



- HOME
- MARKET OVERVIEW
- AREA HIGHLIGHTS
- LOCATION
- SURROUNDING RETAIL
- SITE OVERVIEW
- SITE PLAN
- DEMOGRAPHIC PROFILE
- CONTACTS
- PREVIOUS
- NEXT

**JOIN NEW RETAILERS**

# PRIME RETAIL DEVELOPMENT

BUILD-TO-SUIT OR GROUND LEASE

**0.837 AC**



**COMING SOON**  
\$50 M SENIOR LIVING PROJECT

The retirement community will feature independent and assisted living and memory care. Employ 120 people and have an annual payroll of \$4.2 million. The community features 162 residential units.

**I-85**

**COSTCO WHOLESALE**

**KAISER PERMANENTE**  
COMING SOON!

**SITE**  
0.837 AC

**Wendy's**

**AutoZone**

**PEACHTREE IMMEDIATE CARE**

**PACIFIC DENTAL SERV. COS.**

**POPEYES LOUISIANA KITCHEN**

**EXPRESS OIL CHANGE 10 MINUTE SERVICE**

**34**

**SR 34**  
Colonel Joe Jackson Medal of Honor HWY  
41,500 VPD

**COLLEGE HEIGHTS BAPTIST CHURCH**

**FISCHER RD.**  
9,840 VPD

**FISCHER RD.**



**34**

**FISCHER MARKETPLACE**  
UNDER CONSTRUCTION

**ABERNATHY**  
DEVELOPMENT COMPANY

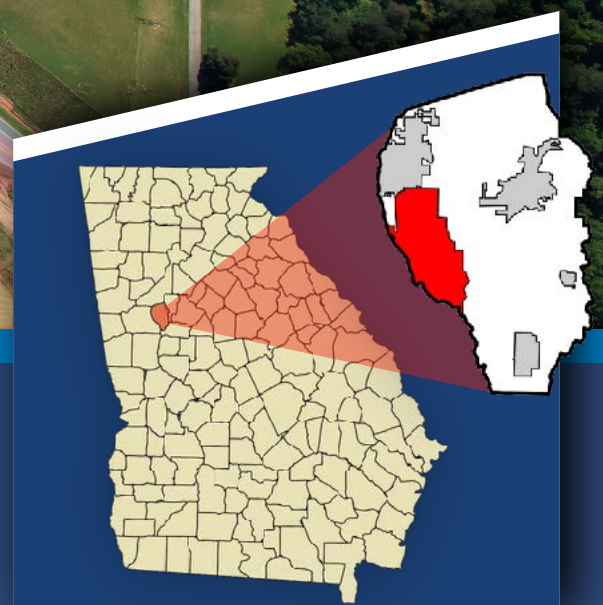
**sam's club**

**TIDAL WAVE**

**SR 34**  
41,500 VPD



**SHARPSBURG, GA**  
*Fischer Crossings Blvd Sharpsburg, GA 30277*





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Located just outside Peachtree City in Sharpsburg, GA. This growing area is a emerging shopping, health and destination area. The property is located along Hwy 34 a major thoroughfare between Peachtree City and Newnan, leading to I-85. The property has great visibility and has two access points. The combined traffic count in excess of **25,100** vehicles per day. There are over **64,902** people living within a five mile radius of the property, with an average annual household incomes in excess of **\$137,158** per year.



Peachtree City Golf Cart Community

Rankings

#1

NATION'S BEST

In 2019, Expedia, a major travel site, ranked Peachtree City as No.1 city among the best places to visit in USA because of the cultures and landscapes that define the best of the country.

CRIME FREE

In 2017, Peachtree City was ranked as the safest city in Georgia, among the top 5th percentile safest cities in America, based on the FBI crime data.

