



# ±2.13 ACRE PAD READY LOWES OUTPARCEL

235 GA-314, FAYETTEVILLE, GA, 30214



## PROPERTY DETAILS

Size	±2.13 Acres	Location:	Signalized Corner
Sale Price	\$1,139,715	Utilities	On-Site
Price/Acre:	\$535,077	Access	Full Motion & RI, RO
Zoning	B2, B1	3 Mile Population	26,728
Combined Traffic Count:	21,200 VPD	3 Mile Median Household Income	\$81,966

## OFFERING MEMORANDUM

SALE PRICE: \$1,139,715 | ±2.13 ACRES  
PAD READY | LOWES OUTPARCEL  
FULL MOTION ENTRY | SIGNALIZED INTERSECTION







## FINEM COMMERCIAL ADVISORY TEAM



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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations





# EXECUTIVE SUMMARY





# DEVELOPMENT OPPORTUNITY

## WHY THIS SITE?



### LOCATION

Lowes Outparcel



### TRAFFIC COUNT

22,400 Vehicles Per Day



### ACCESS

Signalized Corner



### DENSE RETAIL PRESENCE

Established Retail Corridor



### CONNECTIVITY

1.0 Miles to Fayette Pavillion



### LOT CONDITION

Pad Ready Site



### ZONING

C4, Commercial

## OFFERING SUMMARY

Address:	235 GA-314, Fayetteville, GA, 30214
Coordinates:	33.472046, -84.448204
Sale Price:	\$1,139,715
Ground Lease:	\$150,000/YR
Land Size:	±2.13 Acres
Access:	Full Motion Entry & Exit

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±2.13-acre development opportunity in Fayetteville, Georgia. Positioned at the signalized intersection of Hwy-314 and Banks Crossing, this property offers excellent visibility and is within a high-traffic retail corridor.

As an outparcel to Lowe's Home Improvement, the site benefits from shared easement access to Hwy-85, one of the area's dominant commercial arteries. Hwy-314 experiences a traffic count of 22,400 vehicles per day, while the adjacent Lowe's Shopping Center attracts over 600,000 visits annually.

Additionally, the property is situated near a Kroger-anchored shopping center and approximately one mile from Fayette Pavilion, Fayetteville's largest retail destination, home to major national retailers such as Walmart, Home Depot, Kohl's, and Hobby Lobby.

This property benefits from its prime corner positioning at a signalized intersection, offering full-motion access at Hwy-314 and Banks Crossing. With high traffic counts and substantial foot traffic from nearby Lowe's and Kroger, the site enjoys strong visibility and consistent consumer activity.

Its proximity to major retail destinations places it among nationally recognized brands, reinforcing its appeal for commercial development. Additionally, the property features shared easement access to Hwy-85, ensuring seamless connectivity to the broader market.



# LOCATION OVERVIEW

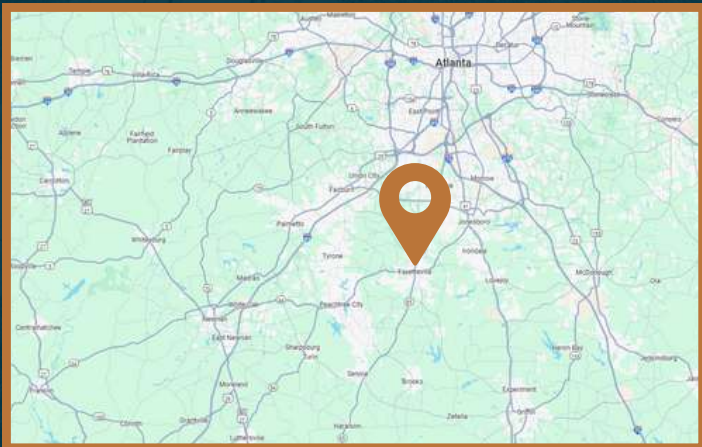
## ESTABLISHED TRADE AREA



### TRAVEL DISTANCES

#### To Other Cities

Trilith	6.3 Miles
Riverdale	7.8 Miles
Peachtree City	10.9 Miles
Fairburn	11.7 Miles
Union City	12.1 Miles
Forest Park	12.9 Miles
Stockbridge	16.3 Miles
Atlanta	22.5 Miles



This property offers high visibility with 22,400 VPD on Hwy-314 and prime positioning at a signalized intersection, providing direct access to Fayetteville's key retail corridor. Just one mile from Fayette Pavilion, the area's largest shopping destination, it is surrounded by major national retailers, including Walmart, Home Depot, Kohl's, Hobby Lobby, and Kroger.

