



## Property Highlights

FOR LEASE: Former 3,157 square foot KFC at the intersection of Highway 34 and Andrew Bailey Road in Sharpsburg, GA.

Building is already **configured for a drive thru**, has 30 existing parking spaces, and freestanding monument signage.

Located in the heart of the retail with the Kroger and Publix centers generating **over 3.50 Million Annual Visitors!**

Fantastic opportunity to capture the commuter traffic going between Newnan and Peachtree City, with Traffic Counts of **34,600 VPD on Highway 34.**

Within walking distance is Thomas Crossroads Elementary (372 students) and Central Christian (167 students).



### TRAFFIC COUNTS

34,148 VPD – Hwy 34 (west of site)  
34,600 VPD – Hwy 34 (east of site)

Total Population:	21,439	65,877	188,074
Daytime Population:	4,984	22,413	60,213
Median HH Incomes:	\$97,829	\$100,381	\$90,356

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

# FORMER KFC

# Building Pictures