HOT REAL ESTATE

Realtor.com ranked Peachtree City among the nation's 50 hottest real estate markets in 2015 and in 2016. (based on the time it takes properties to sell and how frequently homes are viewed in each ZIP code)



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- CLOSE PROXIMITY TO HOUSEHOLDS**
- STRONG CAR TRAFFIC**
- RETAIL CENTER OF GRAVITY**
- GREAT VISIBILITY AND ACCESS**
- PRIME RETAIL DESTINATION**
- HIGH DENSITY POPULATION**  
62,902 within a 5 mile radius

**'Fischer Marketplace' proposed at third Fischer/34 corner**



*Fischer Marketplace is a development on Route 34/Fischer Rd. Intersection. The conceptual site plan for the marketplace shows several single-tenant buildings along with a proposed gym and medical offices. In addition, a gas station is also proposed at the corner.*

**SURROUNDING RETAILERS & BUSINESSES**



**TRAFFIC COUNTS**

**Fischer Rd.**  
3,579 VPD

**SR 34** **41,500 VPD**  
Colonel Joe Jackson Medal of Honor Highway

**AREA HIGHLIGHTS**

- » Prime location in vibrant retail corridor and convenient to Peachtree City and Newnan
- » 11.4 miles East from Newnan and 1.5 miles west of Peachtree City
- » 33.8 miles from Atlanta, GA
- » Coweta County Income Average Household Income exceeds \$ \$102,347 within a 1-mile radius
- » Populated area with over 62,902 people living within a five mile radius of the property earning an average household income in excess of \$137,158 per year
- » New development on Georgia State Route 34 in a growing retail corridor
- » Kaiser Permanente will employ approximately 300 people, with average salaries of \$90,000
- » The 157,000 SF Costco employs 300 people
- » Excellent visibility on Hwy 54 - 41,200 VPD
- » Strong growing demographics surrounding the site - \$130,000+ HHI
- » Surrounded by national retailers including: Costco, Sam's Club, NCG Cinemas, TJMaxx, Home Goods, Walmart, and Home Depot

**LOCAL DEVELOPMENT NEWS**

- » More big development to come on Fischer Rd and Highway 34
- » Fischer Marketplace development at 34/Fischer corner
- » Jobs and Building Boom coming to East Coweta, Just West of Peachtree City
- » Senior Living Facility Development Approved for Highway 34/ Fischer Rd.



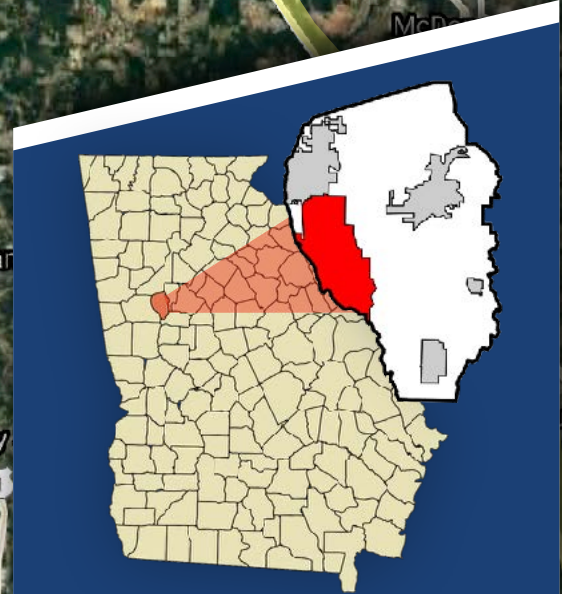
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**LOCATION**



