SOUTHTREE
COMMERCIAL REAL ESTATE

CORNERSTONE WEST - MIXED-USE

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA

FOR LEASE
RETAIL



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RETAIL SPACE FOR LEASE

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA





PROJECT HIGHLIGHTS

- **For Lease: 1,500 - 9,400 SF of Retail Space**
- **Drive Thru / End Cap / In Line Suites Available**
- **Lease Rate:** Please Inquire
- **Under Construction**: Q1 2028
- **Address:** Highway 54 & Veterans Pkwy
- **City:** Fayetteville
- **County:** Fayette
- **Traffic Counts:** Hwy 54 - 34,700 VPD (2024)
  Veterans Pkwy - Estimated 12,000 VPD
- Part of Fayetteville's newest mixed-use development including:
  - 60,000 SF Medical Office Building (**Fully Leased**)
  - ~110 Unit Active Adult Community **(Sold)**
  - 5 Retail Sites **(Available)**
  - 2 Commercial / O&I Sites **(Available)**
  - 5,000 - 25,000 SF of Medical Office **(Available FOR LEASE)**
- Project adjacent to **Trilith Studios**, **Town at Trilith** and **Piedmont Fayette Hospital** (currently 310 beds) in addition to being 2 miles south of the new **US Soccer Federation Headquarters**.
- **Join Established National Tenant – Dunkin'**

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SITE WORK PROGRESS

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA





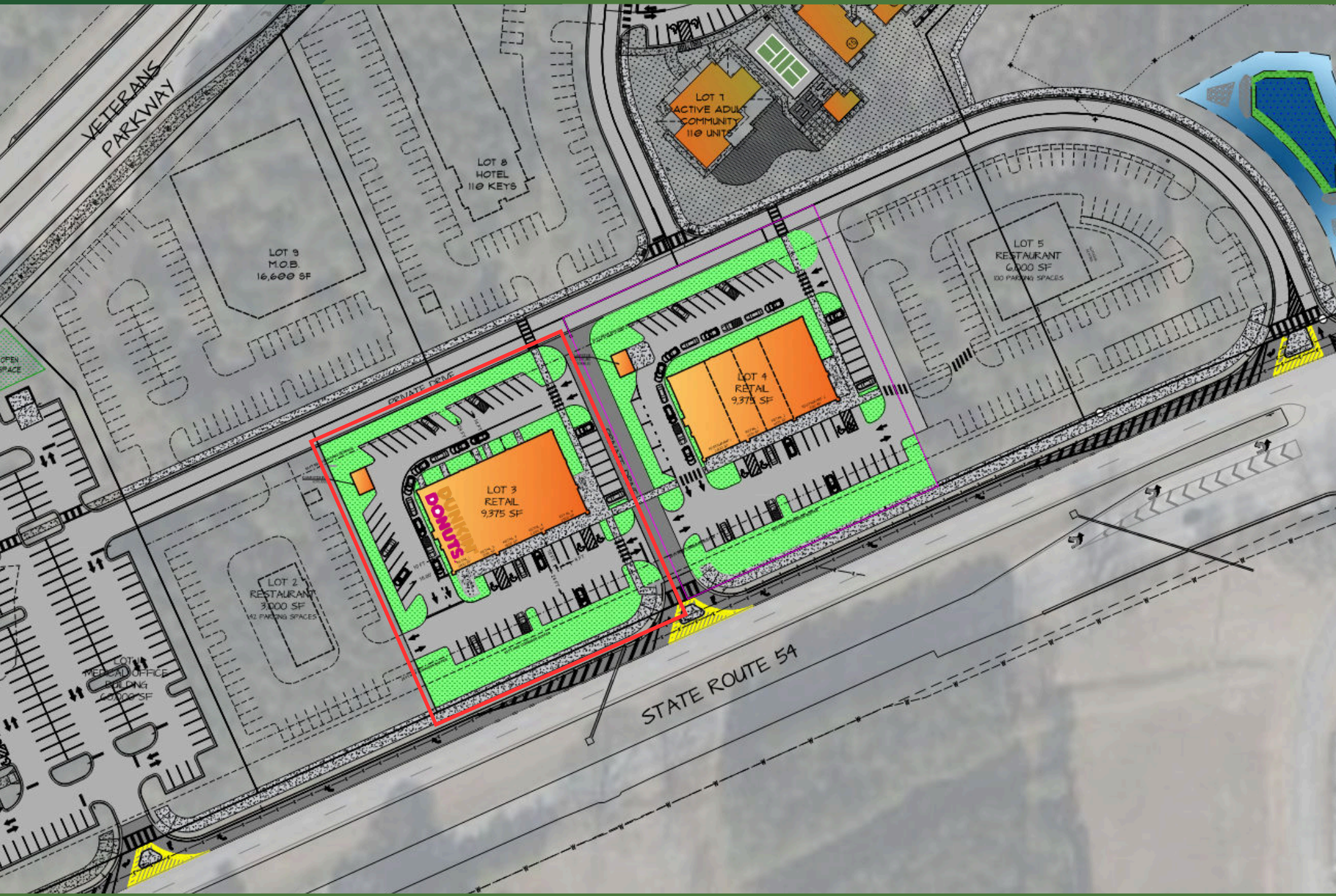




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SITE PLAN

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA



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SITE PLAN

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RETAIL DETAILS

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA









- **For Lease:** 1,500 - 9,400 SF of Retail Space
- Drive Thru / End Cap / In Line Suites Available
- Fronting Hwy 54 - **34,700 VPD**
- **Join Established National Tenant – Dunkin'**
- Adjacent to Piedmont Fayette Hospital (Currently 310 Beds and expanding to 510 Beds)
- **Parking:** ~5 spaces per 1,000 SF
- **Lease Rate:** Please Inquire

