

# NEW CONSTRUCTION OFFICE / RETAIL SPACE FOR LEASE

3174 Hwy. 16 E, Sharpsburg, GA 30277

For more information please contact:  
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*Preliminary South Exterior Elevation*

## Property Profile

- Preleasing New +/- 15,000 SF Office Building on +/- 3 Acres
- +/- 1,500 – 5,000 SF Available
- Easy access to Downtown Newnan & Senoia
- Attractive new construction or build to suit
- +/- 5 Miles to I-85 and Piedmont Newnan Hospital
- Corner of Poplar Road & Hwy. 16 East
- Lease Rate: Inquire / NNN
- In close proximity to East Coweta High School & Poplar Road Elementary
- Traffic count: +/-8,370 VPD
- Zoned C-6
- City: Sharpsburg
- County: Coweta

COMMERCIAL REAL ESTATE | DEVELOPMENT | CONSTRUCTION | PROPERTY MANAGEMENT

 770-632-4000

 RWCRE.net

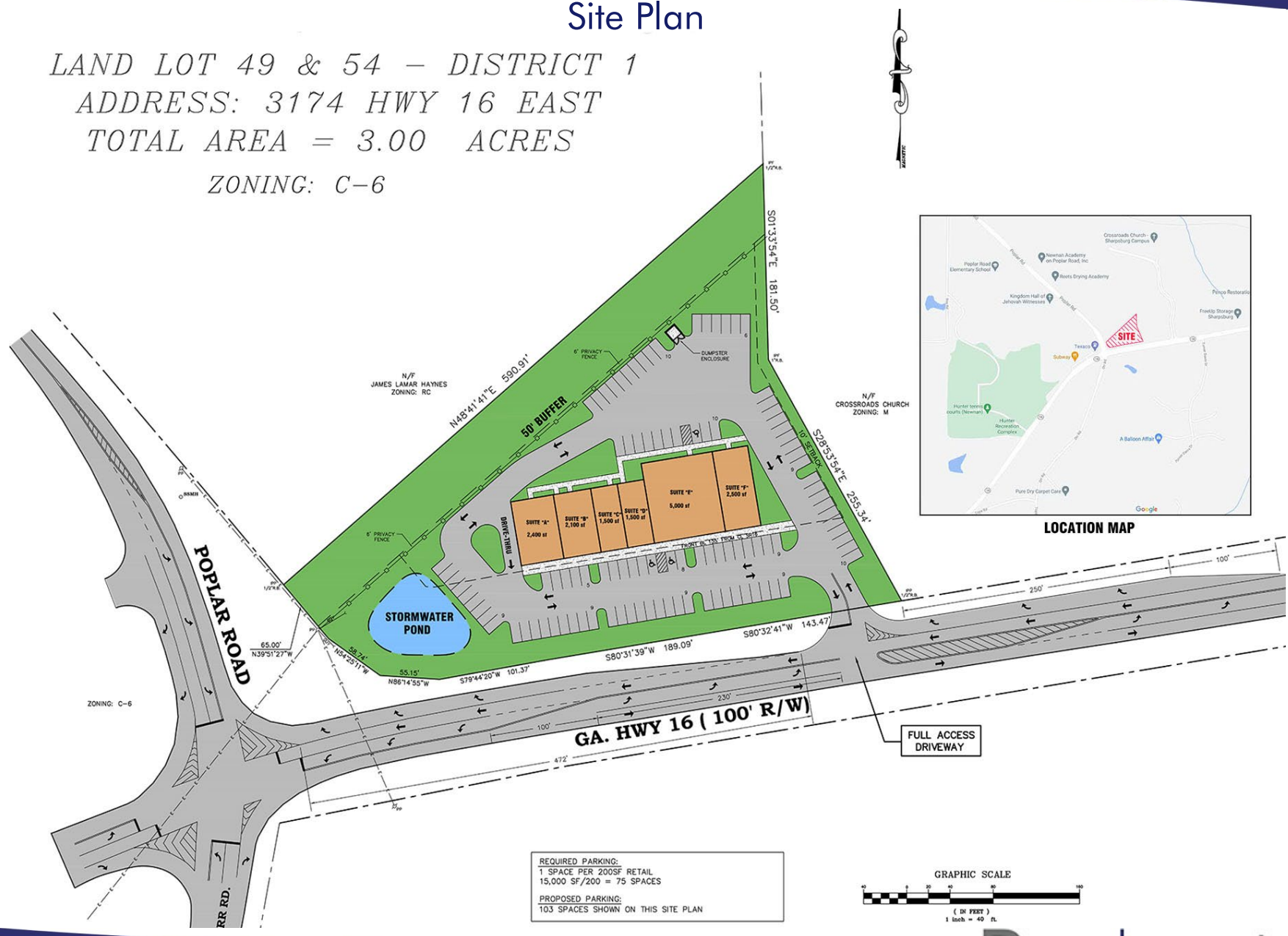


ACBR  
ATLANTA COMMERCIAL  
BOARD OF REALTORS

 | Randolph  
Williams

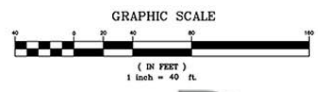
### Site Plan

LAND LOT 49 & 54 – DISTRICT 1  
ADDRESS: 3174 HWY 16 EAST  
TOTAL AREA = 3.00 ACRES  
ZONING: C-6

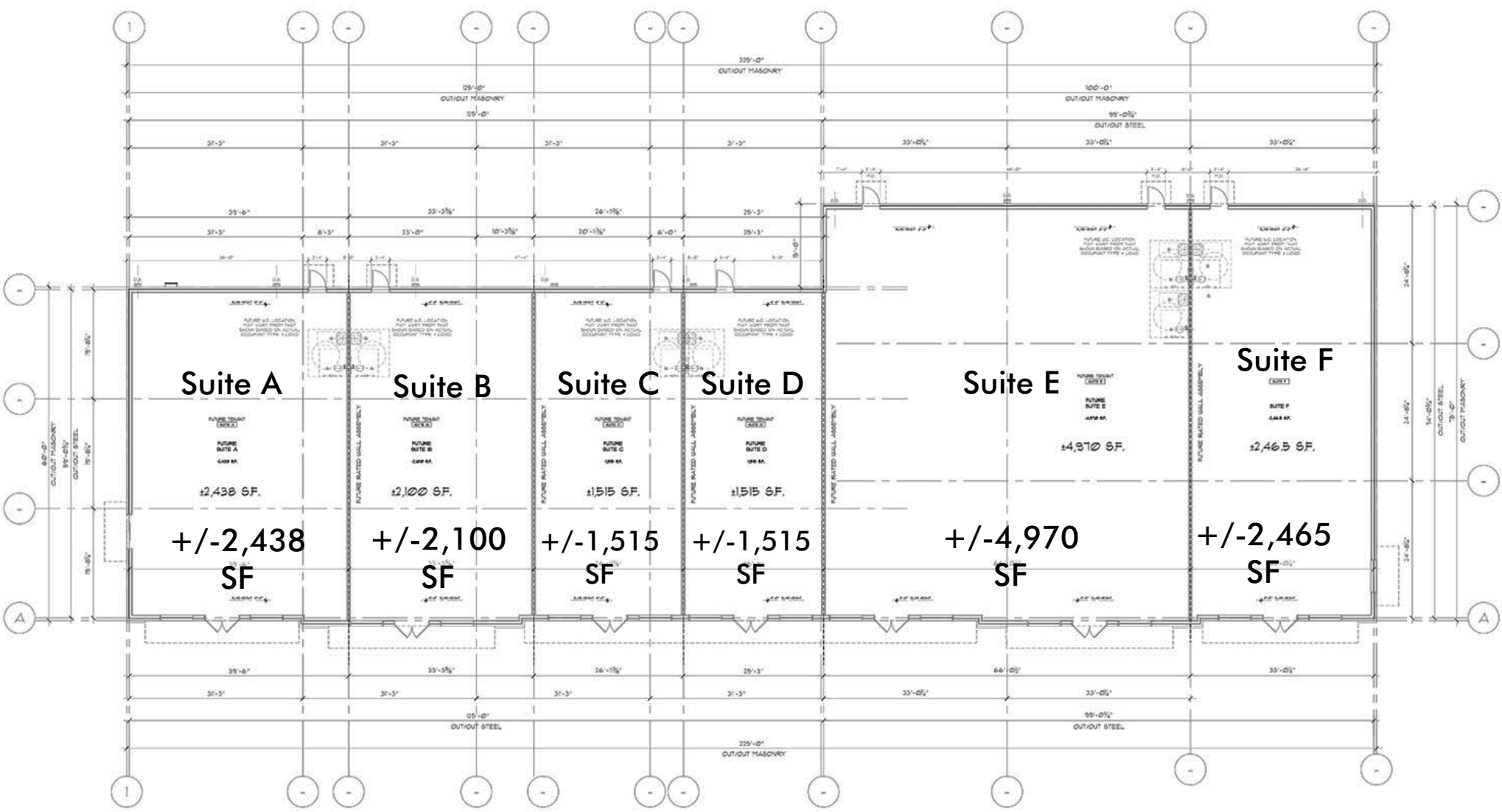


**REQUIRED PARKING:**  
1 SPACE PER 200SF RETAIL  
15,000 SF/200 = 75 SPACES

**PROPOSED PARKING:**  
103 SPACES SHOWN ON THIS SITE PLAN



## Floor Plan



## Aerial