33.8 Miles From Atlanta

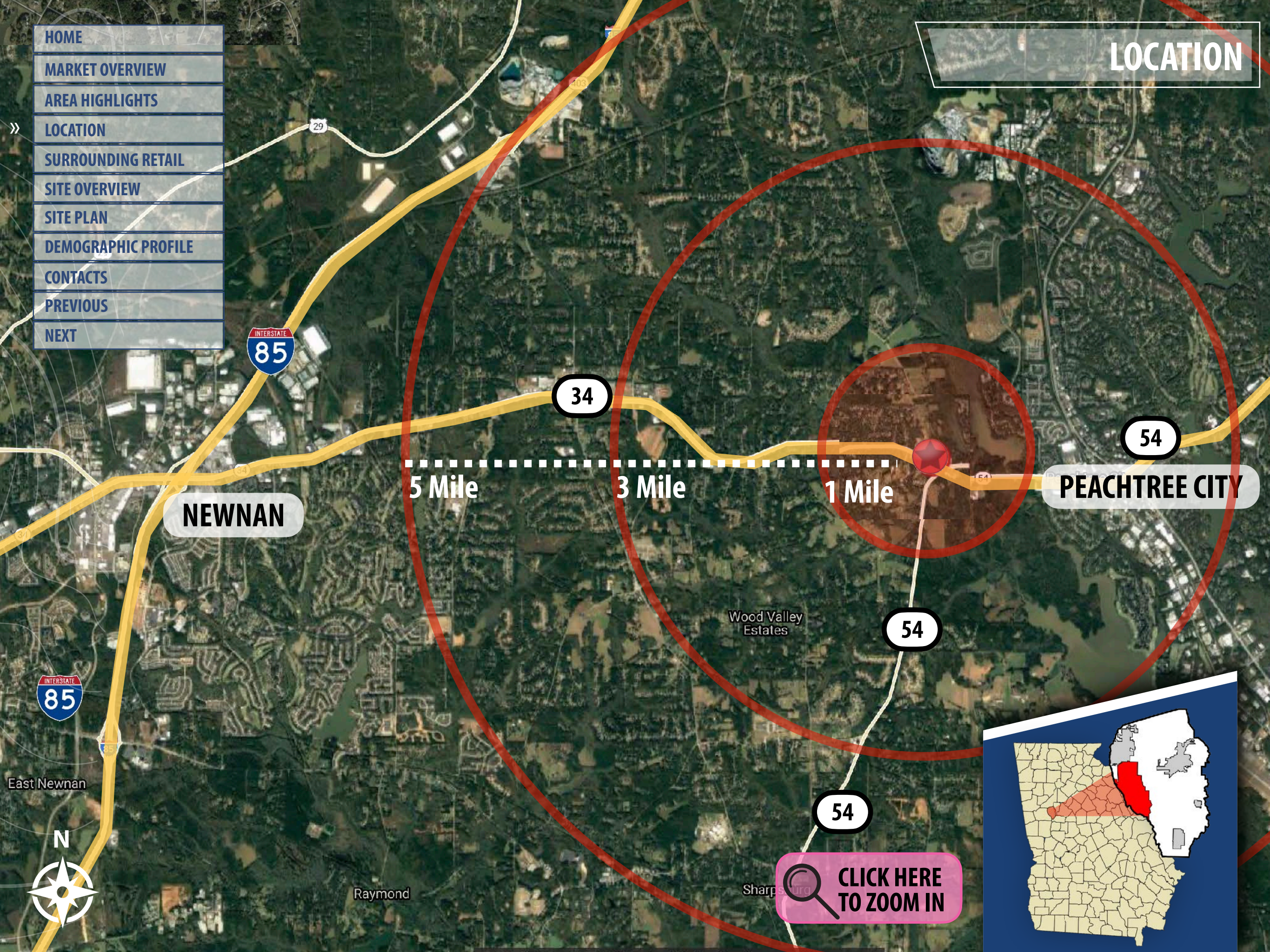
CLICK HERE TO ZOOM IN





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**LOCATION**



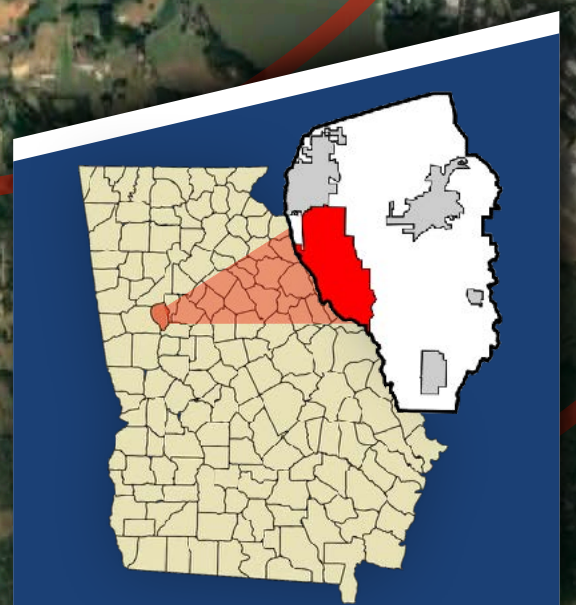
**NEWNAN**

**PEACHTREE CITY**

5 Mile

3 Mile

1 Mile



**CLICK HERE TO ZOOM IN**



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# SURROUNDING RETAIL



**FISCHER MARKETPLACE UNDER CONSTRUCTION**

**COSTCO WHOLESALE**  
**NCG**  
 Christian Brothers CINEMA  
**sam's club**  
 KAISER PERMANENTE  
 POPEYES  
 TIDAL WAVE

**BEST BUY** **Walmart** **ALDI** **THE HOME DEPOT**  
**MATTRESS FIRM** **PETSMART** **FIVE GUYS**  
**McDonald's** **PANDA EXPRESS** **SMOOTHIE KING** **T-Mobile**

