

# Fischer Crossing Outparcel

Fischer Road & State Route 34 | Costco & Kaiser Outparcel



Photo: Cresswind, Peachtree City, GA

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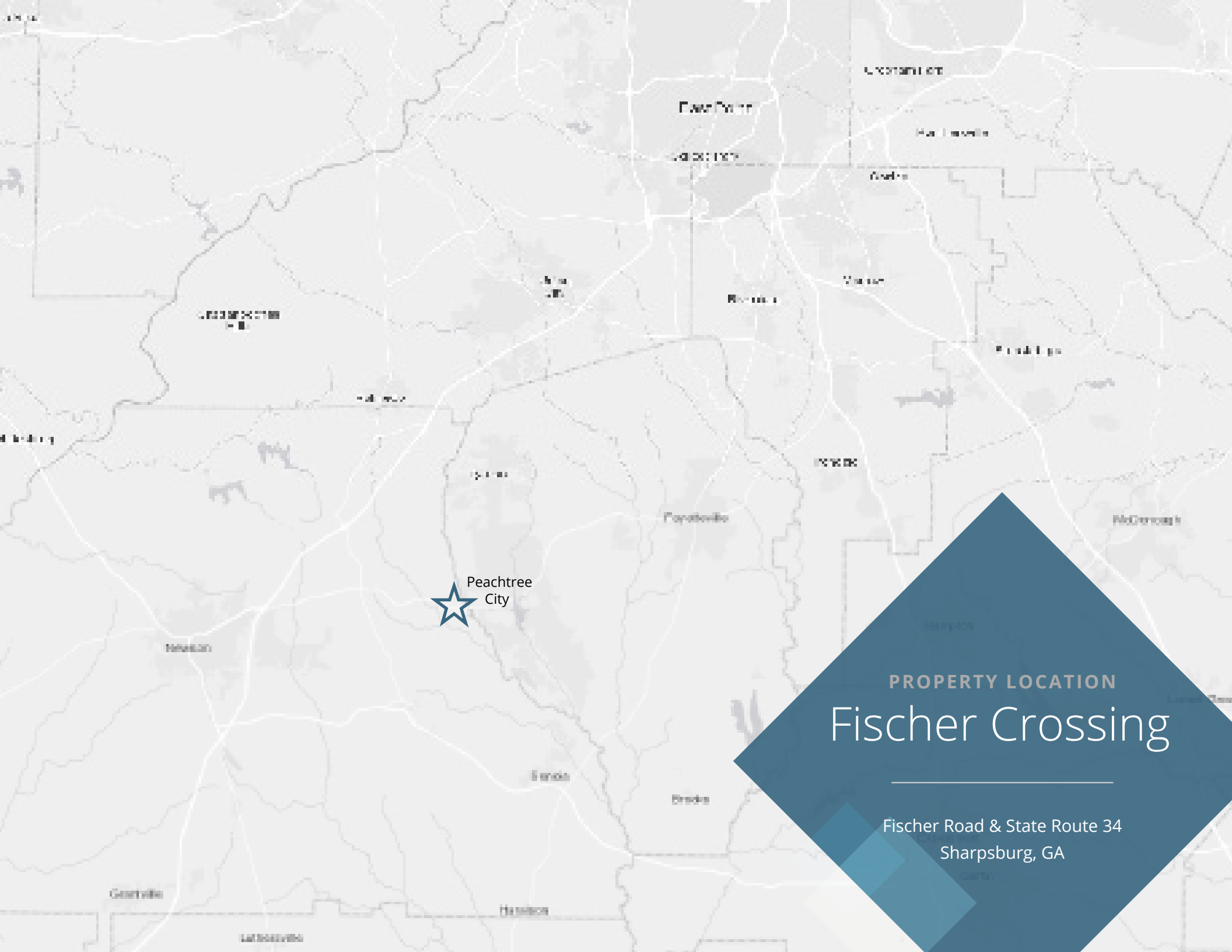
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Peachtree  
City

