

COMMERCIAL LAND FOR SALE

+/- 1.25 ACRE SITE FOR DEVELOPMENT IN FAYETTEVILLE

1.25 Acres SE Corner Of HWY 54 E & Booker Avenue, Fayetteville, GA 30214



OFFERING SUMMARY

SALE PRICE:	\$265,000
LOT SIZE:	1.25 Acres
ZONING:	Office/Institutional
MARKET:	Atlanta
SUBMARKET:	Fayette/Coweta
TRAFFIC COUNT:	23,400 VPD
PRICE / ACRE:	\$212,000

PROPERTY OVERVIEW

+/- 1.25 Acres On Heavily Traveled State Route in Fayette County. Considered a part of the Metro Atlanta area, Fayetteville, located approximately 23 miles south of Atlanta, is experiencing a surge of commercial development. The county's average household income is \$93,826. Fayetteville is home to Trilith Studios, the second largest purpose-built movie studio in North America, and Piedmont Fayette Hospital, both located near the site.

PROPERTY HIGHLIGHTS

- +/-1.25 Acre Site on Corner Lot
- Great Location for Professional Office
- +/-214 Feet of Frontage on HWY 54 E
- Just East of Downtown Fayetteville
- Easy Access to Cities in Fayette & Clayton Counties
- All Utilities Available
- Located 16 Miles from Atlanta Airport
- Zoning: Office & Institutional (OI)
- Traffic Count: 23,400 VPD
- Sales Price: \$265,000
- City of Fayetteville
- Fayette County

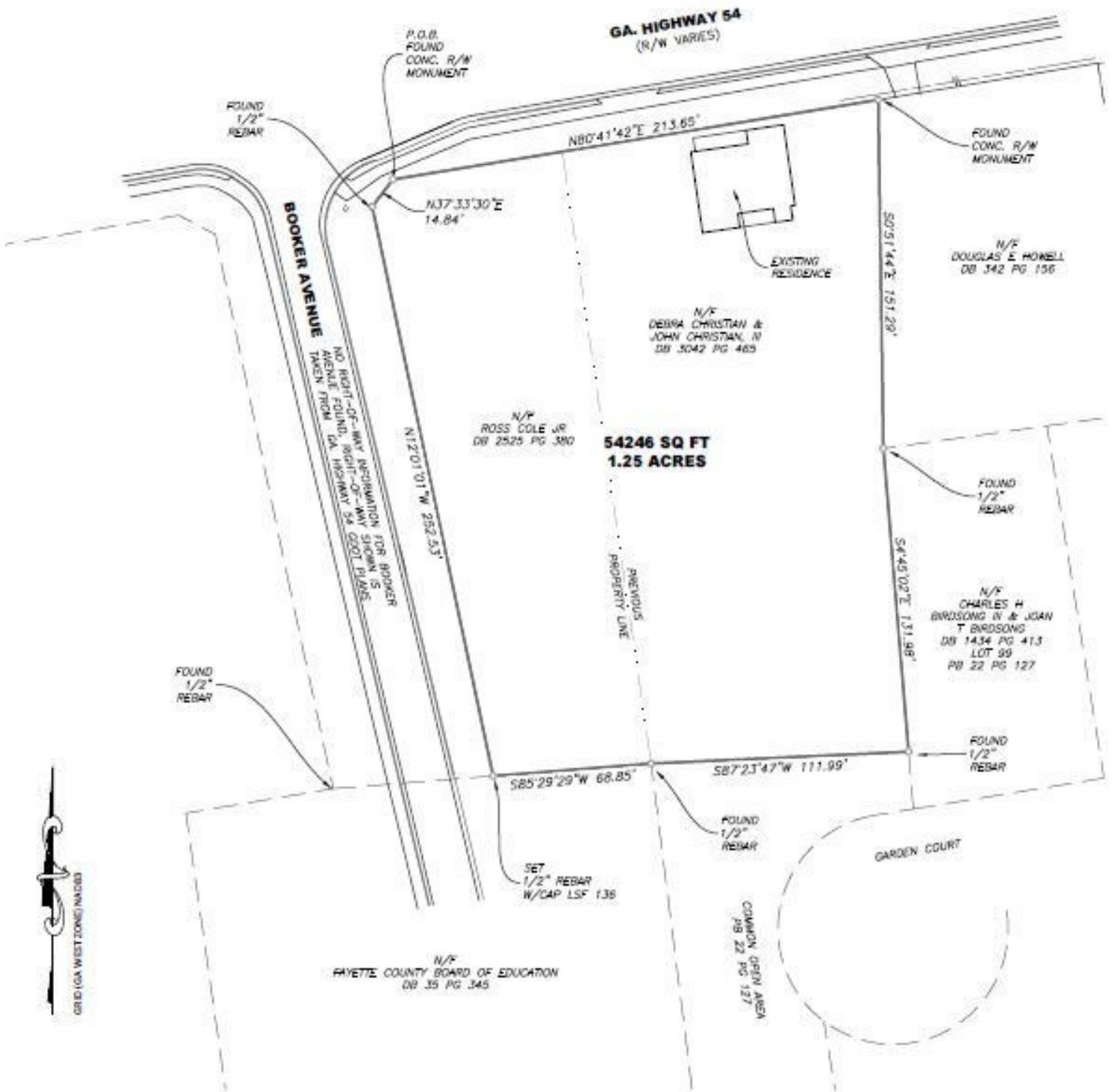
KW COMMERCIAL
354 Newnan Crossing Bypass,
Suite 235
Newnan, GA 30265

