

OFFERING MEMORANDUM

# FAIRBURN LAND

8350 Senoia Rd, Fairburn, GA 30213



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# Executive Summary

Sale Price

\$1,200,000

## Offering Summary

Lot Size: +/- 0.9 Acres

Zoning: C2

## Property Highlights

- Approximately ±0.9 acres of vacant land suitable for commercial or mixed-use development.
- The property is positioned between national tenants Popeyes and Meineke, providing excellent visibility and access.
- Surrounded by a mix of national and regional tenants, including Family Dollar, Chevron, Cricket, Pizza Hut, Subway, Ameris Bank, Auto Zone.
- Strong potential for drive-thru, quick-service restaurant, or neighborhood retail due to consistent traffic flow.
- The location offers convenient access to I-85, Atlanta, and nearby suburbs.
- Area demographics support a wide range of commercial uses with a solid customer base.



## Property Description

Prime commercial land located on Senoia Road in Fairburn, GA, totaling approximately ±0.9 acres. The parcel is strategically positioned between national tenants Popeyes and Meineke, offering excellent visibility and access along one of the area's main retail corridors. Surrounded by established businesses and supported by a growing consumer base, the property presents a rare infill opportunity for investors or developers seeking a highly marketable site in a thriving submarket with strong fundamentals.

The Senoia Road location benefits from strong daily traffic, proximity to I-85, Atlanta, and surrounding residential communities, making it highly attractive for commercial use. This vacant site is ideal for retail, restaurant, office, or mixed-use development.