PROPERTY LOCATION  
Fischer Crossing

Fischer Road & State Route 34  
Sharpsburg, GA



**\$50 MILLION SENIOR LIVING PROJECT  
COMING SOON 2020**

FISCHER CROSSING

# Master Plan

First traditional Costco Wholesale south  
of I-20 in Atlanta MSA

\$50 million senior living center behind  
Costco breaking ground

85,000 SF Kaiser Permanente medical  
office building under development  
directly behind site

NCG Cinema has operated the 10  
screen theater on site since 2011

Outparcels include:

Wendy's

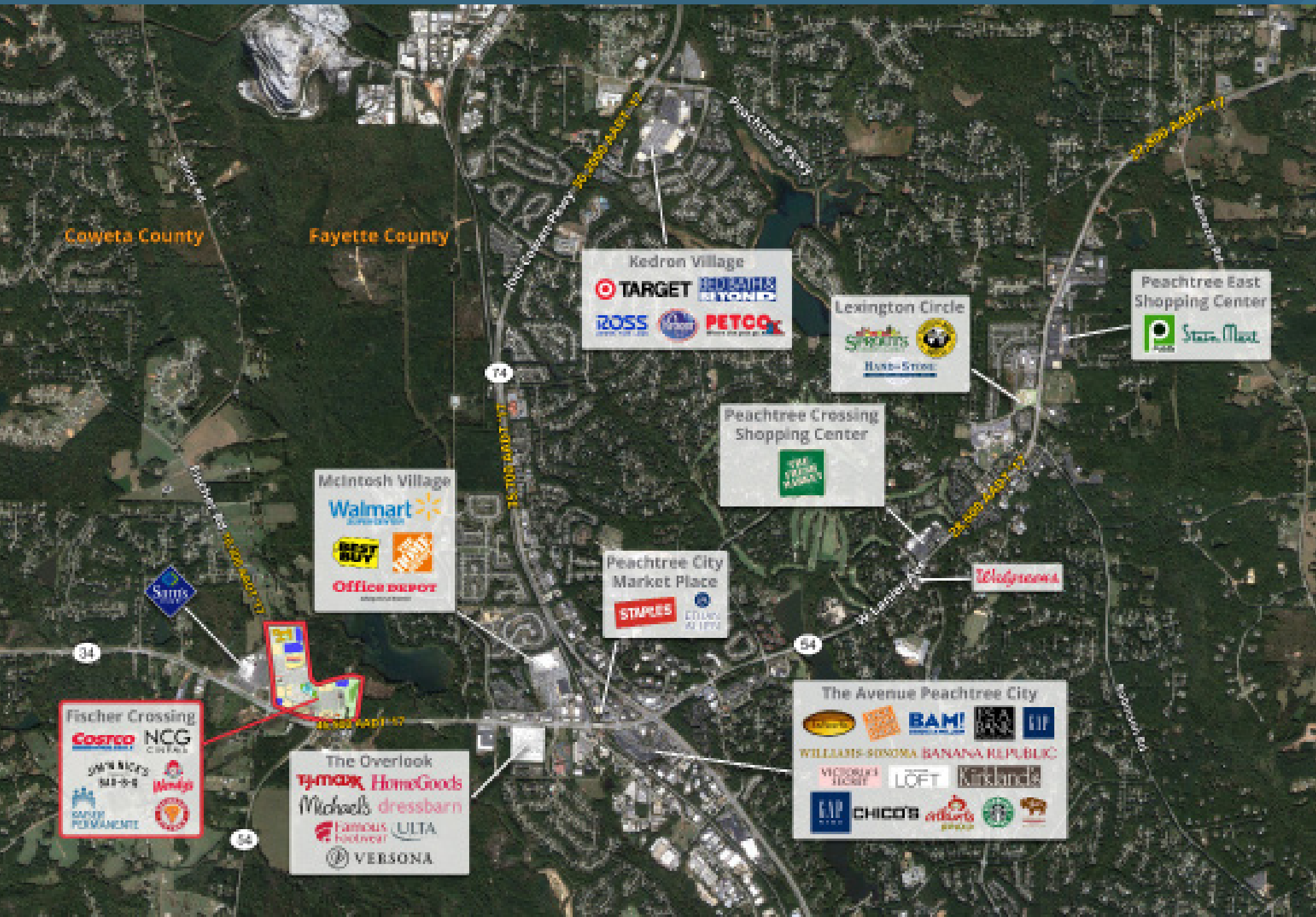
Popeye's

Jim 'N' Nick's Bar-B-Q

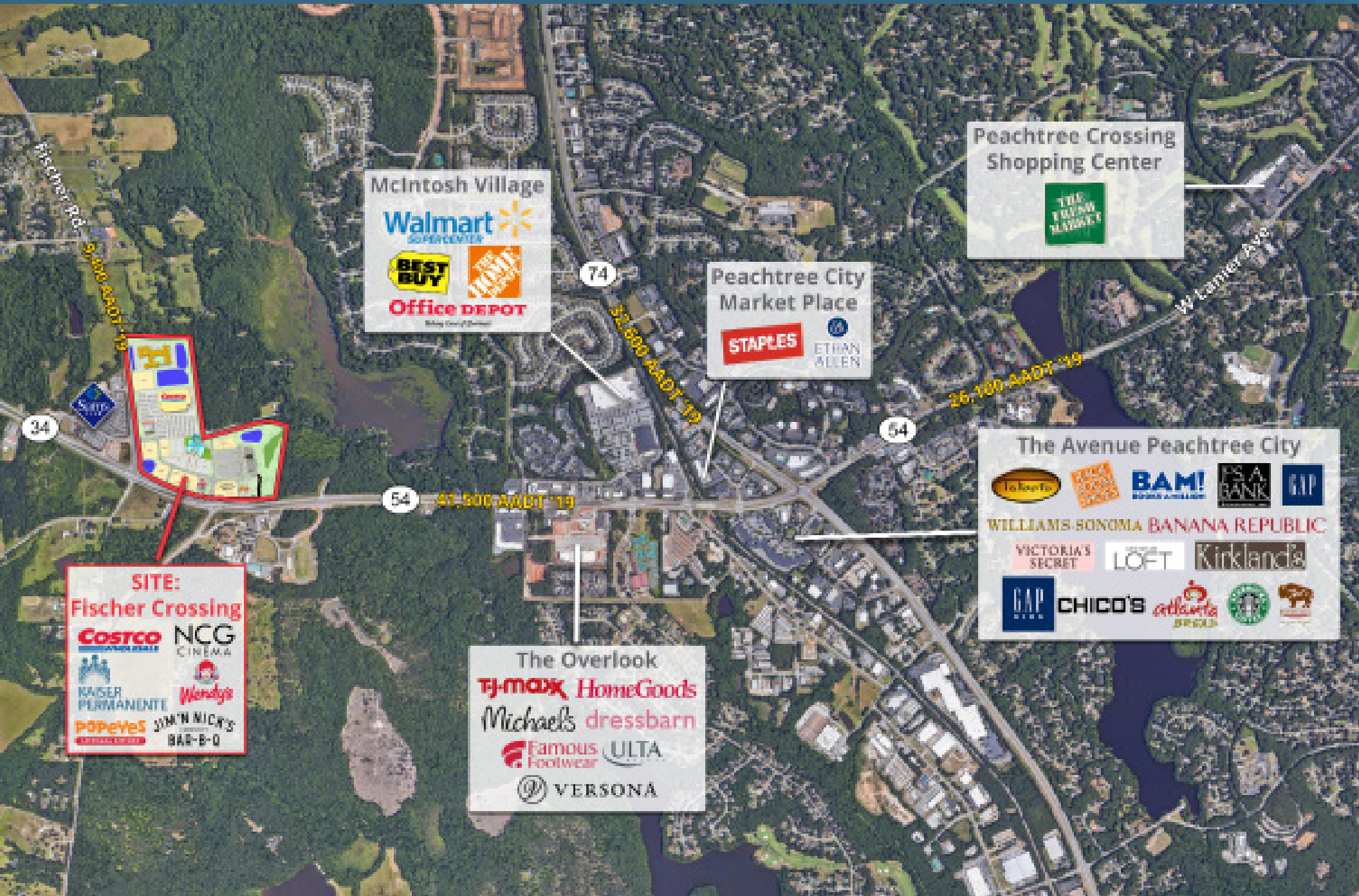
Express Oil



# Market Aerial



# Mid-Zoom Aerial



# Fischer Crossing Aerial



**FORTRESS VENTURES**  
\$50 MILLION SENIOR LIVING PROJECT  
COMING SOON 2020

34

Col Joe M. Jackson Medal of Honor Hwy

9,840 AADT '19