DONNA TURNER
Commercial Director
O: 770.252.2266
C: 770.363.2537
donna.turner@kw.com
GA #340974

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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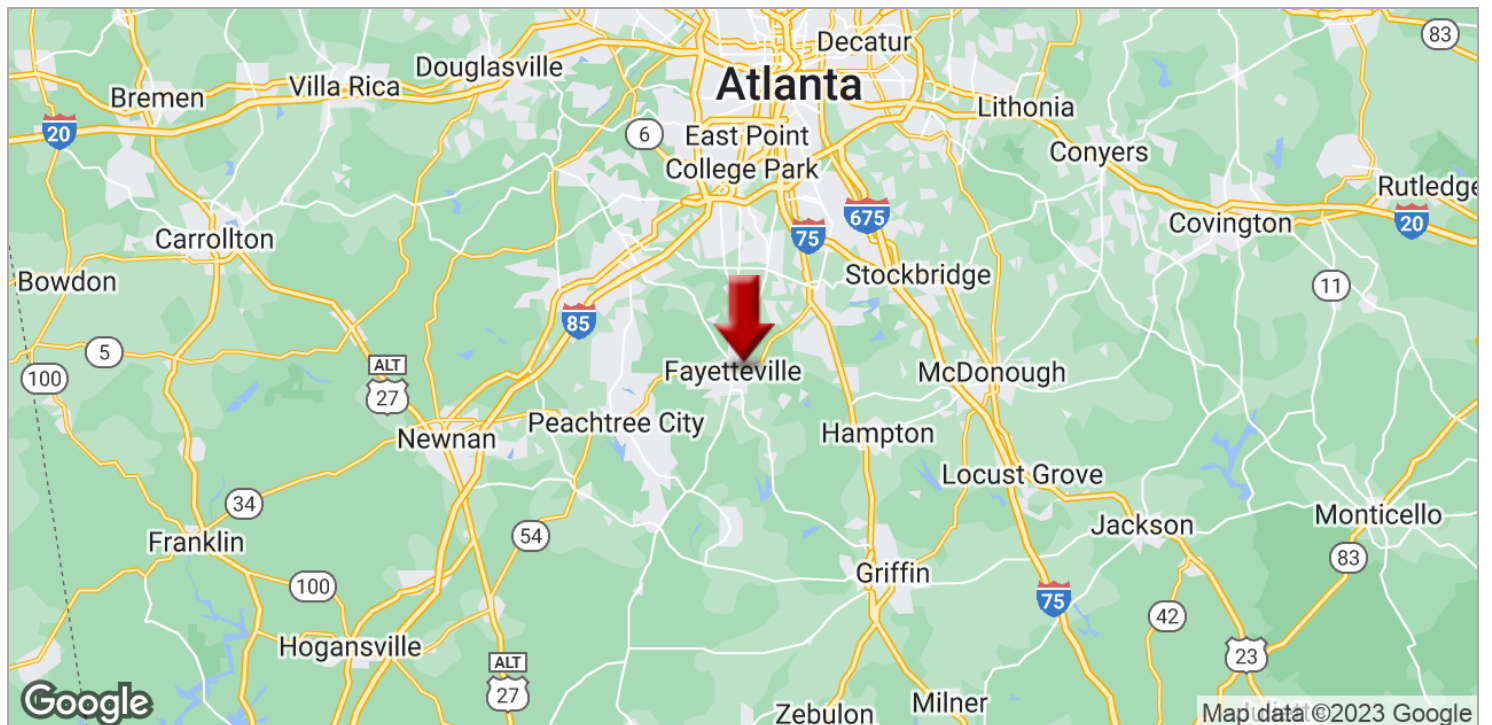
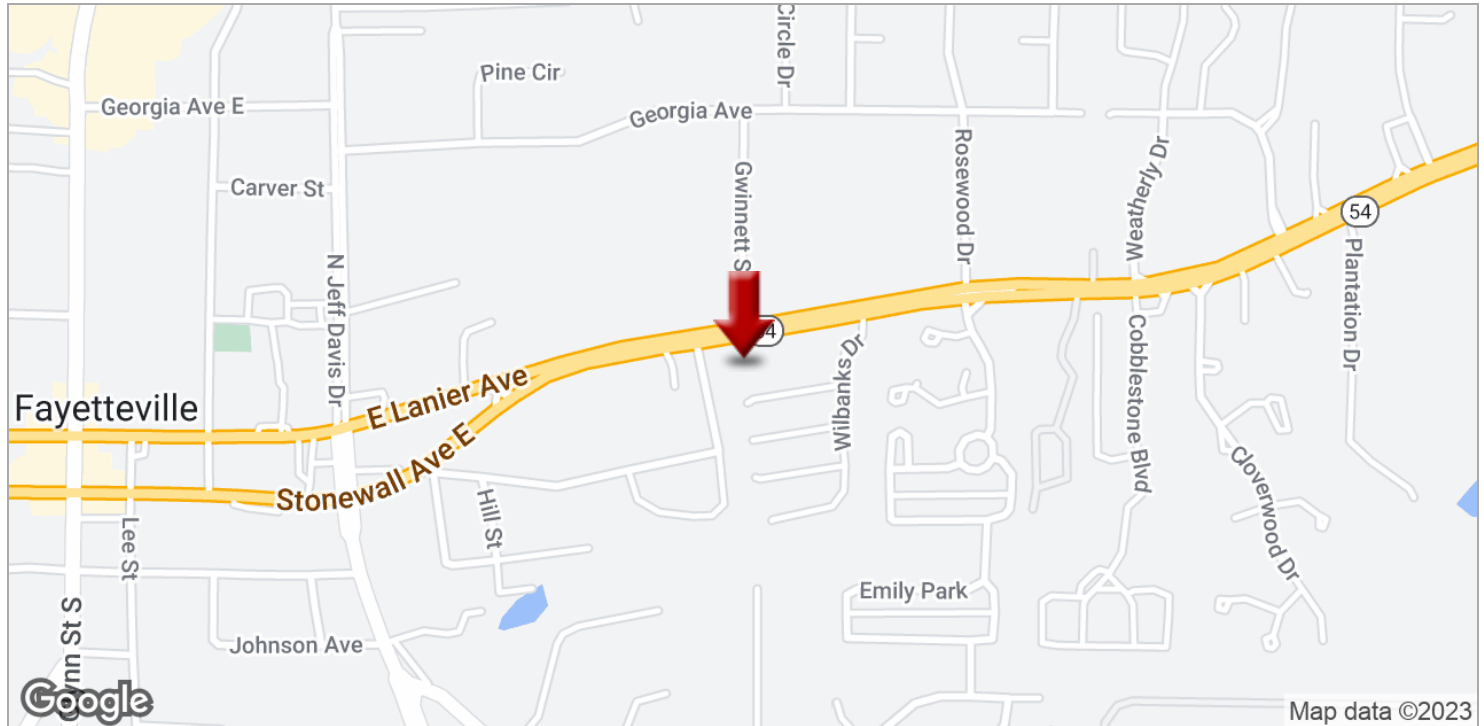
