


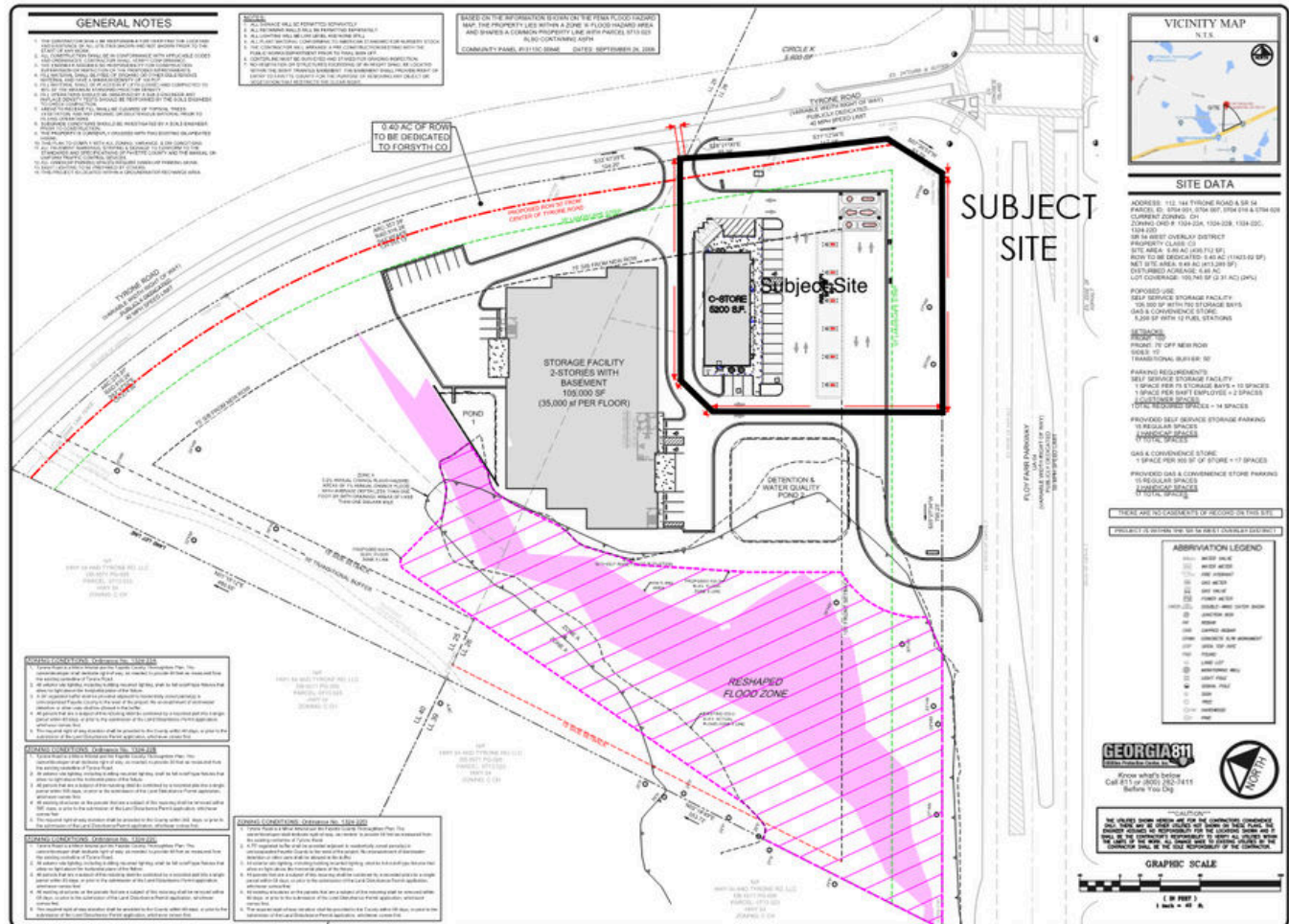
FOR
LEASE

Tyrone
Road -
11,300 VPD

 Hwy 54 - 33,600 VPD

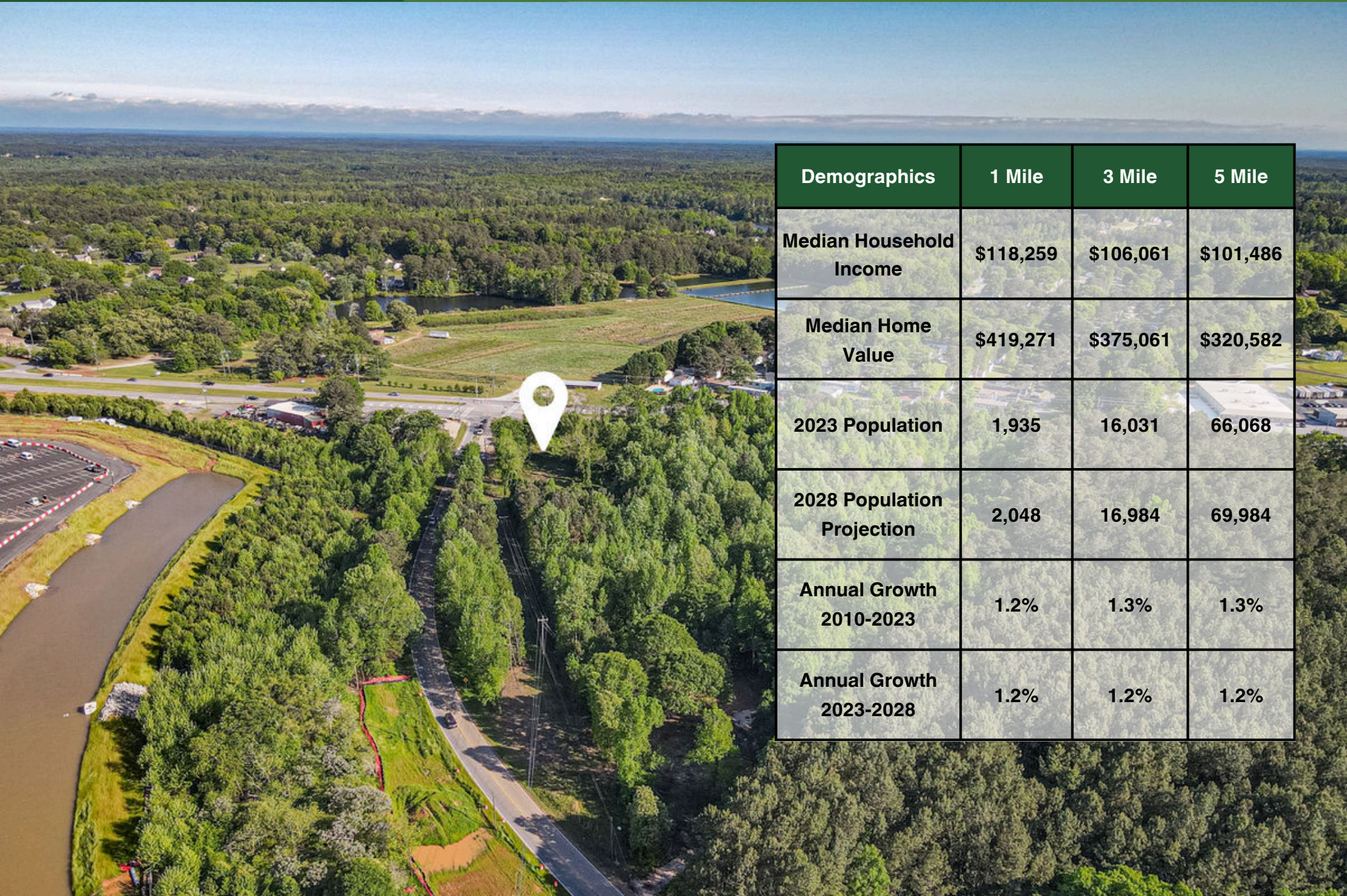
SITE DETAILS

- » For Sale, Ground Lease or BTS
- » Address: Corner of Hwy 54 & Tyrone Rd
- » City: Fayetteville
- » County: Fayette
- » Traffic Counts: Hwy 54 - 33,600 VPD, Tyrone Rd 11,300 VPD
- » Lot Size: 1.55 Acres
- » Drive Thru is Permitted
- » Zoning: C-H ; Highway Commercial (Fayette County)
- » Utilities: Septic system engineered. All utilities available
- » Market: Atlanta MSA
- » Please Inquire for Pricing



1.5 AC RETAIL SITE - GROUND LEASE OR BTS

HWY 54 & TYRONE ROAD



Demographics	1 Mile	3 Mile	5 Mile
Median Household Income	\$118,259	\$106,061	\$101,486
Median Home Value	\$419,271	\$375,061	\$320,582
2023 Population	1,935	16,031	66,068
2028 Population Projection	2,048	16,984	69,984
Annual Growth 2010-2023	1.2%	1.3%	1.3%
Annual Growth 2023-2028	1.2%	1.2%	1.2%



TRILITH STUDIOS

- Largest movie studio in the country, outside of Hollywood (and growing)
- Multiple feature films hosted
- Host to +3,000 crew and actors daily



\$1 BILLION DATA CENTER UNDER CONSTRUCTION

- 615 Acres (Adjacent to Subject Site)
- 6,600,000 SF over 16 buildings

SUBJECT

~2 MILES

~1 MILE

VETERANS PKWY



FUTURE LOCATION OF US SOCCER



TOWN OF TRILITH

- 1,500 residential units
- 160,000 SF of Retail, Office & Entertainment Space
- Trilith Guesthouse - Boutique Hotel



PIEDMONT FAYETTE HOSPITAL

- One of the largest employers in Fayette County
- 310 beds
- Synergy for medical and retail

DOWNTOWN FAYETTEVILLE

PEACHTREE CITY

2.5 miles

4 miles

54

54

1.5 AC RETAIL SITE - GROUND LEASE OR BTS

HWY 54 & TYRONE ROAD



WE LOOK FORWARD TO WORKING WITH YOU

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