Fischer Rd

41,500 AADT '19

54

54

Sam's CLUB

Waffle HOUSE

COSTCO WHOLESALE

COSTCO GASOLINE

EXPRESS OIL CHANGE

LOUISIANA HOT SPICES

Auto Zone

Wendy's

JIM 'N NICK'S BAR-B-Q

NCG CINEMA

KAISER PERMANENTE

COMING SOON 2020

CTCO

# Bird's-Eye Aerial



# Bird's-Eye Aerial II



# Bird's-Eye Aerial III

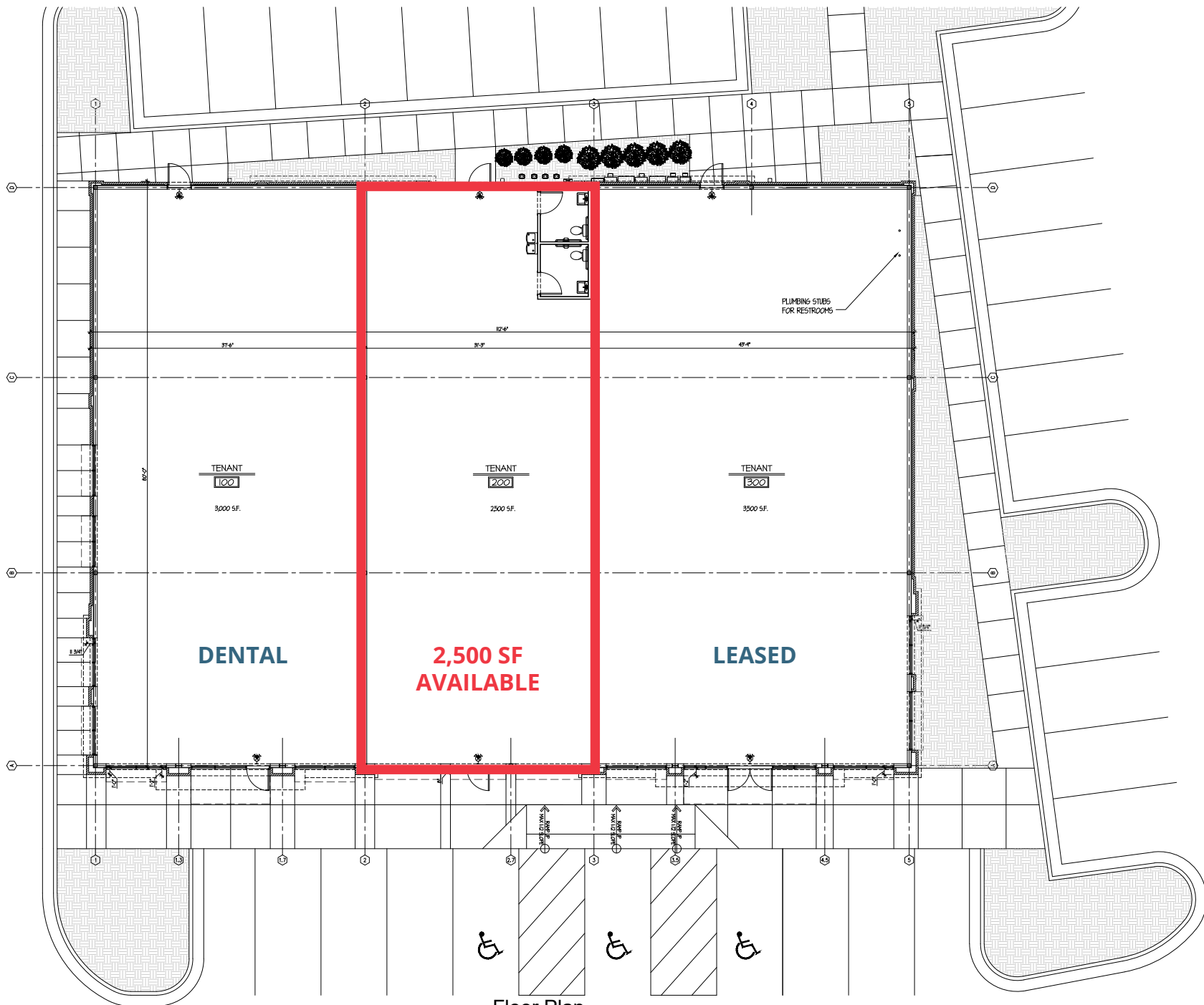


# Bird's-Eye Aerial IV





# Floor Plan OP #1



① Floor Plan  