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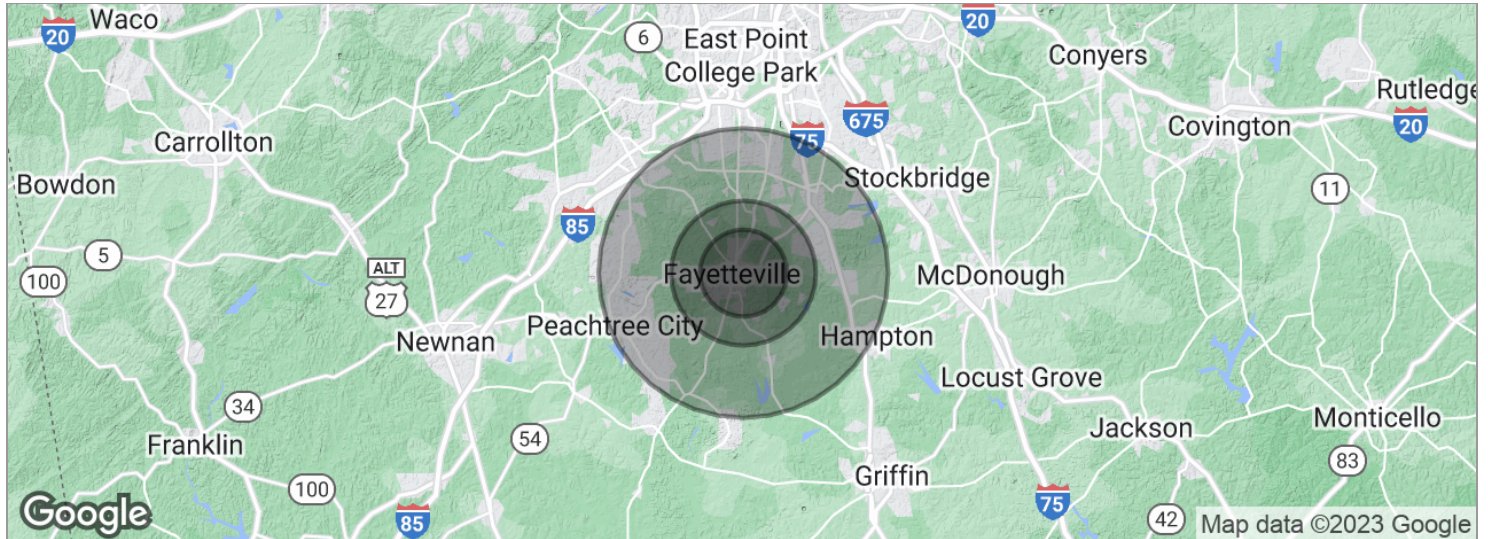
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	23,753	67,974	316,179
Median age	44.3	39.9	37.2
Median age (male)	43.0	38.3	35.0
Median age (Female)	44.7	41.5	38.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	9,365	24,595	117,335
# of persons per HH	2.5	2.8	2.7
Average HH income	\$89,513	\$87,415	\$80,140
Average house value	\$222,028	\$205,503	\$189,972

* Demographic data derived from 2020 ACS - US Census

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