



HEIRLOOM
MARKET
SOUTHWEST CO.

THE FRESH MARKET

peachtree crossing

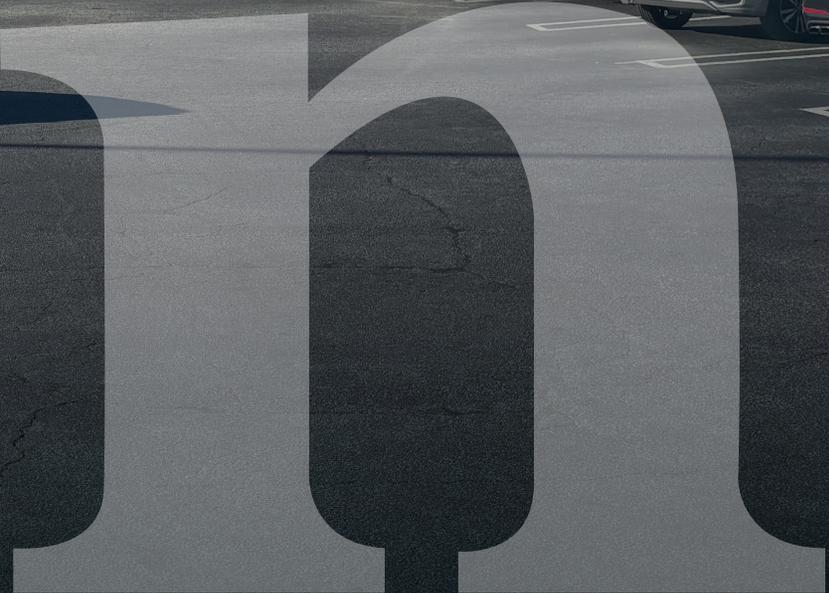
BOUTIQUE GROCERY ANCHORED
SHOPPING CENTER

100 N PEACHTREE PKWAY
PEACHTREE CITY, GA 30269

nuveen



CRAWFORD SQUARE
REAL ESTATE ADVISORS



property highlights

Located in Peachtree City, an affluent and highly desirable community within the Atlanta MSA.

The surrounding five-mile trade area features an average household income of approximately \$158,801.

The property offers convenient access to nearby neighborhoods and trails, including close proximity to Flat Creek Country Club.

High visibility is supported by strong traffic counts along Highway 54 of approximately 28,900 vehicles per day.



STRONG CUSTOMER TRAFFIC

2.3 MILLION

Visits annually

67,002

Daytime population within a 3-mile radius



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market overview

Peachtree Crossing is a well-established, grocery-anchored retail center located along North Peachtree Parkway in Peachtree City, Georgia, within a strong suburban Atlanta market. It benefits from excellent visibility on a high-traffic corridor and serves a densely populated, affluent trade area.

The center features a dynamic tenant mix of national and local retail and dining options, with ample surface parking and signalized access. Its proximity to nearby neighborhoods via the city's popular golf cart paths and draw from surrounding residential growth further enhance the location's appeal.