Scale 3/16" = 1'-0"

Total Sqft:  
9,000 Sqft.

# Elevations OP #1



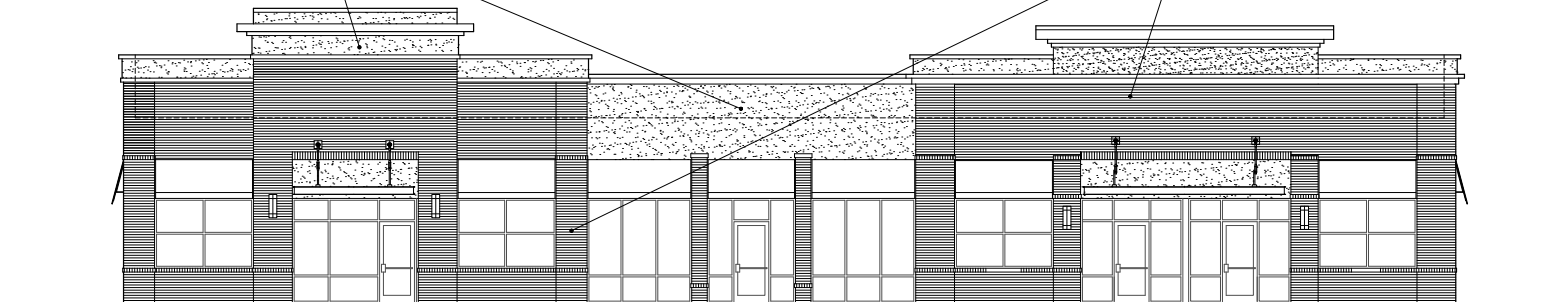
MATERIAL TYPE:	MATERIAL CALCULATIONS		FACADE PERCENTAGE:
TYPE A:	TOTAL BRICK	1202 S.F.	CATEGORY A MATERIALS
	TOTAL GLAZING	741 S.F.	
TYPE B:	TOTAL EIFS	448 S.F.	CATEGORY B MATERIALS

NOTE: ALL BRICK FOR THIS PROJECT WILL BE STANDARD MODULAR BRICK, 4" X 2 1/8" X 8".

TOTAL EIFS 20%

TOTAL FACADE 2491 S.F.

