centers than any other developer in Georgia since our inception in 1981. In addition to our development expertise, CPI continues to achieve recognition as one of Atlanta's most successful retail investment, leasing and management firms. We apply the same vigorous analysis and due diligence in providing investment recommendations for our partners and third-party clients as for ourselves. CPI has successfully established and fostered relationships with some of the most prominent grocery and retail tenants in the country.



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments. We provide very individual attention to our Landlords, Developers and the Communities we serve.

RLA prides itself on being a small firm with the reach and resources of a large firm.

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ADVISORS