\$158,801

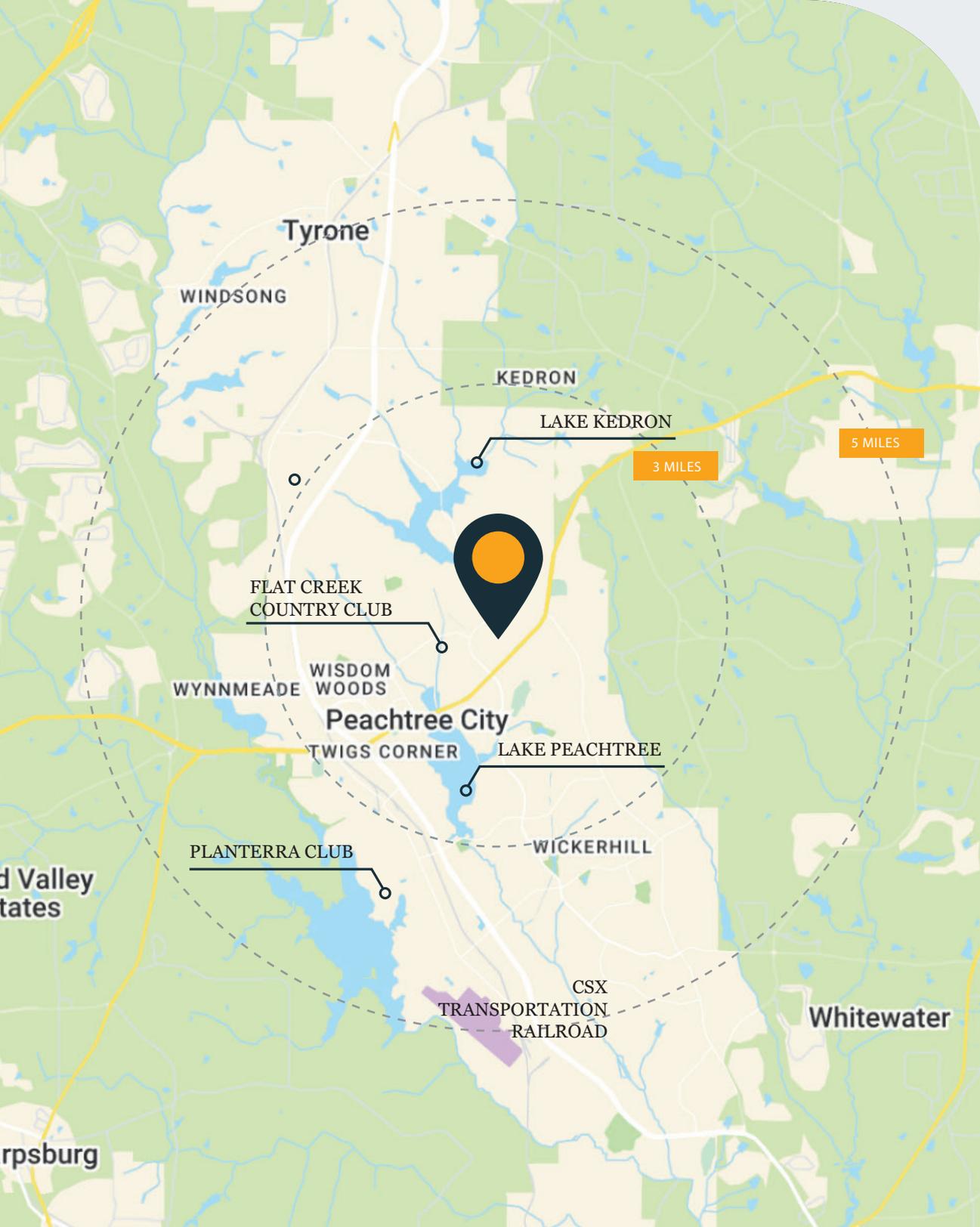
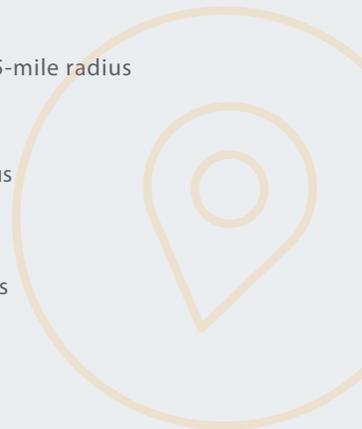
Average HH income within a 5-mile radius

45

Median age within a 3-mile radius

32,283

Residents within a 5-mile radius



site plan

PEACHTREE CROSSING - PEACHTREE CITY, GA

SUITE	TENANT	SF	SUITE	TENANT	SF
001	Peachtree City Eye City	3,250	016	Pedego Electric Bikes	1,400
004	Wild Birds Unlimited	2,400	017	The Great Frame Up	1,200
006	Playa Bowls	1,200	018	Beef O'Brady's	2,640
007	Mirror Image Salon	1,200	031	Kim's Cleaners	2,000
008A	Bintelli Golf Carts	6,427	033	Chopstix	3,150
008B	Heirloom Market	6,639	034	Linda's Nails	1,400
009	The Fresh Market	18,850	036	Georgia Shrimp Company	3,800
010	Mina's Hallmark	8,973	039	W. Daly Salon	3,078
011	Available	3,293			
012	Hollywood Feed	4,135			
013	Hot Springs Spas	2,873			
014	Jersey Mikes	1,400			
015	Pure Barre	1,400			

N PEACHTREE PKWY

DAN LAKLY DR

WELLS FARGO

FLOY FARR PKWY - (27,100 VPD)

54

54

RYAN ROBERTS
 rroberts@crawfordsq.com
 404.644.4381

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premier retail destination

GATHER, RELAX, & ENJOY





THE FRESH MARKET



contact

RYAN ROBERTS
rroberts@crawfordsq.com
404.644.4381

general inquiries

contact

retail.leasing@nuveen.com

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