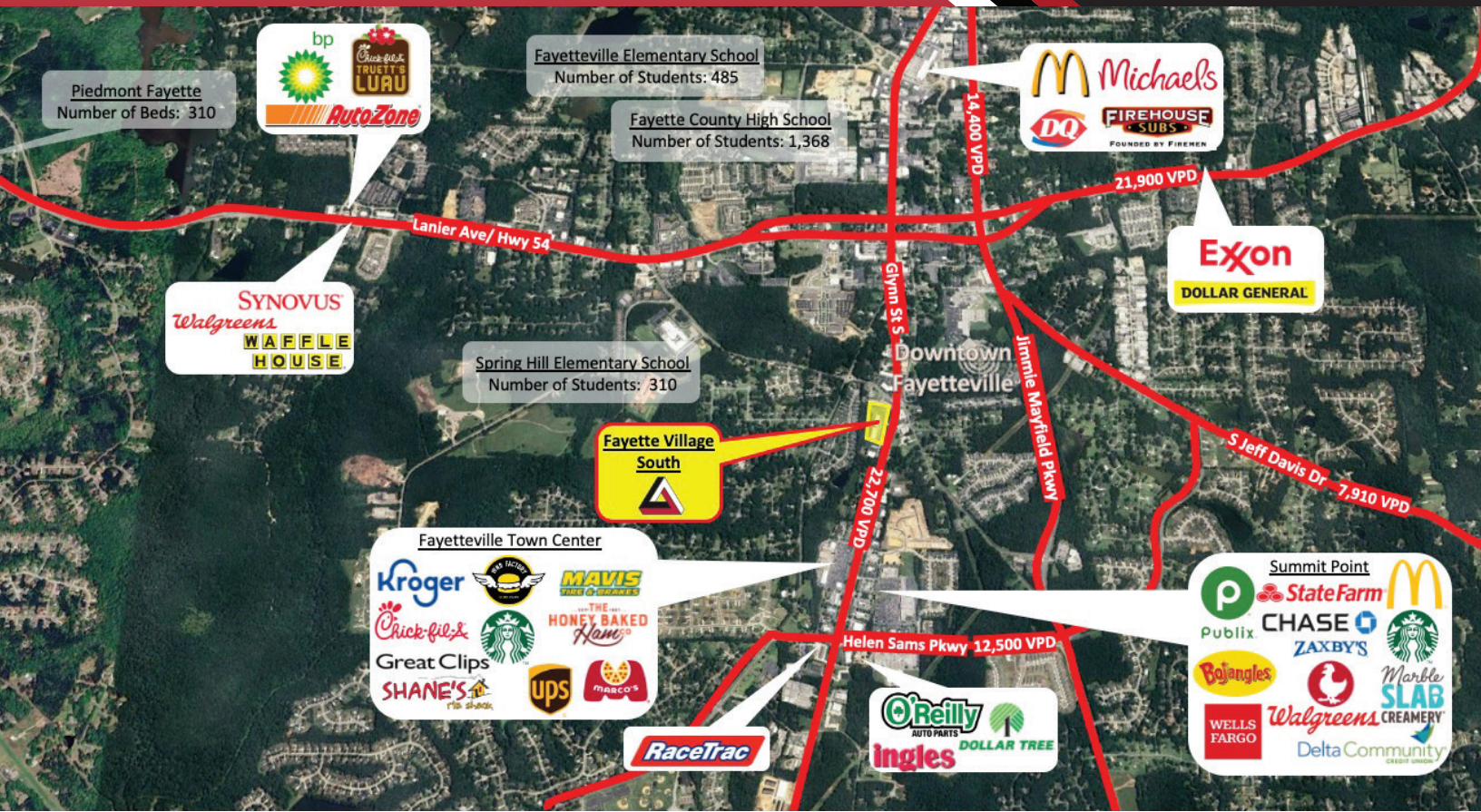




FAYETTE VILLAGE SOUTH

535 S Glynn Street, Fayetteville, GA 30214



DEMOGRAPHICS

1 MILE

3,887
Estimated population

5,156
Estimated daytime population

\$104,987
Average household income

1,534
Households

3 MILE

30,336
Estimated population

14,891
Estimated daytime population

\$116,553
Average household income

11,311
Households

5 MILE

60,590
Estimated population

23,602
Estimated daytime population

\$124,375
Average household income

21,827
Households

DRIVE TIME POPULATION

5
Min 8,094

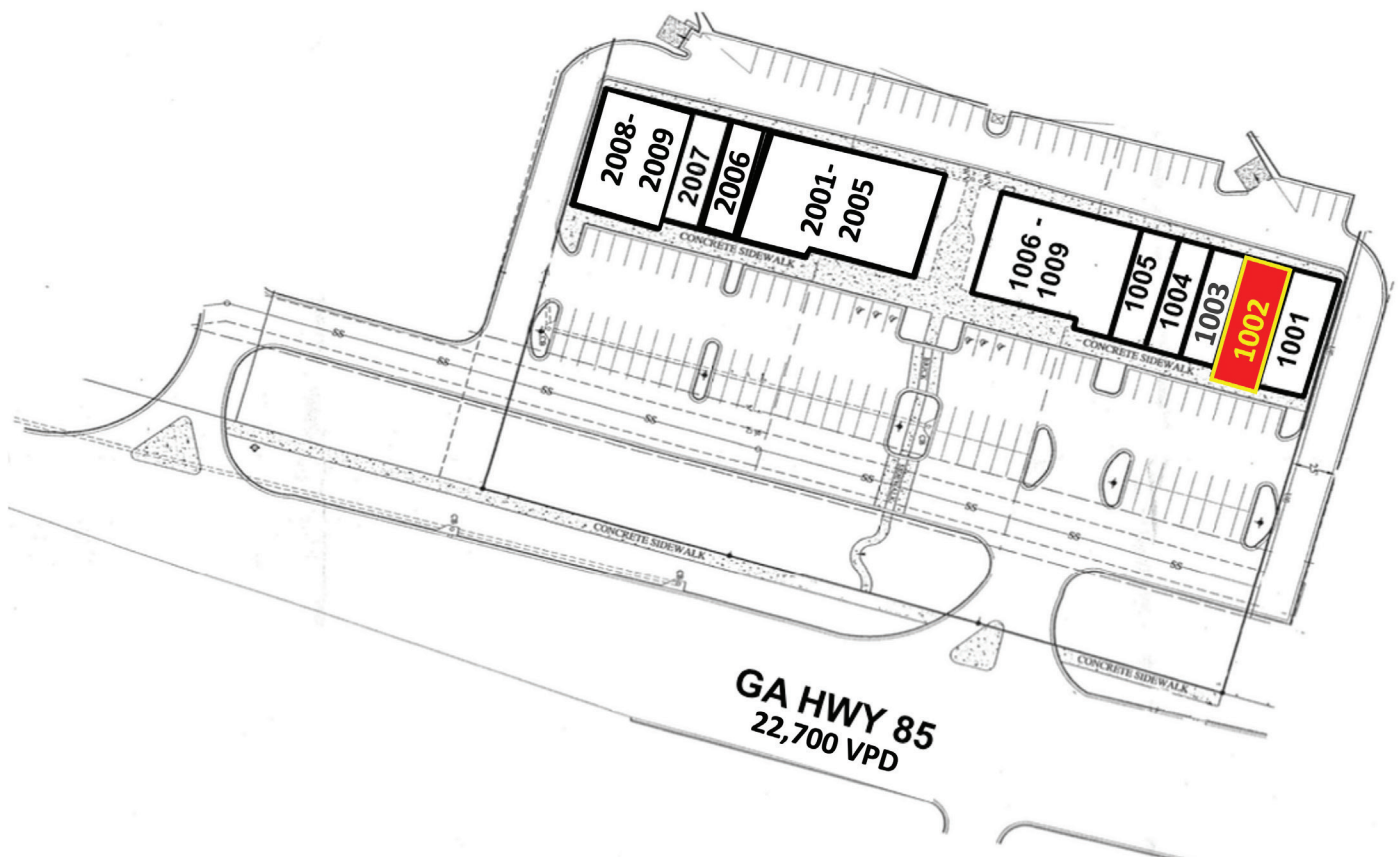
10
Min 39,798

15
Min 122,369

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1001	Little Caesar's Pizza	1,750 SF	1005	Goodwill	1,300 SF	2007	Nail Salon	1,300 SF
1002	Available	1,750 SF	1006-1009	Broadway Diner	4,900 SF	2008-2009	Rehab Solutions	3,500 SF
1003	Exotic Smoke & Vape	1,300 SF	2001-2005	W.O.A.T.	6,200 SF			
1004	Hamilton Vacuums	1,300 SF	2006	Hair Salon	1,300 SF			



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HIGHLIGHTS

- Restaurant and retail space available for lease.
- Located off of GA 85 (22,700 VPD) in Downtown Fayetteville.
- Nearby retailers include Kroger, Publix, Starbucks, Chick-fil-A, and McDonalds.
- The property has high visibility along heavily traveled Glynn Street, Fayetteville's main north-south thoroughfare.
- Fayetteville has an average household income of \$116,553 within a 3-mile radius of the shopping center. (2024)



22,700 on Glynn St South
21,900 on Lanier Ave/Hwy 54



Right In/Right Out on Glynn St South



Monument and facade signage available.



Kimberly Dart | 770-356-1976
Heidt | kim@dartretail.com

Tom | 678-237-5530
Thompson | tom@dartretail.com