SOUTHTREE
COMMERCIAL REAL ESTATE

FOR SALE - FORMER CAR DEALERSHIP

957 GA-85 - FAYETTEVILLE, GA



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PROPERTY DETAILS

957 GA-85 - FAYETTEVILLE, GA

PROPERTY DETAILS

- **FOR SALE**
- **Address:** 957 GA-85, Fayetteville, GA
- **County:** Fayette
- **Building SF: 12,213 SF**
  Showroom: ~3,300 SF
  Warehouse: ~8,900 SF
- **Parcel Size:** 1.80 Acres
- **Property Highlights:**
  - Newly renovated showroom
  - New gravel lot at rear - 0.75 Acres
  - Strong southern Fayetteville location
  - Broad zoning classification
  - 6 Roll-Up doors
- **Zoning:** (C-H) Highway Commercial - Fayette County - Zoning Details Link
- **Proposed Uses:** Car Dealership - Auto Shop - Equipment Rental/Sales - Retail
- **Traffic Counts:** 23,100 VPD
- **Year Built:** 1986 (Renovated 2025)
- **Sale Price:** Please Inquire



957 GA Hwy 85 in Fayetteville is a 12,213 SF freestanding Flex/Retail building on 1.67 acres, combining a ~3,300 SF showroom with an ~8,900 SF warehouse - a layout that works well for Auto, Equipment, or Retail operations needing both display and service/storage space. Built in 1986 and renovated in 2025, the showroom is Move-In Ready, while the warehouse offers 6 roll-up doors for vehicle or equipment access. A newly added 0.75 Acre gravel lot at the rear provides extra outdoor storage or parking, a real plus for dealership or equipment-focused buyers.

The property sits on GA Highway 85 in southern Fayetteville, seeing 23,100 VPD, and is zoned C-H (Highway Commercial), which allows for a broad set of uses. The combination of strong demographics, good traffic exposure, flexible zoning, and a mix of finished showroom and functional warehouse space makes this a great opportunity for an owner-user or investor in the Auto, Equipment or Retail space.

