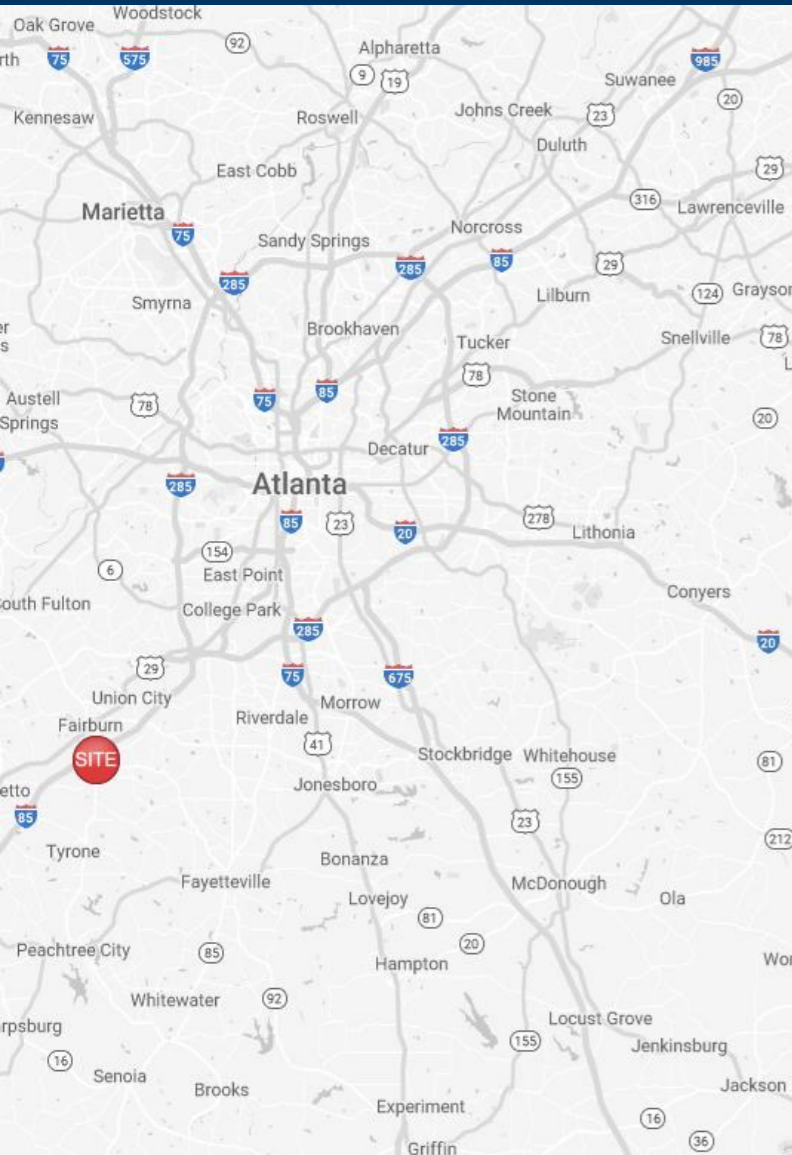


# Fairburn Station

8026 Senoia Road  
Fairburn, Georgia 30213



## Property Highlights

## Leasing Contacts

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

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

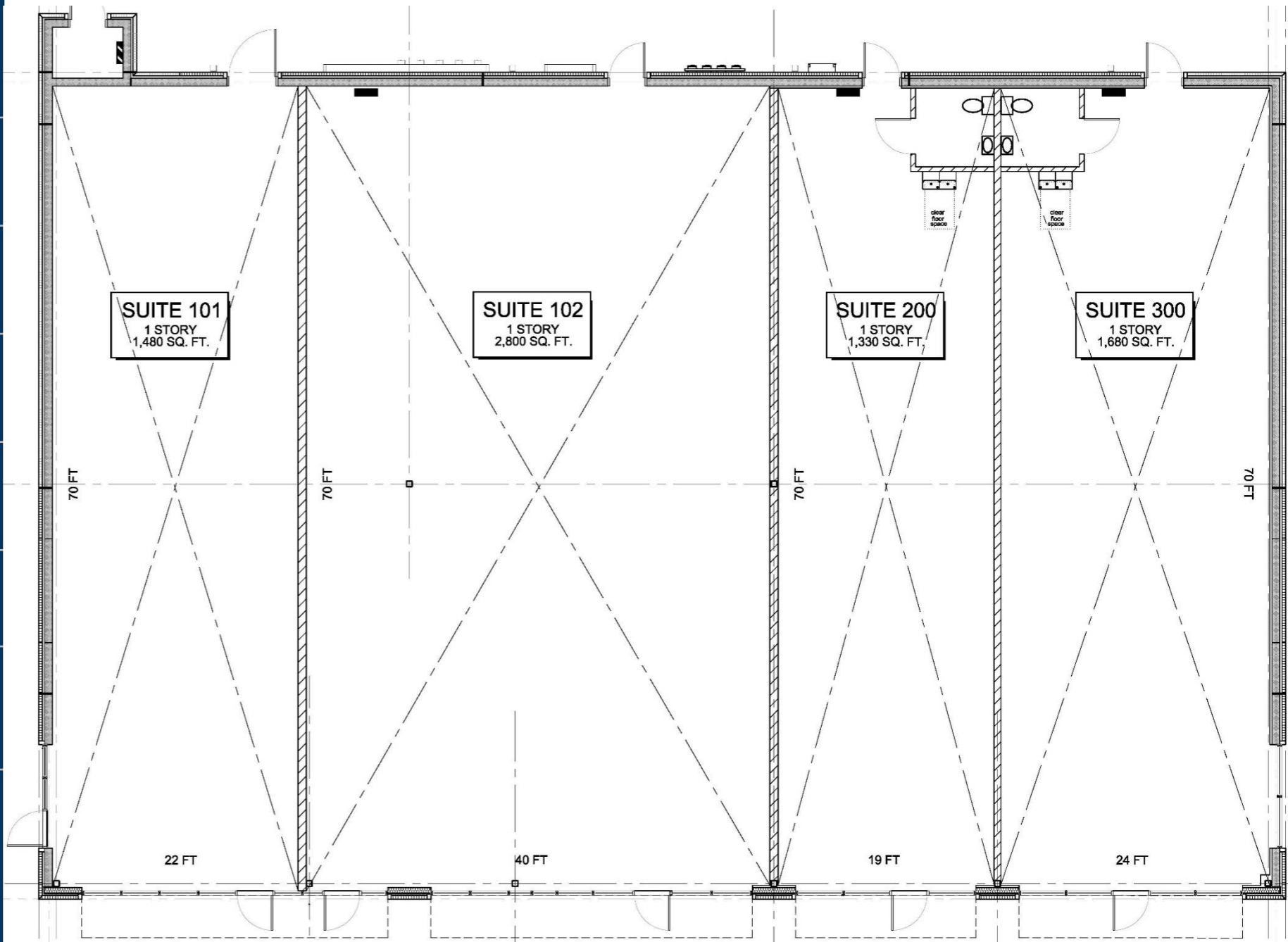
[riverwoodproperties.com](http://riverwoodproperties.com)

- The property is located on Georgia Highway 74 less than ½ mile south of Interstate 85.
- Offers excellent visibility, frontage, lighted access with traffic counts over 35,000 VPD.
- Directly in front of “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.
- Near Piedmont Urgent Care, IHOP, AT&T, Jersey Mike’s, Moe’s, Starbucks, Verizon, Dunkin Donuts, Bojangles, Taco Bell and Chick-fil-A.
- 100% Leased
- Zoned C2

**Site Access:** Property is accessible via Senoia Road.

# Fairburn Station TENANTS

101	Einstein's	1,540
102	Lavish Nail Bar	2,800
200	The Peach Cobbler Factory	1,330
300	T-Mobile	1,680
<b>GLA:</b>		<b>7,350</b>
<b>Availability:</b>		<b>100% Leased</b>



# FAIRBURN STATION

Site Plan



# AREA DEMOGRAPHICS



2023  
Population

1 MILE	8,197
3 MILE	28,343
5 MILE	75,210



2023 Daytime  
Population

1 MILE	1,555
3 MILE	10,171
5 MILE	24,736



Household 2023

1 MILE	3,538
3 MILE	10,838
5 MILE	28,622



Household  
Income

1 MILE	\$77,715
3 MILE	\$73,446
5 MILE	\$82,895



## FAIRBURN STATION

Trade Area Overview