TOTAL BRICK & GLAZING 80%



LINEAR GLAZING PERCENTAGE	TOTAL LINEAR FEET OF ELEVATION 115'-0"	FACADE PERCENTAGE:
FRONT ELEVATION	TOTAL HARD SURFACES: 26'-6"	TOTAL LINEAR PERCENTAGE: 33%
	TOTAL GLAZING: 88'-6"	TOTAL LINEAR PERCENTAGE: 77%

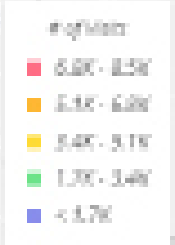
1 Front Elevation  
Scale 3/16" = 1'-0"



# Trade Area

**2018 Total Population: 247,134**  
**2018 Median HH Income: \$71,475**  
**2018 Average HH Income: \$93,306**  
**2018 Daytime Population: 230,145**

Custom trade area generated by concentration of customers who have shopped the adjacent Sam's Club at least 6x in the last 12 months



Cell phone data provided by Placer.AI

## DEMOGRAPHICS

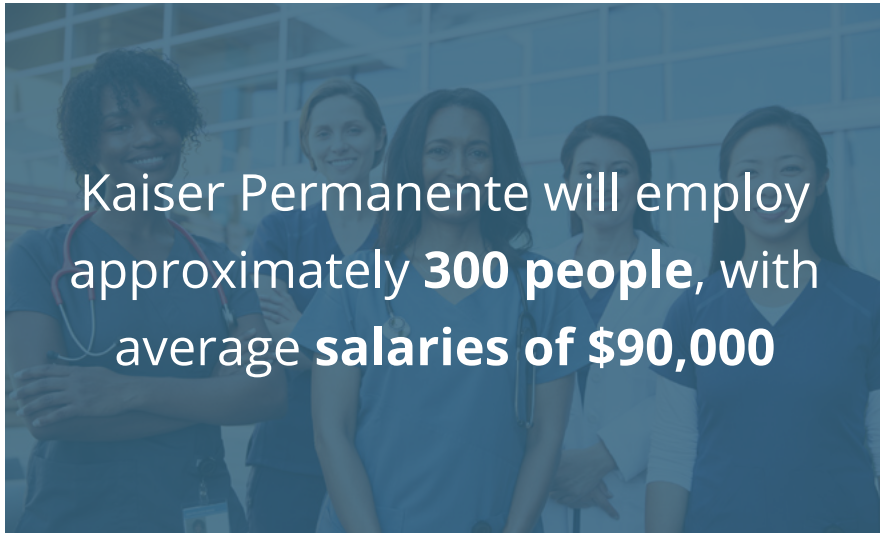
# Trade Area

<b>Population</b>	
2018 Population	747,134
2000 Population	162,120
2010 Population	770,717
2023 Population	265,351
2000-2010 Annual Rate	3.13%
2010-2019 Population: Annual Growth Rate	1.38%
2018-2023 Population: Annual Growth Rate	1.48%
2018 Median Age	39.1
<b>Households</b>	
2000 Households	57,250
2010 Households	79,982
2018 Total Households	89,594
2023 Total Households	96,398
2000-2010 Annual Rate	3.40%
2010-2019 Households: Annual Growth Rate	1.39%
2018-2023 Households: Annual Growth Rate	1.48%
2018 Average Household Size	2.75
<b>Housing Units</b>	
2018 Total Housing Units	96,459
2018 Owner Occupied Housing Units	64,962
2018 Renter Occupied Housing Units	74,677
2018 Vacant Housing Units	6,875
<b>Race and Ethnicity</b>	
2018 White Alone	61.0%
2018 Black Alone	28.8%
2018 American Indian/Alaska Native Alone	0.3%
2018 Asian Alone	3.7%
2018 Pacific Islander Alone	0.1%
2018 Hispanic Origin (Any Race)	7.9%
<b>Income</b>	
2018 Median Household Income	\$71,475
2018 Average Household Income	\$93,306
Per Capita Income	\$33,934
<b>2018 Population 25+ by Educational Attainment</b>	
Total	166,597
High School Graduate	21.8%
GED/Alternative Credential	3.7%
Some College, No Degree	21.1%
Associate Degree	7.6%
Bachelor's Degree	24.2%
Graduate/Professional Degree	13.9%
<b>Data for all businesses in area</b>	
Total Businesses:	9,009
Total Employees:	93,513
Total Residential Population:	747,134
Employee/Residential Population Ratio:	0.38:1
2018 Total Daytime Population	230,145
Workers	103,798
Residents	126,347



