



SOUTHTREE
COMMERCIAL | REAL ESTATE

HOTEL DEVELOPMENT OPPORTUNITY

MERCANTILE DRIVE, NEWNAN, GA

FOR SALE



4.63 AC

Detention Pond

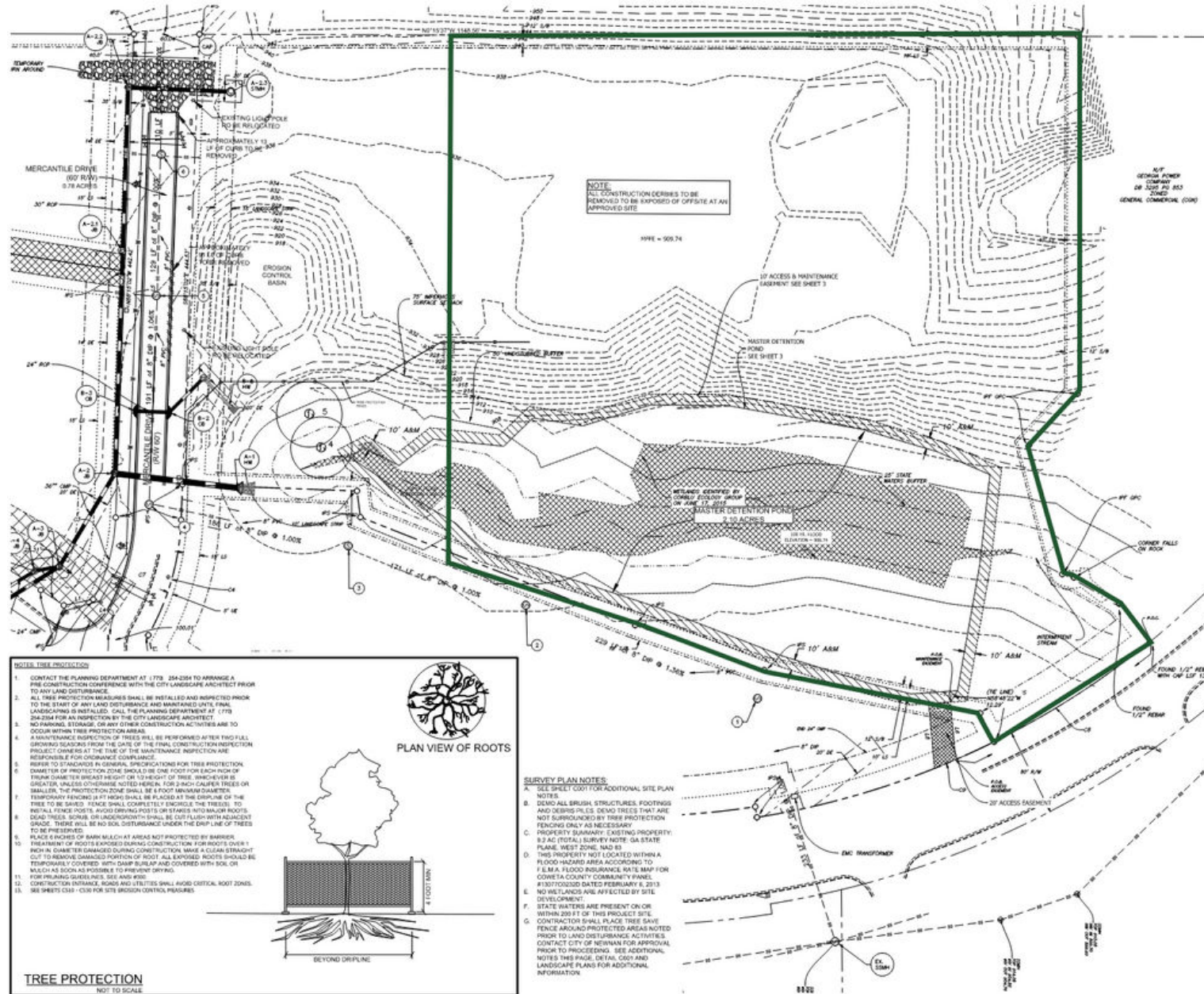
SEAN RAWSON
VICE PRESIDENT
678-920-1222
SRAWSON@STCOM.US

