

# Fairburn Festival

8028 Senoia Road  
Fairburn, GA 30213



## Leasing Contacts

Marrissa Chanin  
678-501-5341  
Marrissa@riverwoodproperties.com

Anita Ford  
678-501-5348  
Anita@riverwoodproperties.com

## Property Highlights

Fairburn Festival is located on Georgia Highway 74 less than ½ mile south of Interstate 85. The proposed development offers excellent visibility, frontage, lighted access with traffic counts over 37,000. The property is situated in front of the “Coventry” a mixed-use village project that will include multifamily, single family, recreational uses.

**Site Access:** Property is accessible via a signalized intersection on Senoia Rd.

[riverwoodproperties.com](http://riverwoodproperties.com)

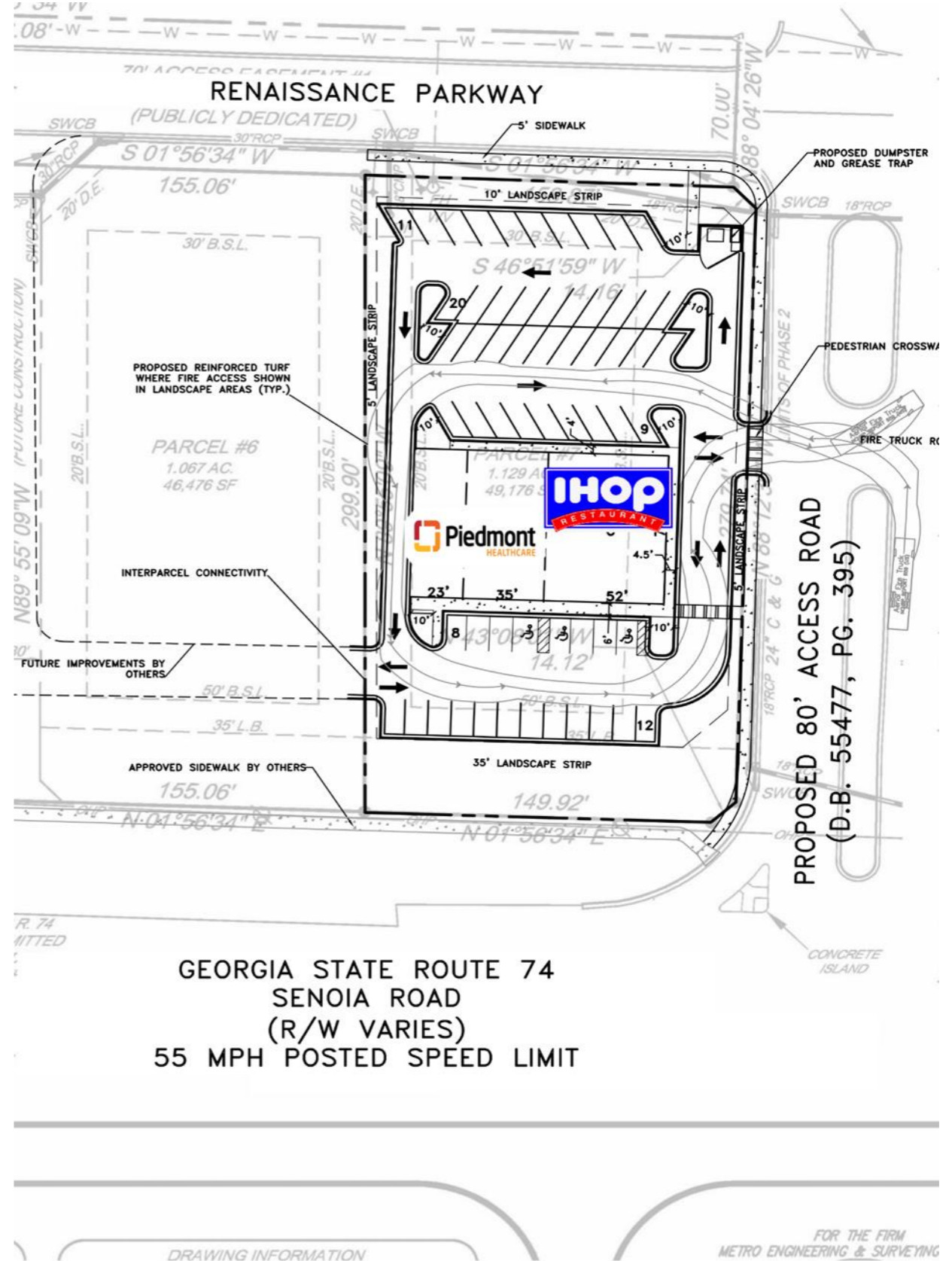
# Fairburn Festival TENANTS

100 Piedmont Urgent Care 4,060

105 IHOP 3,640

GLA: 7,700 SF

Availability: 100%



GEORGIA STATE ROUTE 74  
SENOIA ROAD  
(R/W VARIES)  
55 MPH POSTED SPEED LIMIT

# FAIRBURN FESTIVAL Site Plan

# AREA DEMOGRAPHICS



2021  
Population

1 MILE	7,988
3 MILE	26,779
5 MILE	69,043



2021 Daytime  
Population

1 MILE	1,464
3 MILE	10,025
5 MILE	21,999



Household 2021

1 MILE	3,138
3 MILE	9,995
5 MILE	25,848



Household  
Income

1 MILE	\$49,660
3 MILE	\$54,827
5 MILE	\$65,091



## FAIRBURN FESTIVAL

Trade Area Overview