

ASHLEY PARK

312 Newnan Crossing Bypass | Newnan, GA 30265



THE NEIGHBORHOOD

RETAIL SPACE AVAILABLE: 1,793 SF AVAILABLE 1/1/27 | 10,327 SF

OFFICE SPACE AVAILABLE: 1,425 SF | 3,962 SF

- » 716,000 SF open-air lifestyle center at 312 Newnan Crossing Bypass, known as Ashley Park, featuring a dynamic mix of national retailers, restaurants, entertainment and local boutiques
- » Center serves the surrounding affluent and growing residential community, benefiting from Newnan's continued population growth and its position as a major retail destination for Coweta County
- » Benefits from excellent visibility and access at Newnan Crossing Bypass and Newnan Place Parkway, with convenient access to I-85, Highway 34 and major surrounding retail corridors; Newnan Crossing Bypass carries approximately 31,600 AADT near the center.
- » Tenants include: Dillard's, Barnes & Noble, Dick's Sporting Goods, Best Buy, Regal Cinemas, American Eagle, Bath & Body Works, DSW, Old Navy, Loft, Jared, Kay Jewelers, Massage Envy, Five Guys, Chicken Salad Chick, La Parrilla, Firehouse Subs, Pita Mediterranean Street Food, Positano Pizza Napoletana, Tin Drum Asian Kitchen and more.
- » Nearby retailers include: Target, BJ's Wholesale Club, T.J. Maxx, Ulta Beauty, Michaels, JCPenney, Ashley HomeStore, At Home, Hobby Lobby, Lowe's, Walmart, ALDI, PetSmart, Academy Sports + Outdoors, Ross Dress for Less, Kohl's and The Home Depot, creating one of Newnan's strongest concentrations of national retail.



	1-Mile	3-Mile	5-Mile
Population	7,762	47,088	77,069
Households	3,507	19,441	30,709
Average Household Income	\$92,758	\$116,210	\$122,740



CENTRALLY LOCATED

Ashley Park blends premier shopping, dining, entertainment, and everyday conveniences into one of Newnan's most prominent lifestyle destinations. Strategically positioned along Newnan Crossing Bypass with direct access to I-85 and Highway 34, the center benefits from strong visibility, substantial traffic, and convenient connectivity throughout Coweta County and the greater Atlanta region. As an established open-air destination featuring national retailers, local boutiques, restaurants, services, and entertainment, Ashley Park attracts a diverse mix of residents, employees, and visitors. Anchored by destinations such as Dillard's, Dick's Sporting Goods, Barnes & Noble, Best Buy, DSW, and Regal Georgian, the center serves as a major retail and gathering hub for the rapidly growing Newnan community. With its extensive tenant mix, strong regional accessibility, and surrounding residential growth, Ashley Park continues to stand out as a premier destination for shopping, dining, entertainment, and everyday convenience.

FLOOR PLAN

SUITE	TENANT	SF
214	Chicken Salad Chick	3,513
222	La Parrillia	5,400
226	Firehouse Subs	1,500
228	AVAILABLE 1/1/27	1,793
232	Regal Cinemas	50,580
234	Cold Stone Creamery	1,600
236	Iron Age Korean Steakhouse	5,075
238	Massage Envy	3,365
240	Five Guys	2,372
242	Couture Nails	1,920
244	Honey Baked Ham	2,400
312	Best Buy	30,000
314A	Great American Cookie	1,467
314B	PokeCity	1,561
316A	Positano Pizza	1,798
316C	Frutta Bowls	1,067
318	Beignets & Brew	1,187
320	European Wax Center	1,939
324	Visionworks	3,480
326	Pita by the Beirut	1,530
328	The Joint	1,200
330	Claire's	1,400
332	Stretch Lab	1,369
334	Milan Laser Hair Removal	1,443
336	Jared	4,571
338	AVAILABLE	10,327
340	Branch and Vine	1,515
342	Barnes & Noble	27,012
344A	GameStop	2,495
344B	Rocket Fizz	2,842
346	DSW Shoe Warehouse	15,480
350	Whydrate	2,220
354A	Christopher Ryan Home Furnishings	7,870
354B	Sola Salons	5,917
358A	Apricot Lane	2,358
358B	Woof Gang Bakery	2,397
358C	Banter	1,507
358D	The Little Gym	4,506
360	Miniso	4,741
362	The Tox	2,000



SUITE	TENANT	SF	SUITE	TENANT	SF	OFFICE	TENANT	SF	371 BLDG	SF
364	Bath & Body Works	3,000	386	Kay Jewelers	2,665	9A	AVAILABLE	1,425	371-A Mattress Firm	5,000
366	Zales	2,618	387	Torri	2,863	9B	AVAILABLE	3,962	371-B Nothing Bundt Cakes	2,507
368	Newk's Express Cafe	4,950	388	Lush Nail	3,500	388	Lush Nail	3,500	371-D Peachtree Immediate Care	5,004
370	Dillard's	155,000	398	LOFT	5,431	398	LOFT	5,431		
402	Lane Bryant	5,002	398A	Club Pilates	2,640	398A	Club Pilates	2,640		
404	Popshelf	9,327	OP-1	Ameris Bank	4,170	OP-1	Ameris Bank	4,170		
410	American Eagle	7,520	OFFICE	TENANT	SF	335 BLDG	TENANT	SF		
372	Full Circle Toys & Games	8,240	1	Regus	11,222	335-A1	5.11 Tactical	4,000		
374	Aveda Lifestyle Salon	2,500	3	Bath & Body Works Storage	2,245	335-A2	The Good Feet Store	2,050		
376	Men's Warehouse	4,500	4	Children's Clinic	4,563	335-B	Barberito's	2,036		
378	IKEA	3,457	6	Dermatology of West Georgia	2,575	335-C	Vitamin Shoppe	3,500		
382	Dick's Sporting Goods	1,561	8	Foley Products	4,851	335-C1	Sports Clips	1,400		

LEASING INFORMATION

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