BARRY GARNER
VICE PRESIDENT
770-294-4027
BGARNER@STCOM.US



SITE DETAILS

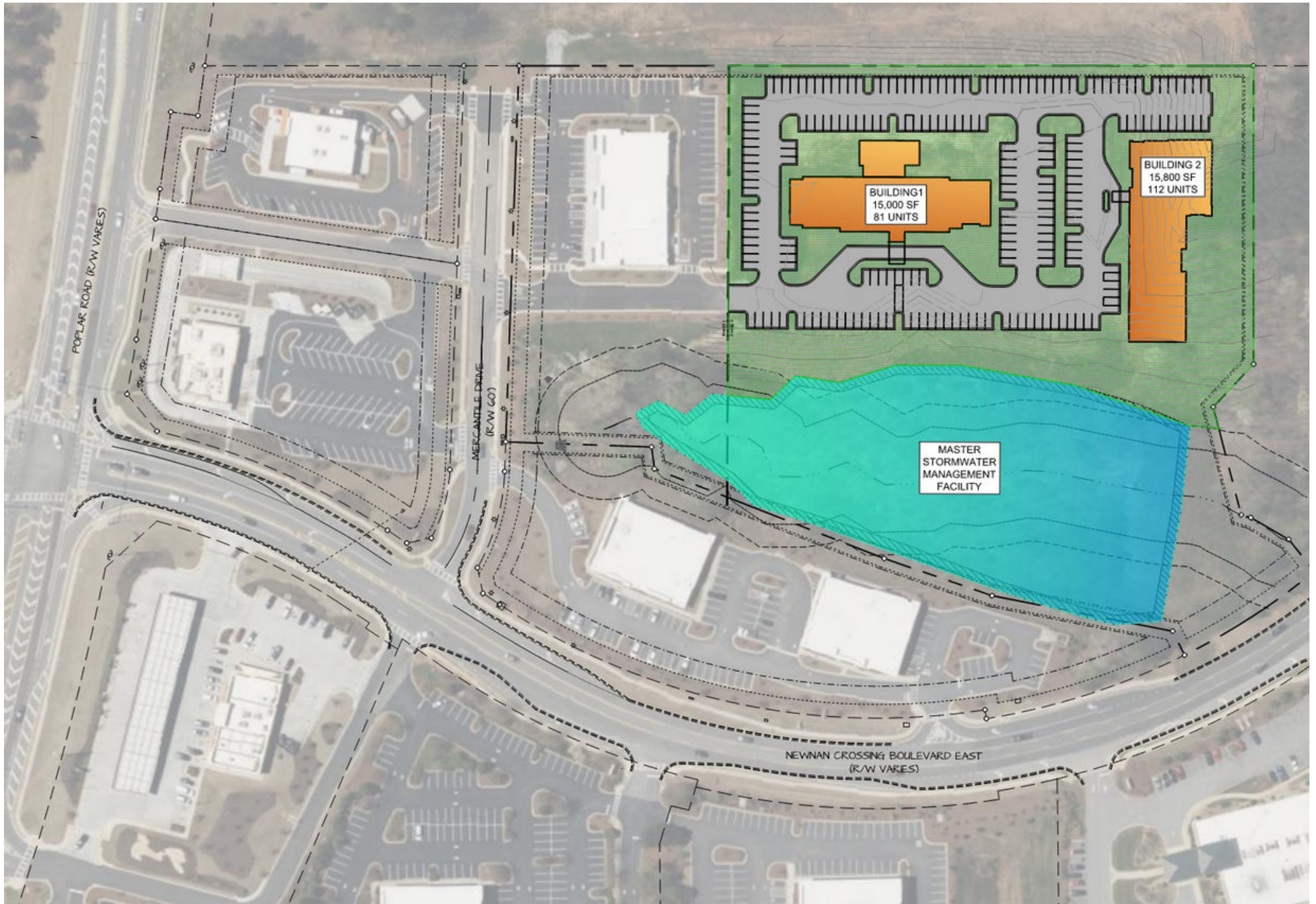
- » **Address:** Mercantile Drive
- » **City:** Newnan
- » **County:** Coweta
- » **Parcel Size:** 4.63 Usable Acres
~ 8 Total Acres
- » **Zoning (City of Newnan):**
General Commercial District
- » **Proposed Use:** Hotel
- » **Maximum Building Height:** 85'
- » **Sewer:** Yes
- » **Utilities:** All utilities on site
- » **Market:** Atlanta MSA
- » **Delivery Condition:**
Partially Rough Graded
- » **Price:** Please Inquire





CONCEPTUAL SITE PLAN

MERCANTILE DRIVE, NEWNAN, GA





AERIAL MAP

MERCANTILE DRIVE, NEWNAN, GA



Atlanta Perinatal Associates



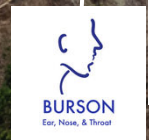
Piedmont Newnan Hospital
167 Beds
217 Bed Effective Spring 2024



NEWNAN CROSSING BLVD

POPLAR ROAD

SITE







AERIAL MAP

MERCANTILE DRIVE, NEWNAN, GA



	1 Mile	3 Mile	5 Mile
Avg. Household Income	\$103,476	\$83,752	\$84,741
Median Household Income	\$100,571	\$73,420	\$72,480
Annual Growth 2023-2028	1.0%	0.8%	0.6%
2023 Households	2,031	14,903	25,853
2028 Household Projection	2,130	15,497	26,621
Median Age	36.7	37.3	38.3
2023 Population	5,610	39,881	70,016
2028 Population Projection	5,890	41,457	72,078



ADDITIONAL PHOTOS

MERCANTILE DRIVE, NEWNAN, GA





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CONTACT US

MERCANTILE DRIVE, NEWNAN, GA

OUR TEAM LOOKS FORWARD TO WORKING WITH YOU

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