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SITE LAYOUT

957 GA-85 - FAYETTEVILLE, GA



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EXTERIOR PHOTOS

957 GA-85 - FAYETTEVILLE, GA







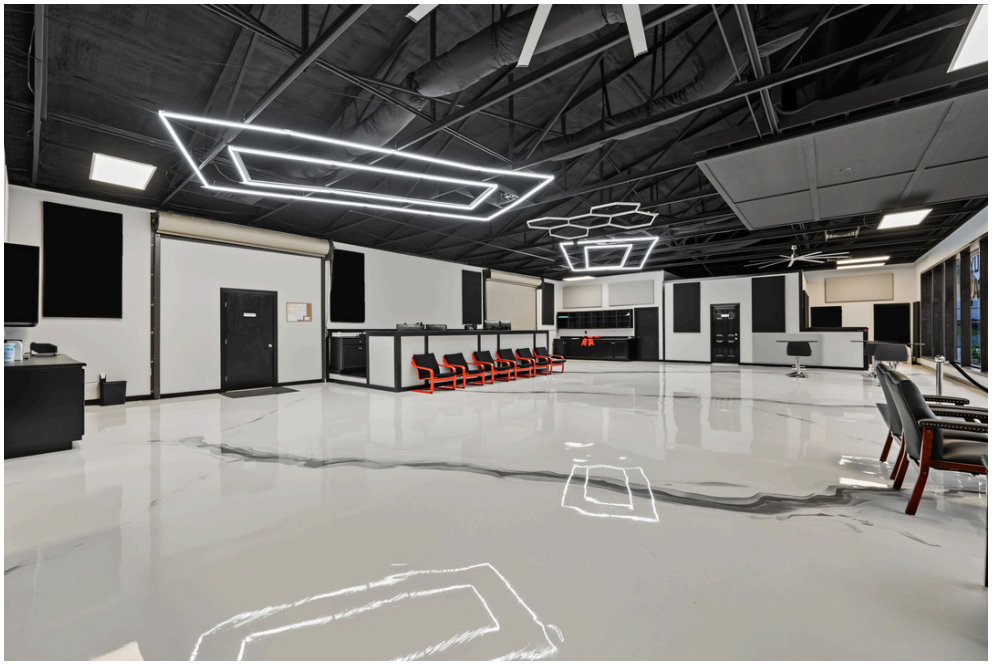


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INTERIOR PHOTOS

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TRADE AREA

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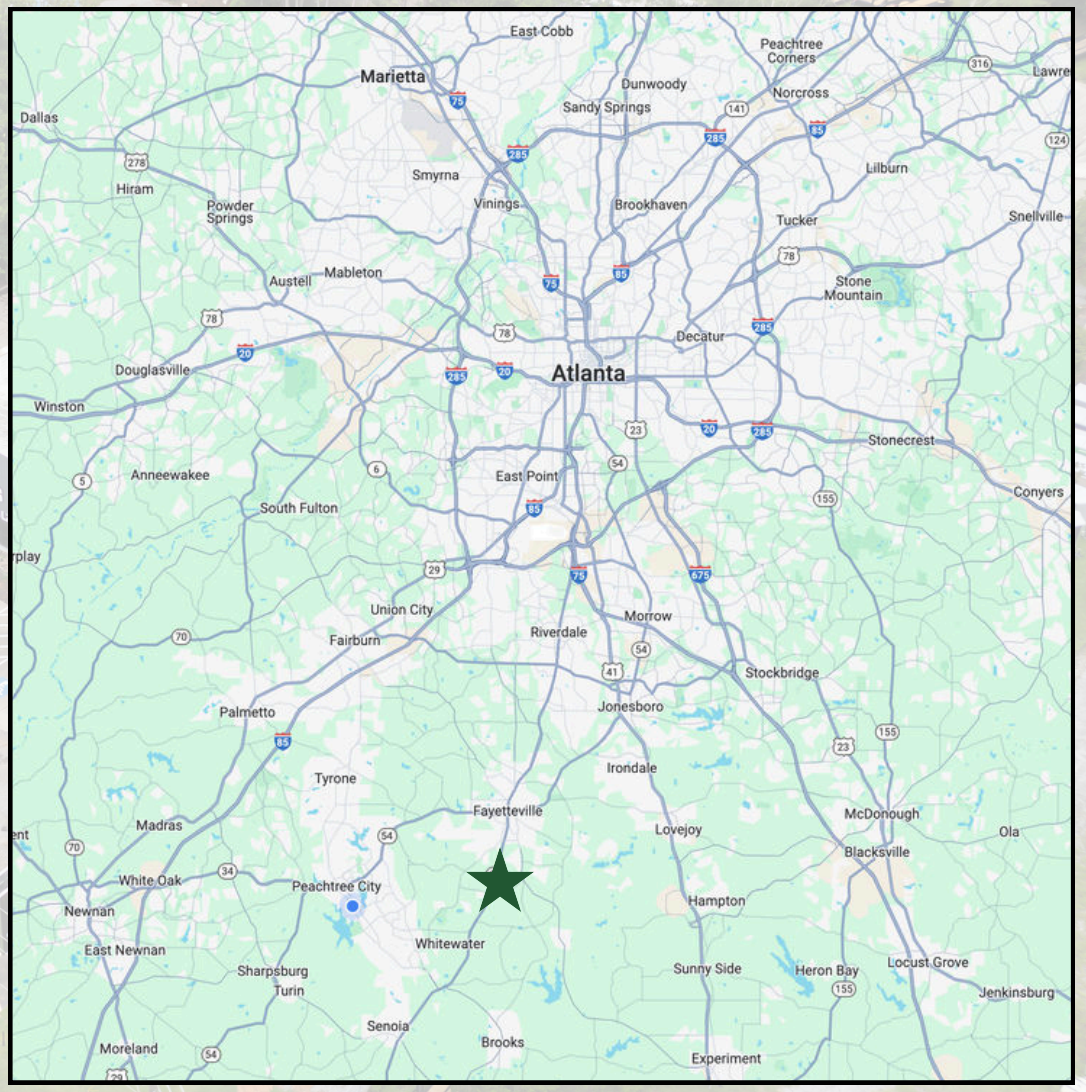


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DEMOGRAPHICS/LOCATION

957 GA-85 - FAYETTEVILLE, GA

Demographics	1 Mile	3 Mile	5 Mile
2020 Population	4,356	28,337	52,854
2025 Population	4,701	30,201	56,178
2030 Population Projection	4,916	31,505	58,373
Average Household Income	$124,708	$113,560	$122,331
Median Household Income	$104,135	$90,732	$101,621
2020 Households	1,542	10,577	19,018
2025 Households	1,671	11,336	20,289
2030 Household Projection	1,750	11,845	21,114



DRIVE TIMES:

- I-85: 22 Mins / 12.8 Miles
- I-75: 31 Mins / 14.2 Miles
- Hartsfield Jackson Int. Airport: 28 Mins / 15 Miles
- Atlanta: 40 Mins / 25 Miles

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OUR TEAM LOOKS FORWARD TO WORKING WITH YOU

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