

# Free Standing Retail

3000 Highway 138 SW Fayetteville, GA  
30214



FOR SALE

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For Sale

3000 Highway 138 SW Fayetteville, GA 30214



Property Description

Introducing a prime redevelopment/value-add opportunity in the Atlanta area: This 4,440 SF free-standing building offers prospective retail investors a strategic location with high visibility, drawing a traffic count of approximately +/-24,900 VPD. Situated on a generous .86-acre corner lot, the property features two points of ingress/egress, enhancing accessibility and exposure. Built in 1981 and zoned C-H, this property presents an ideal setup for retail or free-standing building endeavors. With its strong presence, convenient access, and potential for various retail ventures, this property is poised to be a valuable addition to any investor's portfolio in the bustling Atlanta market.

Property Highlights

- +/-24,900 VPD
- .86 acres
- Two points of ingress/egress
- Corner Lot

Offering Summary

Sale Price:	\$950,000
Number of Units:	1
Lot Size:	0.86 Acres
Building Size:	4,440 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	125	375	1,840
Total Population	340	1,049	5,197
Average HH Income	\$77,526	\$79,930	\$81,362



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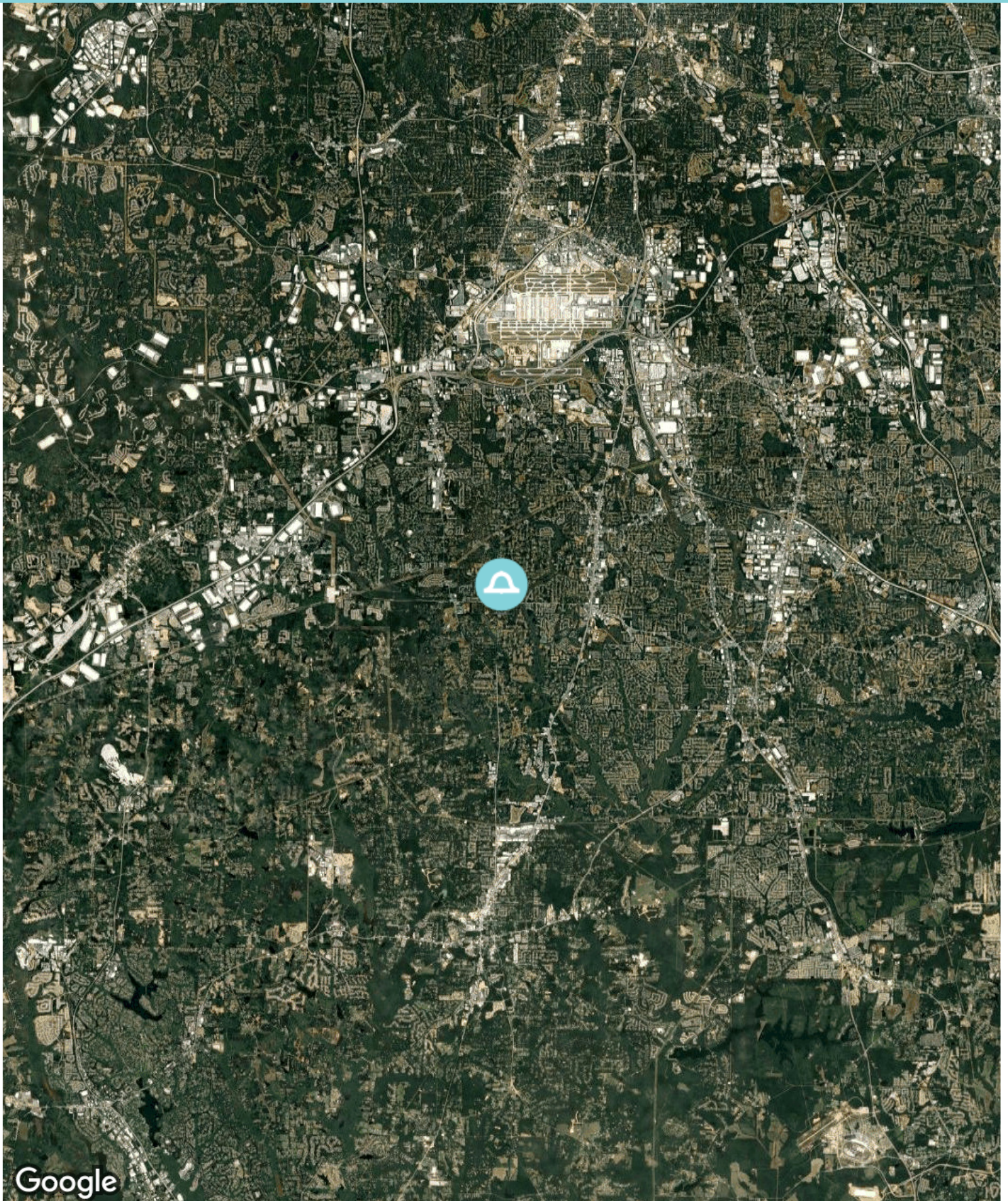
  
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	340	1,049	5,197
Average Age	44	44	41
Average Age (Male)	42	42	40
Average Age (Female)	46	45	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	125	375	1,840
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$77,526	\$79,930	\$81,362
Average House Value	\$281,827	\$282,737	\$283,210

Demographics data derived from AlphaMap