**DISCOUNT TIRE** **TIRE PLUS**  
**CHASE** **RaceTrac**  
**SportClips** **ZOE'S KITCHEN** **ZAXBY'S**  
**WILLY'S** **Schlottsky's** **Sprint**

**Michaels** **TJ-maxx**  
**DOLLAR TREE** **five BELOW**  
**burn boot camp** **HomeGoods** **ULTA**  
**Chick-fil-A** **HIBBETT SPORTS**

**ETHAN ALLEN** **STAPLES** **ihop**  
**SMOKEY BONES** **red's** **TACOMAC** **LONGHORN STEAKHOUSE**

**BAM!** **WHITE BLACK**  
**chico's** **TALBOTS**  
**WILLIAMS-SONOMA** **SUNTRUST**  
**AMERICAN EAGLE** **GAP**  
**J.P.S.A. BANK** **VICTORIA'S SECRET**  
**LOFT** **BANANA REPUBLIC**  
**THE CHILDREN'S PLACE** **Arby's** **ice cream** **atlanta BREAD**  
**Starbucks** **Waffle House** **Moe's**  
**ANN TAYLOR** **claire's**  
**Bath & Body Works** **Justice**  
**WHICH WICH?** **RACE ROOM SHOES**  
**marco's Pizza** **SLEEP** **pure barre**  
**sleep + number**

**Shell** **FAIRFIELD** **Marriott**  
**DUNKIN'** **mellow MUSHROOM**

**Hilton Garden Inn** **Hilton**

**United Community Bank**  
**WORLD GYM**  
**Hampton**

**SYNOVUS** **verizon**  
**bp** **Tuesday Morning**  
**CARRABBA'S** **FIREHOUSE SUBS**

- Christ the King Church
- Faith Bible Church
- Peachtree City Seventh Day Adventist Church

- Immanuel Bible College
- Trinity Christian School
- Trinity Church





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# SITE OVERVIEW

**FISCHER MARKETPLACE**  
 UNDER CONSTRUCTION  
 MORE INFORMATION ABOUT  
 THE DEVELOPMENT HERE

**SR 34**  
 Colonel Joe Jackson  
 Medal of Honor HWY  
 25,100 VPD

**I-85** →

**FISCHER MARKETPLACE**  
 UNDER CONSTRUCTION

34

34

**JIM'N NICK'S**  
 COMMUNITY  
 BAR-B-Q

**NCG**  
 CINEMA

**Wendy's**

**AutoZone**

**PEACHTREE**  
 IMMEDIATE CARE

**POPEYES**  
 LOUISIANA KITCHEN

**PACIFIC**  
 DENTAL SERVICES

**SITE**

**EXPRESS**  
 OIL CHANGE  
 10 MINUTE SERVICE

**TIDAL**  
 WAVE

**Christian Brothers**  
 AUTOMOTIVE

**WAFLE**  
 HOUSE

**sam's club**

**KAISER PERMANENTE**  
 COMING SOON!

**FISCHER RD.**

**FISCHER RD.**  
 9,840 VPD

**COSTCO**  
 WHOLESALE

➔ **NEXT SITE  
 OVERVIEW IMAGE**



**\$50 M SENIOR LIVING PROJECT  
 COMING SOON**

The retirement community will feature independent and assisted living and memory care. Employ 120 people and have an annual payroll of \$4.2 million. The community features 162 residential units.



- HOME FILE HOUSE
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**sam's club**

I-85

**SITE OVERVIEW**

**COSTCO**  
WHOLESALE

EXPRESS  
OIL CHANGE  
10 MINUTE SERVICE

**SITE**

FISCHER RD.  
9,840 VPD

**POPEYES**  
LOUISIANA KITCHEN

PACIFIC  
DENTAL SERVICES

PEACHTREE  
IMMEDIATE CARE

**AutoZone**

**Wendy's**

KAISER PERMANENTE  
COMING SOON!

