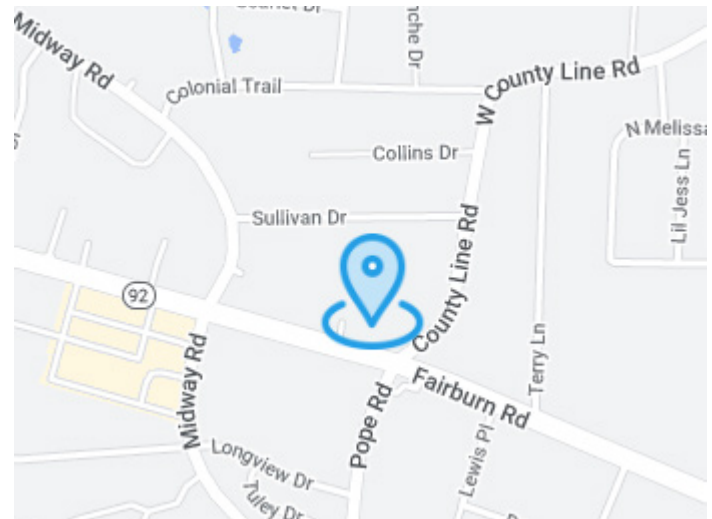




**PROPERTY HIGHLIGHTS**

- ±1,245 SF retail ground level suite immediately available. Priced at \$16/SF/YR plus utilities with a minimum one year lease. No vape shops or restaurants
- 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 demographics with population of 346,254 residents with 10 miles

Suite	Space Size	Lease Rate	Availability
3770-F	±1,245 SF	\$16/SF/YR plus utilities	Immediate



**CONTACT**



**ANGIE SARRIS**  
V.P. The Retail Group  
404-876-1640 x176  
Angie@BullRealty.com



**JARED DALEY**  
Commercial Real Estate Advisor  
404-876-1640 x111  
Jared@BullRealty.com



**MEGAN DALEY**  
Commercial Real Estate Advisor  
404-876-1640 x153  
Megan@BullRealty.com

**BULL REALTY, INC.**  
50 Glenlake Parkway  
Suite 600  
Atlanta, GA 30328  
BullRealty.com



<b>CONTACT</b>	 <p><b>ANGIE SARRIS</b> V.P. The Retail Group 404-876-1640 x176 Angie@BullRealty.com</p>	 <p><b>JARED DALEY</b> Commercial Real Estate Advisor 404-876-1640 x111 Jared@BullRealty.com</p>	 <p><b>MEGAN DALEY</b> Commercial Real Estate Advisor 404-876-1640 x153 Megan@BullRealty.com</p>	<p><b>BULL REALTY, INC.</b> 50 Glenlake Parkway Suite 600 Atlanta, GA 30328 BullRealty.com</p>
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**RETAIL/OFFICE SUITE FOR LEASE | ±1,245 SF**



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3770-F



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**DEMOGRAPHICS**



**POPULATION (3 MILE)**

38,753



**HOUSEHOLDS (3 MILE)**

13,793

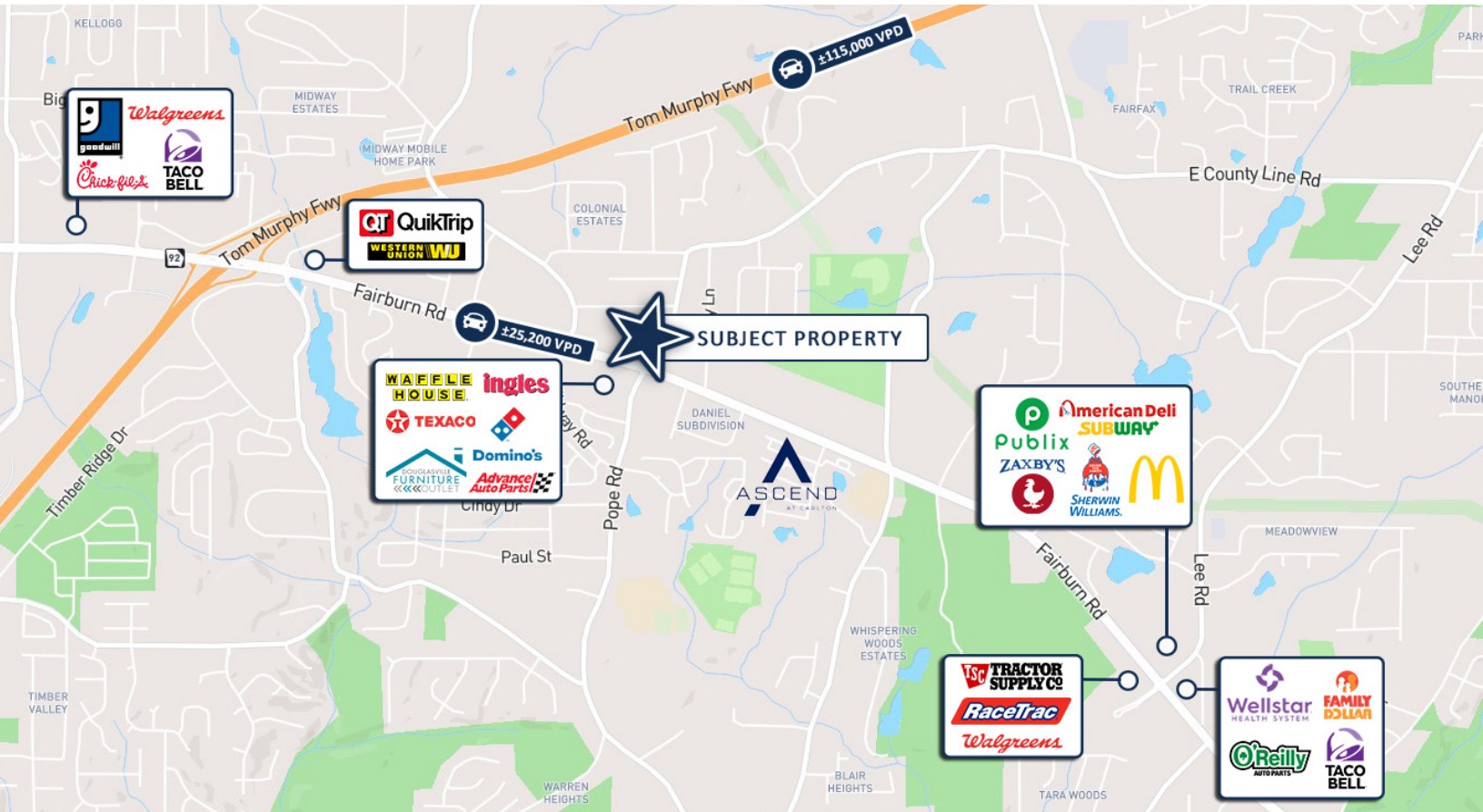


**AVERAGE HOUSEHOLD INCOME (3 MILE)**

\$98,290

Source: 2025 ESRI

**IN THE AREA**



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