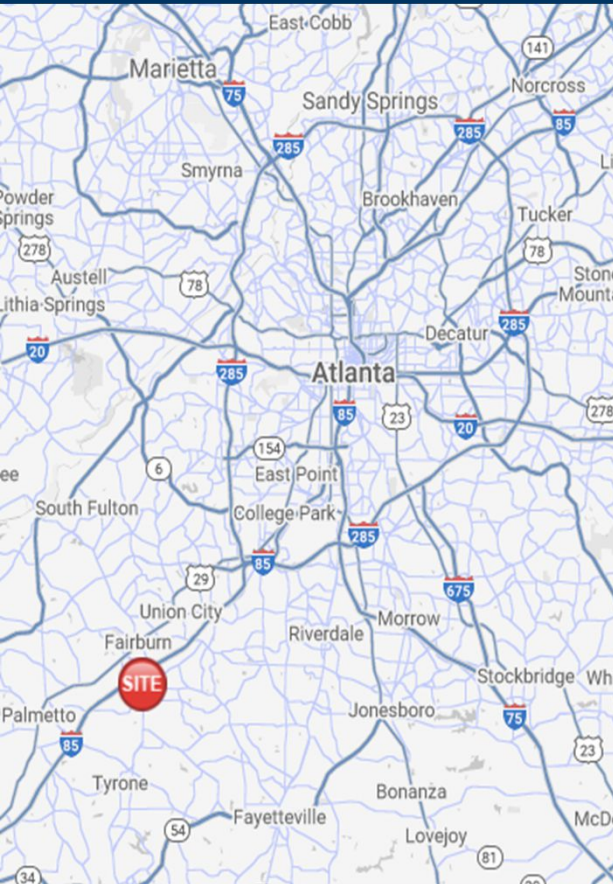


Fairburn Station

Senoia Road,
Fairburn, Georgia 30213



Property Highlights

The property 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 35,000. The property is situated in front of the "Coventry" a mixed-use village project that includes multifamily, single family, recreational uses and is two parcels from the City of Fairburn Park and Ride. The proposed development is an extension to the continued growth needs in Fairburn. Piedmont Urgent Care and IHOP just entered the market joining other national retailers such as AT&T, Jersey Mike's, Moe's, Starbucks, Verizon, Dunkin Donuts, Bojangles, Taco Bell and Chick-fil A.

Site Access: Property is accessible via Senoia Road.

Leasing Contacts

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

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

AREA DEMOGRAPHICS



2021
Population

1 MILE	7,958
3 MILE	26,613
5 MILE	69,043



2021 Daytime
Population

1 MILE	1,462
3 MILE	10,003
5 MILE	21,999



Household 2021

1 MILE	3,126
3 MILE	9,931
5 MILE	25,848

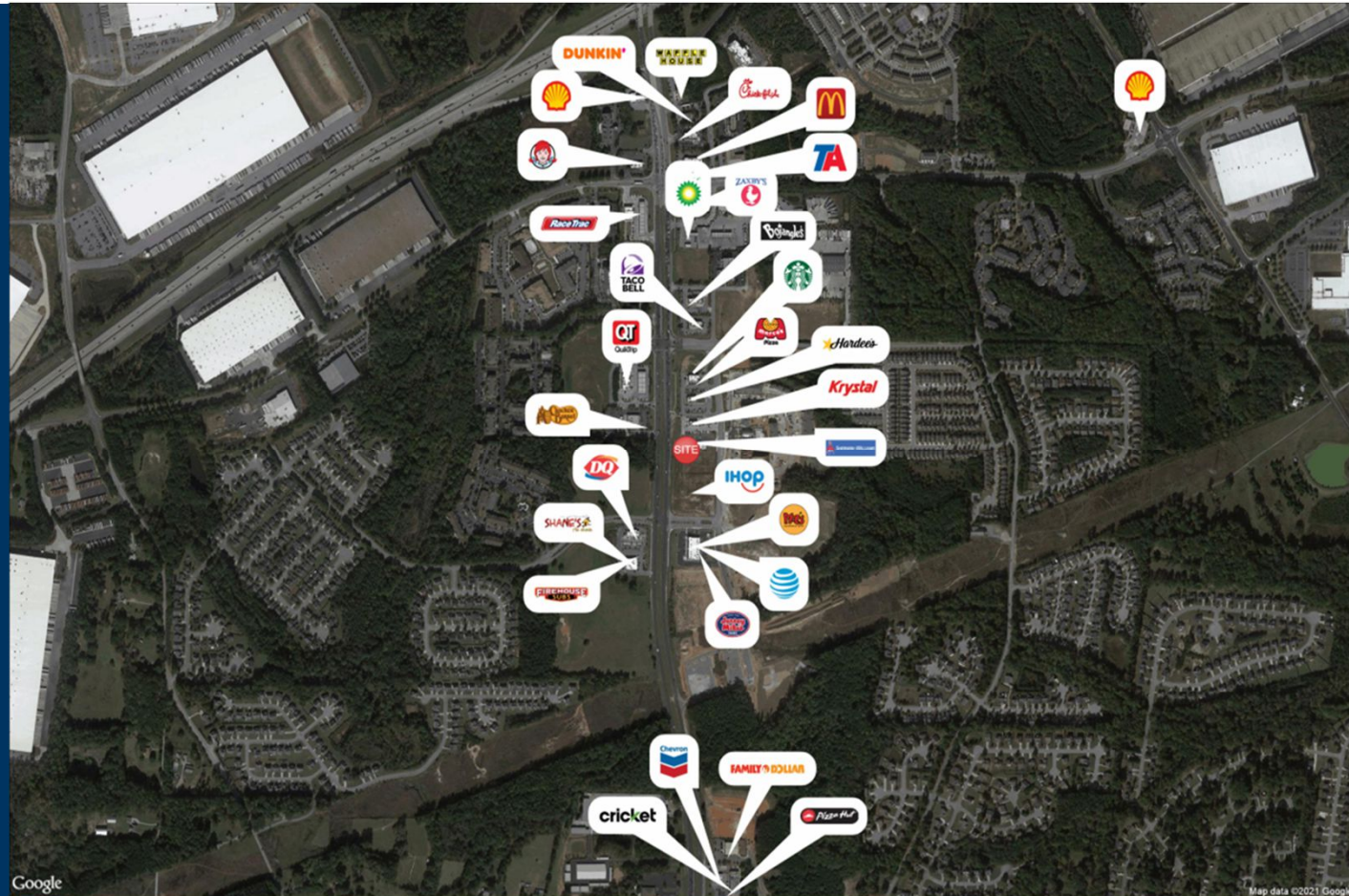


Household
Income

1 MILE	\$49,661
3 MILE	\$54,801
5 MILE	\$65,091

Fairburn Station TENANTS

100	Peach Cobbler Restaurant	4,350
200	Retail Space Available	1,820
300	Retail Space Available	1,190
	GLA	7,350
	Available	1,190 - 3,010



FAIRBURN STATION

Trade Area Overview