

1941 HIGHWAY 54 WEST

PEACHTREE CITY, GA 30269

NOW LEASING

A CURATED LIFESTYLE & RETAIL DESTINATION

Malüva Square

RETAIL · RESTAURANT · COURTYARD DINING — DELIVERY Q4 2027



±50,000

SF RETAIL & RESTAURANT

From \$38

/SF/YR MODIFIED GROSS

±672'

HIGHWAY 54 FRONTAGE

Q4 2027

ESTIMATED DELIVERY

ASKING RENTS & STRUCTURE

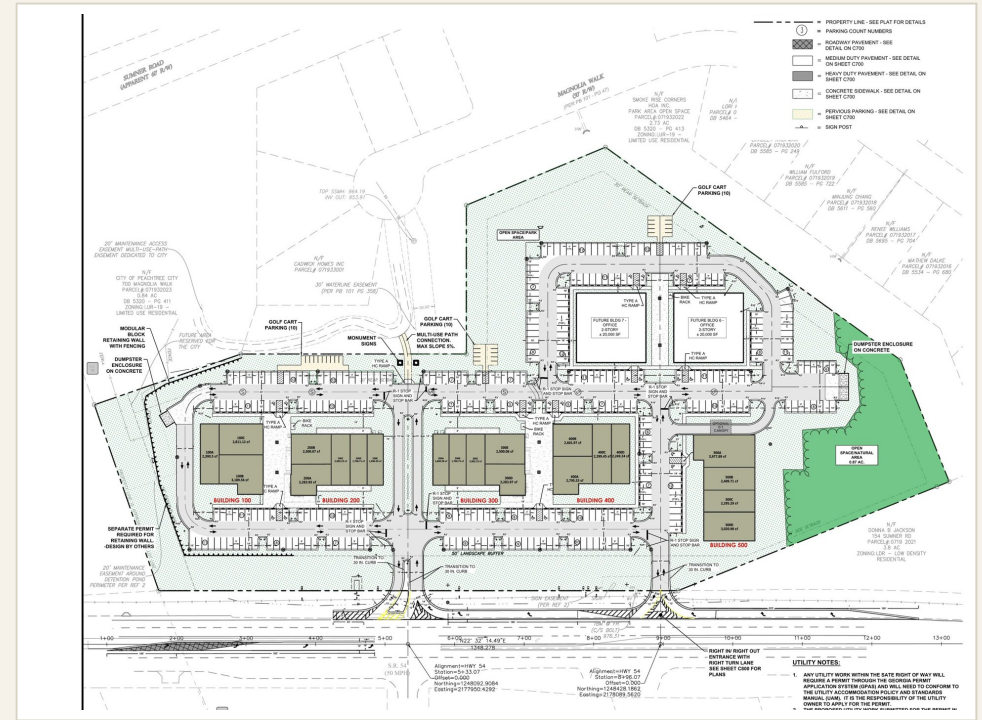
SUITE TYPE	ASKING (MG)
Restaurant & Courtyard suites	From \$40-42/SF/YR
In-line retail & service	From \$38/SF/YR
Structure	Modified Gross
CAM (est. ~3% of Base Rent)	Insurance & RE taxes
Escalations	3% annually
Rent abatement	Scaled to build-out scope

No \$8-12/SF NNN pass-through load — the Modified Gross structure delivers a transparent, low all-in occupancy cost versus competing centers.

Fully Defined Shell Delivery

Shell condition per published Base Building Specifications: Category A brick-and-stone exterior, completed storefront glazing and entries, TPO roof with RTU curbs, code-complete fire protection, stubbed utilities, sub-metered domestic water.

Restaurant-ready: shared 1,500-gallon grease trap and Landlord-provided gas meter in the shell.



CONCEPTUAL SITE PLAN — SUITES MAY BE COMBINED OR DEMISED TO SUIT

THE MARKET — COSTAR, Q3 2026

4.5%	1,500 SF	\$156K	68.5%	\$103.6M
SUBMARKET RETAIL VACANCY	UNDER CONSTRUCTION SUBMARKET-WIDE	AVG HH INCOME · 10-MIN DRIVE	COLLEGE GRADUATES · 10-MIN DRIVE	DINING-OUT SPEND · 5-MI RADIUS

TO THE BROKERAGE COMMUNITY: Cooperating broker commissions offered on all leases.

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