Photo: Cresswind, Peachtree City

# Jobs & Employment



The retirement community will feature independent and assisted living and memory care.

**Employ 120 people** and have an annual payroll of **\$4.2 million**.

The community features **162 residential units**.

## TRAFFIC GENERATORS

# Kaiser Permanente

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Kaiser Permanente, an American integrated managed care consortium, is breaking ground on an 85,000 SF medical office within Fischer Crossing.

Headquartered in Oakland, CA Kaiser is the largest managed care organization in the United States.

Kaiser currently has a limited local presence, with a small medical office on Newnan Crossing Bypass in Newnan and another on Banks Road and Ga. Highway 85 North in Fayetteville.

The facility is planned to anchor this market for Kaiser.



## PEACHTREE CITY

# Rankings

### NATION'S BEST

In 2019, Expedia, a major travel site, ranked Peachtree City as No.1 city among the best places to visit in USA because of the cultures and landscapes that define the best of the country.

### CRIME FREE

In 2017, Peachtree City was ranked as the safest city in Georgia, among the top 5th percentile safest cities in America, based on the FBI crime data.

### HOT REAL ESTATE

Realtor.com ranked Peachtree City among the nation's 50 hottest real estate markets in 2015 and in 2016.

(based on the time it takes properties to sell and how frequently homes are viewed in each ZIP code)

# Golf Cart City

Peachtree City has a system of golf cart paths which spider across the town and provide a secondary means of access to almost any destination within city limits. These multi-use paths stretch for more than 90 miles (140 km) throughout the city. Many places of business have specially designated golf cart parking spaces.



