



FOR SALE 110-120 Booker Ave Fayetteville, GA 30215



PROPERTY HIGHLIGHTS

- Affluent Atlanta MSA location
- Downtown Fayetteville development opportunity at a fully signalized intersection
- Combined traffic count of 40,000 at Booker Ave and Jeff Davis Dr
- Surrounded by a diverse mix of government, commercial and residential properties

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	18,730	1-MILE (POP.)	3,529
YEAR BUILT	N/A	3-MILE (POP.)	27,157
PARKING	N/A	MED. INCOME	\$76,062
TRAFFIC COUNTS	40,000 VPD	SPACE USE	N/A



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SUBSTANTIAL, UNRECOGNIZED POTENTIAL

Positioned at the intersection of Jeff Davis Dr and Stonewall Ave, 110-120 Booker Ave is just a few blocks from downtown Fayetteville and brings enormous development potential. The property is 0.43 acres of land, surrounded by education, commercial, government, multi-family and single-family uses and offers great flexibility for future users.



LEGAL INFORMATION

TAX PARCEL ID	052403023 052403021
2020 RE TAXES	\$512.02
ZONING	Walkable Mixed Use



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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