**NCG**  
CINEMA

34

SR 34  
Colonel Joe Jackson  
Medal of Honor HWY  
41,500 VPD



**JIM 'N NICK'S**  
COMMUNITY  
BAR-B-Q

34

**NEXT SITE OVERVIEW IMAGE**



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# SITE OVERVIEW

  
**KAISER PERMANENTE®**  
 COMING SOON!



**POPEYES**  
 LOUISIANA KITCHEN

**EXPRESS**  
 OIL CHANGE  
 10 MINUTE SERVICE

**SITE**

**0.837 AC**

**34**

**SR 34**   
 Colonel Joe Jackson  
 Medal of Honor HWY  
 41,500 VPD 

**FISCHER RD.**  
 9,840 VPD 

**← I-85**



**← BACK TO 1st SITE OVERVIEW IMAGE**



**FISCHER MARKETPLACE**  
 UNDER CONSTRUCTION





HOME

MARKET OVERVIEW

AREA HIGHLIGHTS

LOCATION

BK:98 PG:283-283  
P202000088  
FILED IN OFFICE

SURROUNDING RETAIL

NEW 10/21/2019 09:00 PM  
CLERK COURT

SITE OVERVIEW

*Cindy J. Brown*  
3107496655  
RAB0702@GMAIL.COM

SITE PLAN

DEMOGRAPHIC PROFILE

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PREVIOUS

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# SITE PLAN



DATE	DESCRIPTION	BY	DATE
3/17/20	DATE		
3/17/20	DATE		

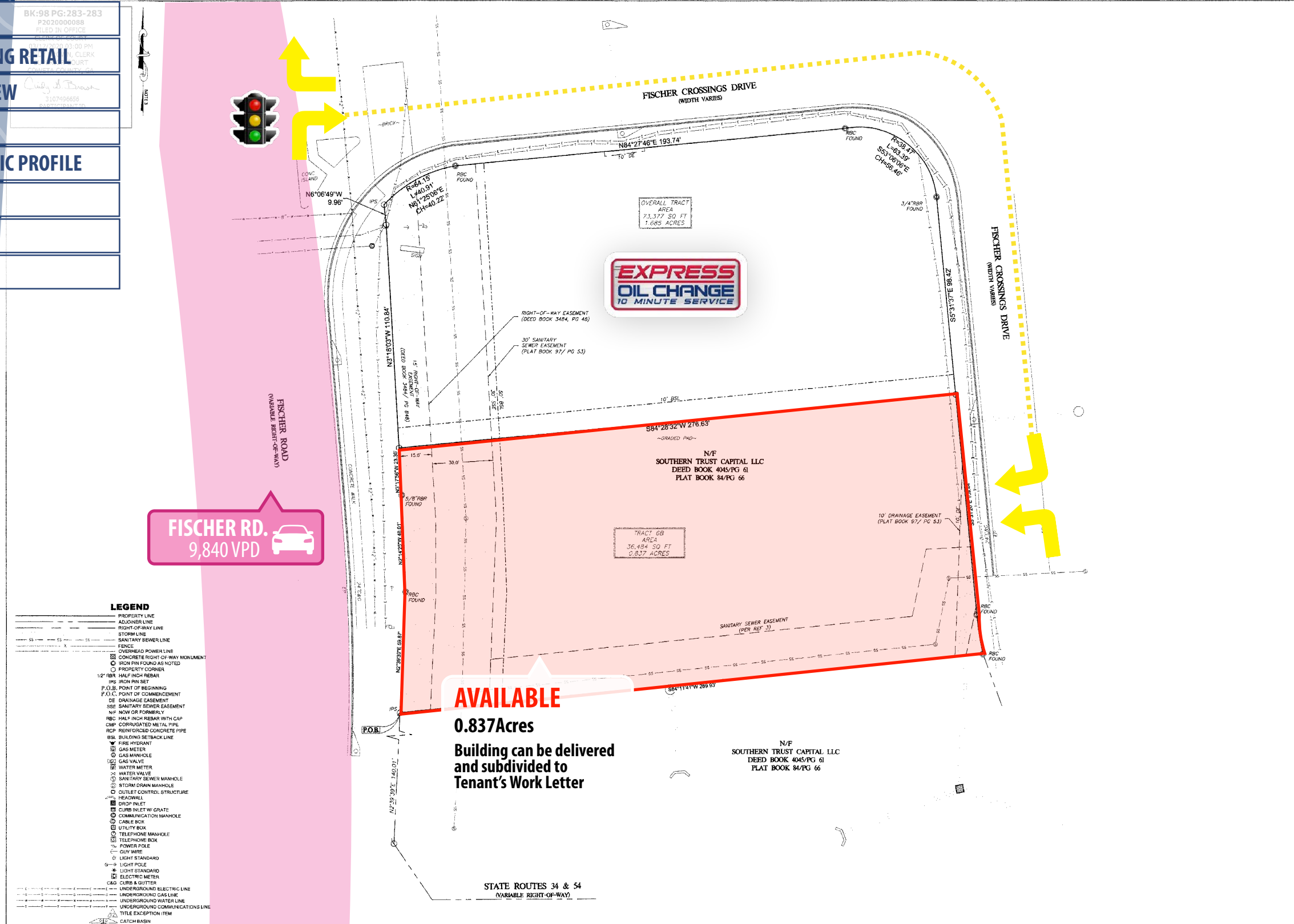
DATE	DESCRIPTION	BY	DATE
3/17/20	DATE		
3/17/20	DATE		

