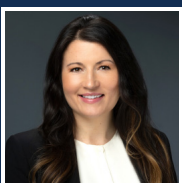
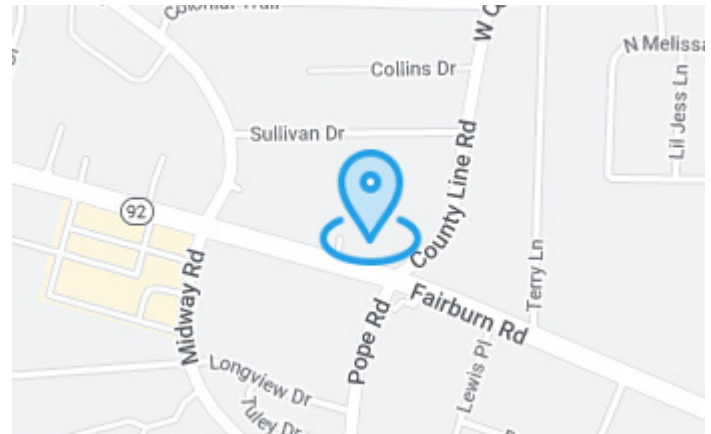




## PROPERTY HIGHLIGHTS

- ±500-700 SF available for lease
- Available for immediate occupancy
- Ideal for service-oriented businesses
- Lease rates starting at \$13/SF MG and \$2 CAM
- Located at the corner of Fairburn Road and West County Line Road
- Monument signage with excellent visibility on Fairburn Road
- Surface parking available in front of shops
- Signalized-intersection allows for easy access
- Located in vibrant retail corridor with over 29,410 VPD on Fairburn Road
- Easy access to major interstates - 1 mile from I-20 interstate (93,600 VPD) and 12 miles west of I-285
- Strong demographic with population of 316,268 residents within 10 miles

Suite	Space Size	Lease Rate	Available
3780-E	±500 SF	\$13/SF MG + \$2 CAM	Immediately
3770-D	±700 SF	\$13/SF MG + \$2 CAM	Immediately



## DEMOGRAPHICS



POPULATION (3 MILE)  
37,780



HOUSEHOLDS (3 MILE)  
13,313



AVERAGE HOUSEHOLD INCOME (3 MILE)  
\$88,054



## IN THE AREA

