

I-85 ADJACENT / SENOIA RD, FAIRBURN, GA

COMMERCIAL / HOTEL DEVELOPMENT SITE



PROPERTY HIGHLIGHTS

- 1.34ac
- MIX (Mixed-Use) Zoning: Full Service Restaurant, Hotel, Climate Controlled Storage, Child Daycare, Fitness Center
- Adjacent to I-85 (140k VPD + 25,400 VPD northbound entrance ramp)
- Located directly off Senoia Rd corridor (36,300 VPD) which has experienced recent retail & residential boom
- Over 380 hotel keys and 310 multi family units within 500' walking-radius
- Potential assemblage opportunity to gain major frontage

DEMOGRAPHICS

2024 Population: (1 mi = 7k, 3 mi = 28k, 5 mi = 77k)

Avg. HHI: (1 mi = \$115k, 3 mi = \$96k, 5 mi = \$98k)

Med. HHI: (1 mi = \$96k, 3 mi = \$76k, 5 mi = \$78k)

FOR MORE INFORMATION:

CALL, TEXT, OR EMAIL

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AERIAL



DEVELOPMENT PIPELINE

SENOIA RD FAIRBURN CORRIDOR



1,083 multi-family apartment units delivered or under construction within 2mi



718 hotel keys delivered within ½ mile with occupancy of **64%**



43,700/sf of retail delivered or in development within 1mi radius



635 unit newly built residential community under 1mi away



AMENITY MAP



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