DATE	DESCRIPTION	BY	DATE
3/17/20	DATE		
3/17/20	DATE		

**SUBDIVISION PLAT**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE  
TAX PARCEL ID: 145 6153 020  
INTO TRACT 'A' & TRACT 'B'  
LAND LOT 153, 6TH DISTRICT, COMETIA COUNTY, GEORGIA



DRAWING NO.  
1077.1902\_COMBO  
SHEET NO.  
2 of 2



- LEGEND**
- PROPERTY LINE
  - ADJONER LINE
  - RIGHT-OF-WAY LINE
  - STORM LINE
  - SANITARY SEWER LINE
  - FENCE
  - OVERHEAD POWER LINE
  - CONCRETE RIGHT-OF-WAY MONUMENT
  - IRON PIN FOUND AS NOTED
  - PROPERTY CORNER
  - 1/2" RBR HALF INCH REBAR
  - IPS IRON PIN SET
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - N/F NOW OR FORMERLY
  - RBC HALF INCH REBAR WITH CAP
  - CMP CORRUGATED METAL PIPE
  - RCR REINFORCED CONCRETE PIPE
  - BSK BUILDING SETBACK LINE
  - FIRE HYDRANT
  - GAS METER
  - GAS MANHOLE
  - GAS VALVE
  - WATER METER
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CUTLET CONTROL STRUCTURE
  - HEADWALL
  - DROP INLET
  - CURB INLET W/ GRATE
  - COMMUNICATION MANHOLE
  - CABLE BOX
  - UTILITY BOX
  - TELEPHONE MANHOLE
  - TELEPHONE BOX
  - POWER POLE
  - GLV WIRE
  - LIGHT STANDARD
  - LIGHT POLE
  - LIGHT STANDARD
  - ELECTRIC METER
  - CURB & GUTTER
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND COMMUNICATIONS LINE
  - TITLE EXCEPTION ITEM
  - CATCH BASIN



**FISCHER RD.**  
9,840 VPD

**AVAILABLE**  
**0.87 Acres**  
Building can be delivered  
and subdivided to  
Tenant's Work Letter





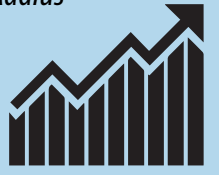
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# DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE
2021 Estimated Population	1,605	24,349	62,902
2026 Projected Population	1,808	26,215	66,902
Projected Annual Growth 2021 to 2026	203 - 2.5%	1,866 - 1.5%	4,000 - 1.3%
HOUSEHOLDS			
2021 Estimated Households	543	8,914	22,996
2026 Projected Households	603	9,480	24,154
HOUSEHOLD INCOME			
2021 Estimated Median Household Income	\$102,347	\$128,898	\$137,158
BUSINESSES			
2021 Estimated Total Businesses	39	1,589	3,580
2021 Estimated Total Employees	233	17,599	31,131


- ### MAJOR EMPLOYERS IN COWETA COUNTY
- Bonnell Aluminum
  - Bway Corporation
  - Buffalo Rock-Pepsi
  - Cargill Corporation
  - Amazon
  - Elite Comfort Solutions
  - EGO North America, Inc.
  - Kason Industries, Inc.
  - PetSmart Distribution Center
  - Yamaha Motor Manufacturer Corporation of America

5 Mile Radius




**\$137,158**

**MEDIAN HH INCOME**




**62,902**

**POPULATION**




**22,996**

**HOUSHOLDS**



**2,620 - 4.5%**

**UNEMPLOYMENT RATE**



**58,875**

**LABOR FORCE**  
*Applied Geographic Solutions*



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# CONTACTS

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