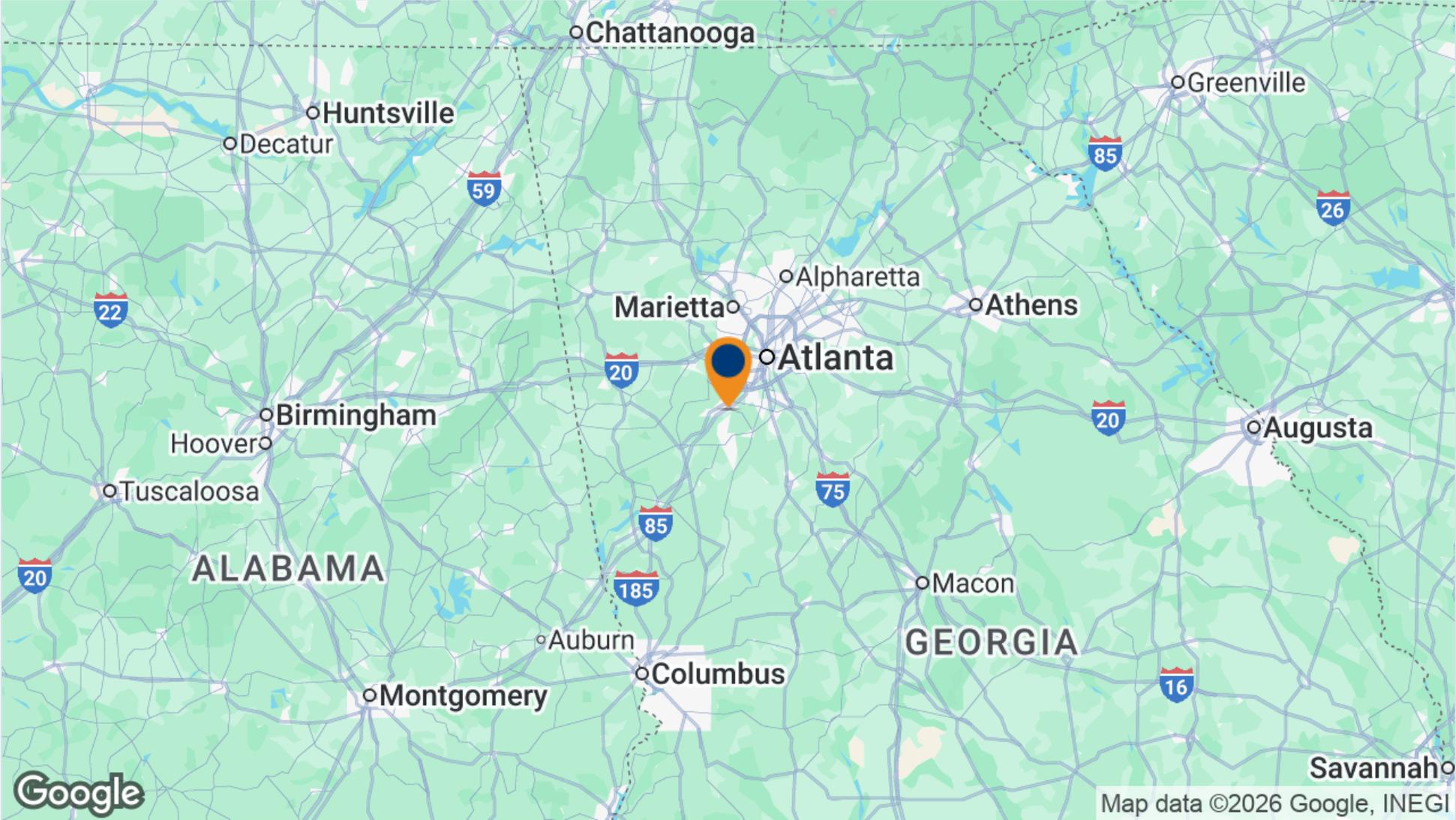
# Retailer Map



# Aerial Map

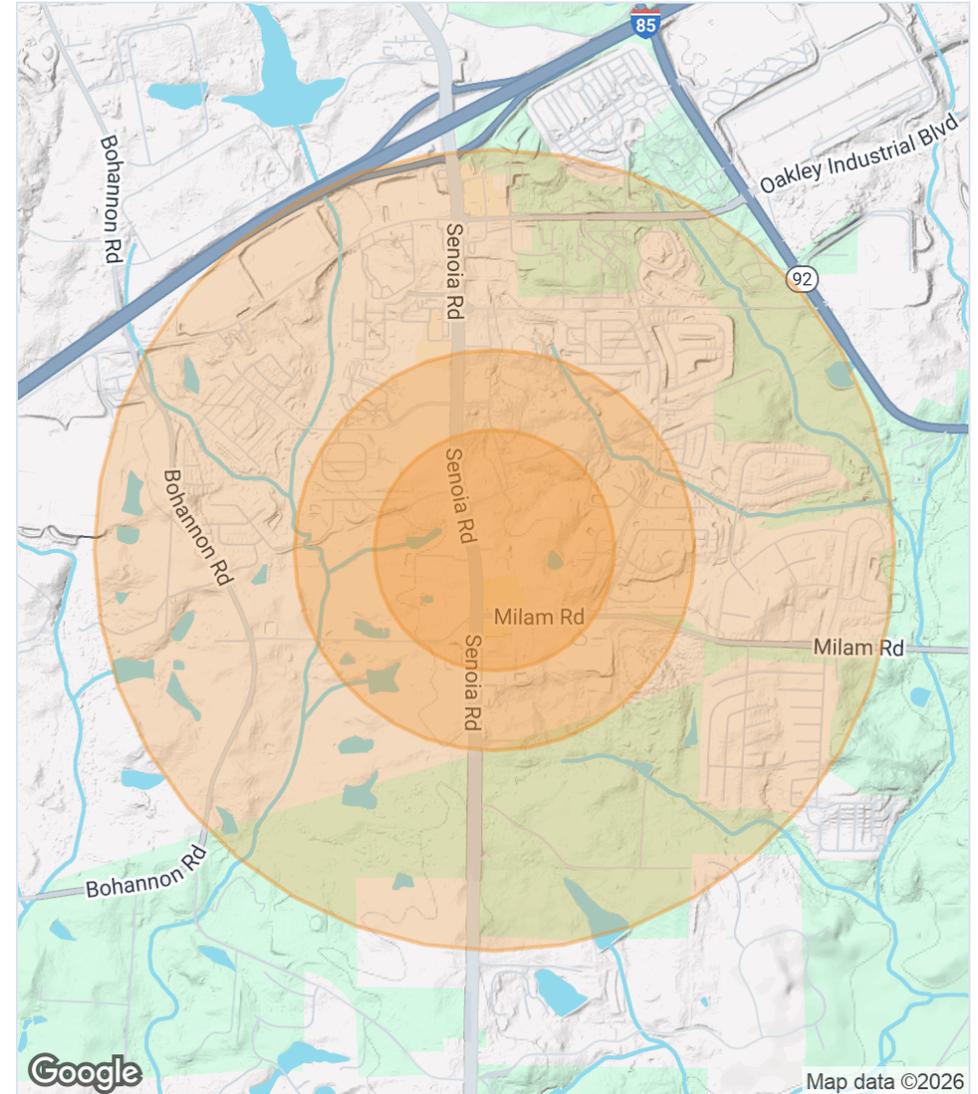


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2024 Population</b>	7,066	25,436	78,096
<b>2020 Population</b>	7,214	22,997	64,217
<b>5 Year Projected</b>	7,813	27,894	85,845
<b>Households</b>			
<b>2024 Population</b>	3,026	9,560	28,703
<b>2020 Population</b>	2,402	7,635	23,247
<b>5 Year Projected</b>	3,356	10,523	31,598
<b>Income</b>			
<b>2024 Average Household Income</b>	\$99,087	\$89,948	\$95,970
<b>5 Year Projected</b>	\$125,911	\$113,134	\$119,264



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## PROPERTY MANAGEMENT

## TENANT REPRESENTATION



## GET IN TOUCH

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# Advisor Biographies Page



**Elliott Kyle**

**Vice President | Partner**  
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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



**Chase Murphy**

**Vice President | Partner**  
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404.812.8925

Chase Murphy is a Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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