Photo: Official Georgia Tourism & Travel



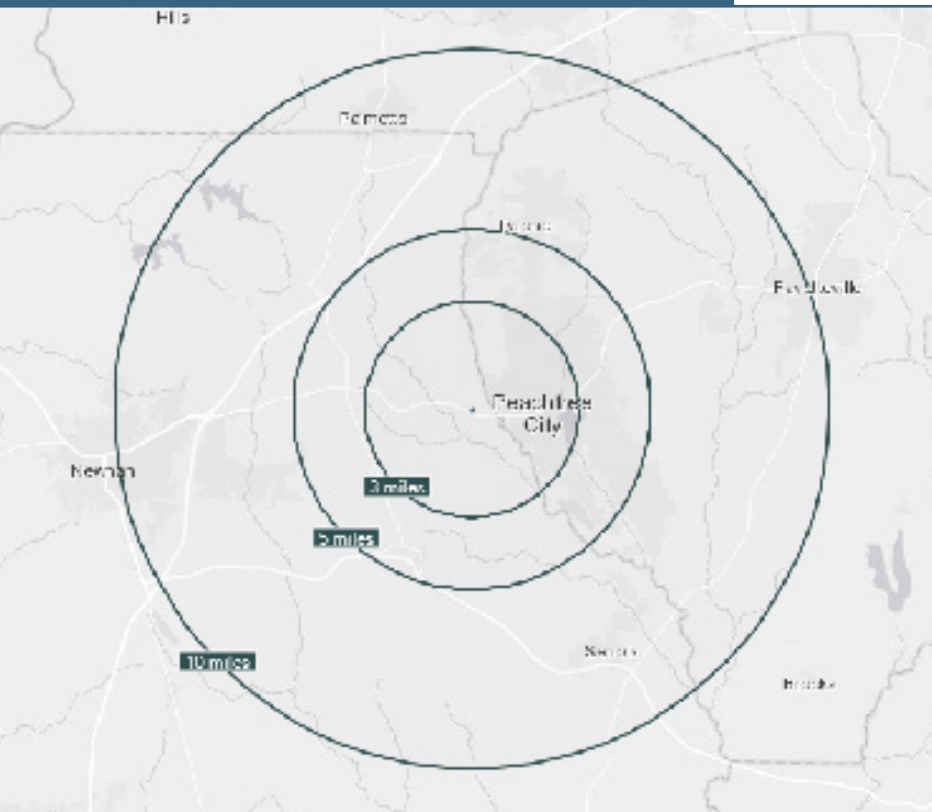
Photo: seethesouth.com




Photo: seethesouth.com



# Demographics



	3 miles	5 miles	10 miles
<b>Population</b>			
2018 Population	22,250	29,505	101,274
2010 Population	17,759	20,535	117,964
2012 Population	20,977	28,210	103,210
2021 Population	23,477	29,325	105,827
2010-2021 Annual Rate	1.20%	1.45%	0.54%
2017-2021 Population Annual Growth Rate	0.72%	0.78%	1.35%
2018-2022 Population Annual Growth Rate	1.24%	1.00%	1.54%
2018 Median Age	41.1	42.1	39.1
<b>Households</b>			
2017 Total Households	7,167	17,509	10,751
2018 Households	7,656	21,065	51,052
2019 Total Households	7,173	19,710	64,757
2020 Total Households	8,358	23,850	70,030
2007-2010 Annual Rate	2.15%	4.4%	0.77%
2010-2018 Households Annual Growth Rate	0.72%	0.82%	1.28%
2018-2021 Total Households Annual Growth Rate	1.04%	0.5%	1.77%
2018 Average Household Size	2.72	2.75	2.79
<b>Housing Units</b>			
2017 Total Housing Units	8,580	21,507	69,177
2018 Owner Occupied Housing Units	6,470	17,707	48,353
2018 Rental Occupied Housing Units	2,080	4,210	18,244
2018 Vacant Housing Units	763	1,290	2,379
<b>Race and Ethnicity</b>			
2018 White Alone	79.5%	79.7%	70.9%
2018 Black Alone	5.7%	9.6%	16.8%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	5.5%	5.2%	4.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	7.2%	7.3%	8.1%
<b>Income</b>			
2018 Median Household Income	\$20,130	\$26,010	\$27,948
2018 Average Household Income	\$13,755	\$11,529	\$10,831
Per Capita Income	\$4,640	\$4,630	\$5,252
<b>2018 Population 25+ by Educational Attainment</b>			
Total	5,771	11,100	172,127
High School Graduate	10.5%	12.0%	20.7%
GED/Some High School	1.8%	2.2%	2.0%
Some College, No Degree	10.7%	10.1%	20.7%
Associate Degree	0.2%	0.7%	7.7%
Bachelor's Degree	30.1%	31.1%	25.0%
Graduate/Professional Degree	18.0%	17.4%	15.0%
<b>Data for all businesses in area</b>			
Star Businesses	960	1,211	5,225
Total Employees	10,637	25,477	101,560
Total Resident Population	22,245	29,585	101,271
Employee/Resident's Population Ratio	0.481	0.871	0.751
2018 Total Service Population	12,504	51,201	161,201
Residents	11,502	27,056	79,201
Residents	11,302	30,665	91,136

A woman with red hair, wearing a coral-colored sleeveless top, white pants, and sunglasses, is walking a large white dog on a leash along a concrete sidewalk. The background shows a modern house with a grey roof and green trees. A large blue diamond-shaped graphic is overlaid on the left side of the image, containing text.

For leasing  
information, contact:

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