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TRADE AREA

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA



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ADJACENT DRIVERS/STAKEHOLDERS

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA

ARTHUR M. BLANK | U.S. SOCCER NATIONAL TRAINING CENTER & HQ



National Headquarters for U.S. Soccer Federation
200,000 new visitors annually

TOWN OF TRILITH



1,500 residential units
$450M Entertainment Venue (2,200 seats)
Trilith Guesthouse - Marriott Tribute Hotel

PIEDMONT FAYETTE HOSPITAL

Top employer in Fayette County
2,300 employees



TRILITH STUDIOS

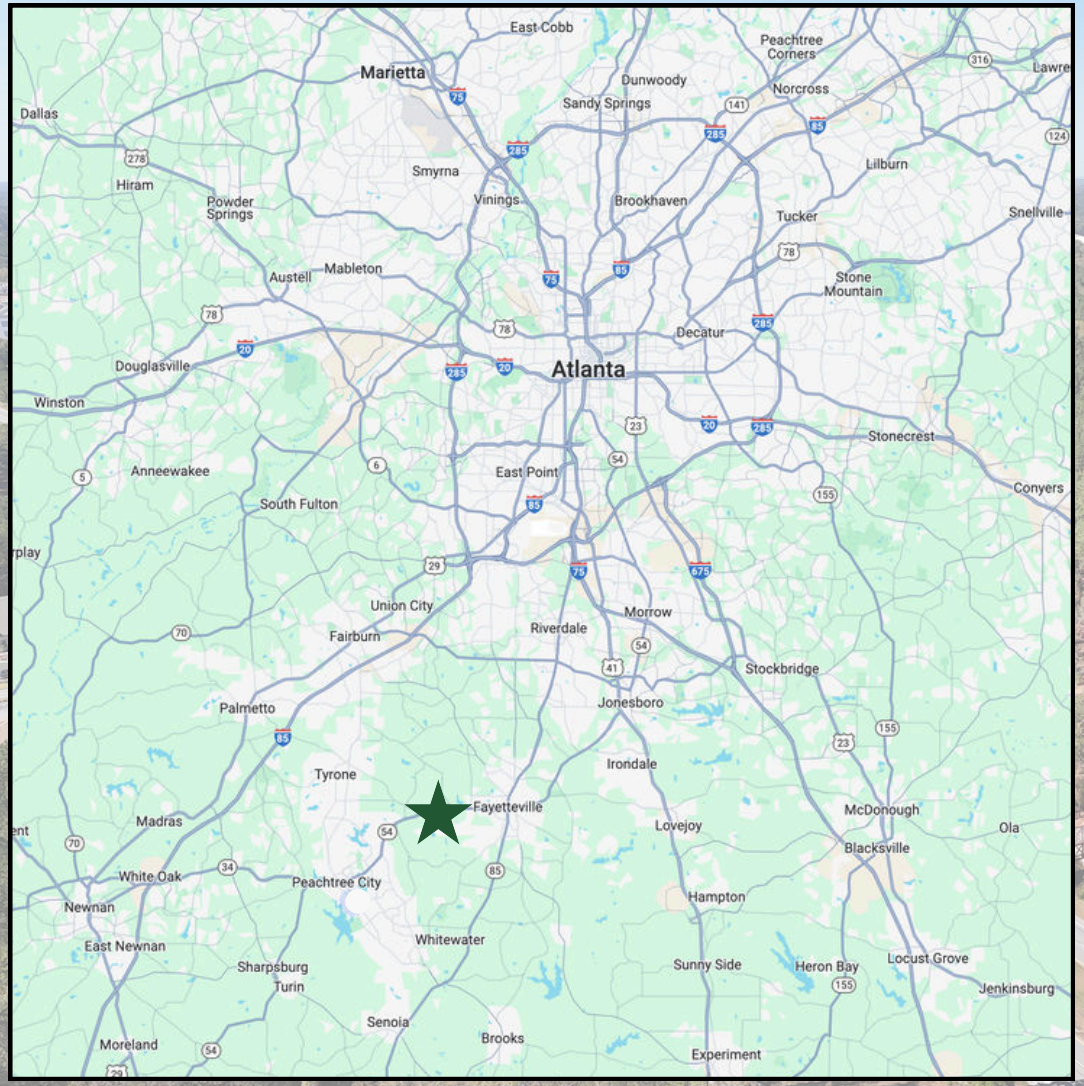


Largest purpose built studio in North America
Multiple feature films hosted

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DEMOGRAPHICS

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA



Demographics	1 Mile	3 Mile	5 Mile
Median Household Income	$108,580	$109,106	$103,052
Median Home Value	$418,182	$434,986	$422,642
2025 Population	1,688	20,922	59,215
2030 Population Projection	1,774	22,055	61,910
Annual Growth 2020-2025	2.2%	2.5%	1.6%
Annual Growth 2025-2030	1.0%	1.1%	0.9%

CORNERSTONE WEST - MIXED-USE

HWY 54 & VETERANS PKWY - FAYETTEVILLE, GA



WE LOOK FORWARD TO WORKING WITH YOU

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