Located in Fayetteville, the county seat of Fayette County and part of the Atlanta Metro, the property benefits from a thriving suburban market just 22 miles south of Downtown Atlanta. With over 19,000 residents in Fayetteville and 120,000 in Fayette County, the area continues to experience strong growth, making this an excellent commercial development opportunity.



# ±2.13 ACRE OUTPARCEL

## ACCESS MAP





# ±2.13 ACRE OUTPARCEL RETAIL MAP





# ±2.13 ACRE OUTPARCEL RETAIL MAP



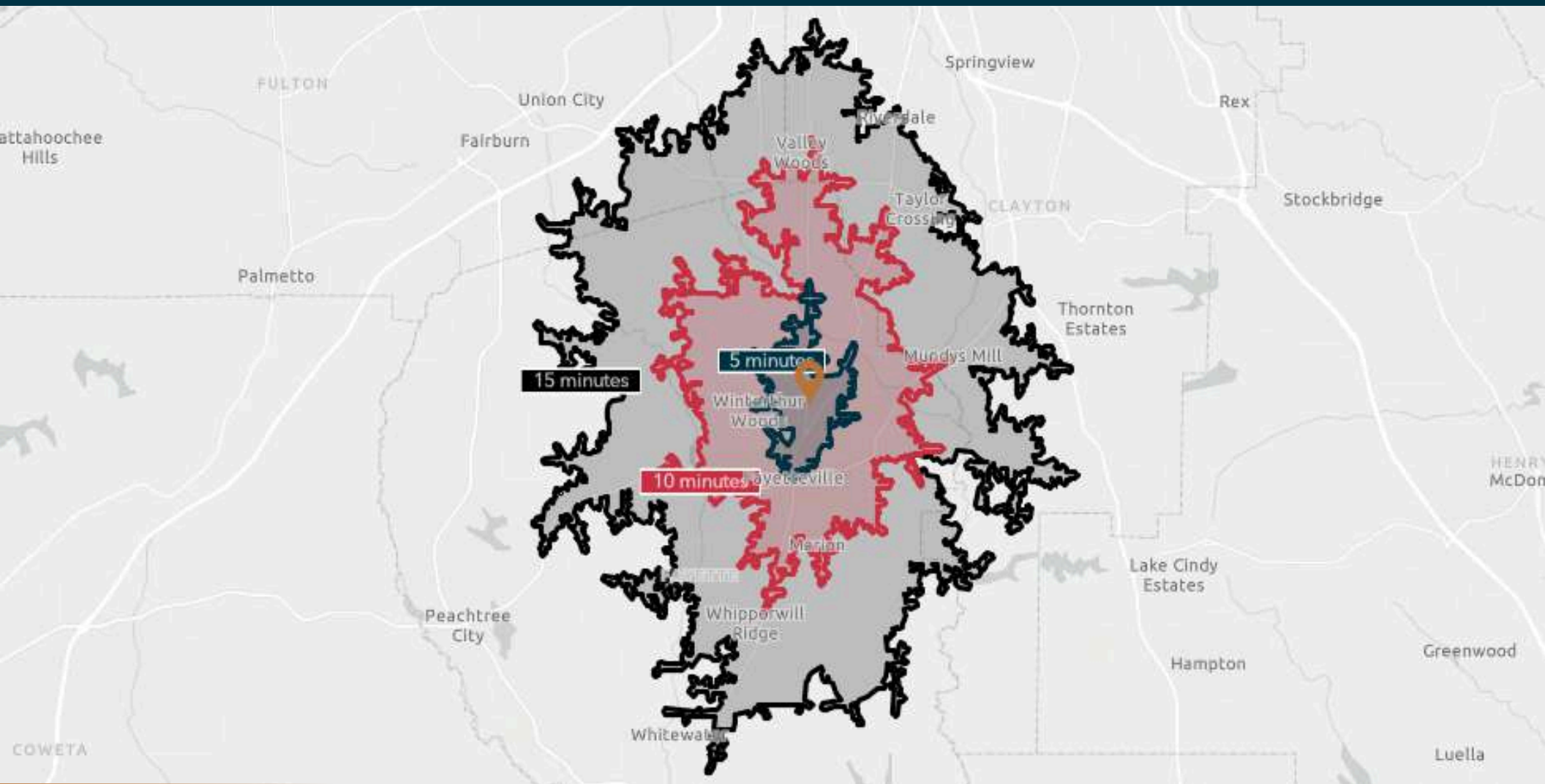


# ±2.13 ACRE OUTPARCEL RETAIL MAP





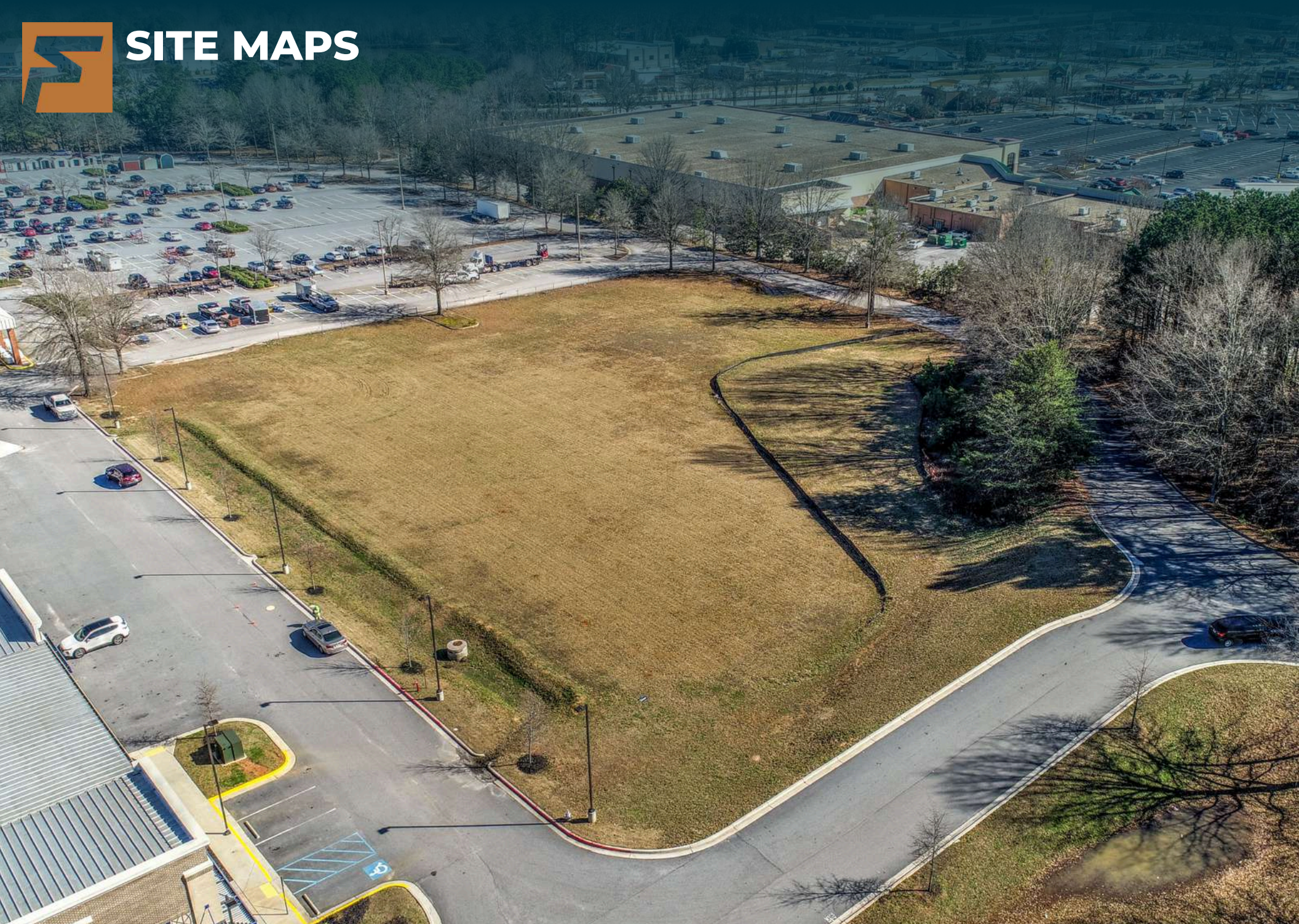
# DRIVE TIME DEMOGRAPHICS



## Drive Time Radii

	5 Min	10 Min	15 Min
Population	3,150	35,963	145,454
Median HH Income	\$87,334	\$81,600	\$80,068
Median Age	47.0 Yrs	43.8 Yrs	39.3 Yrs

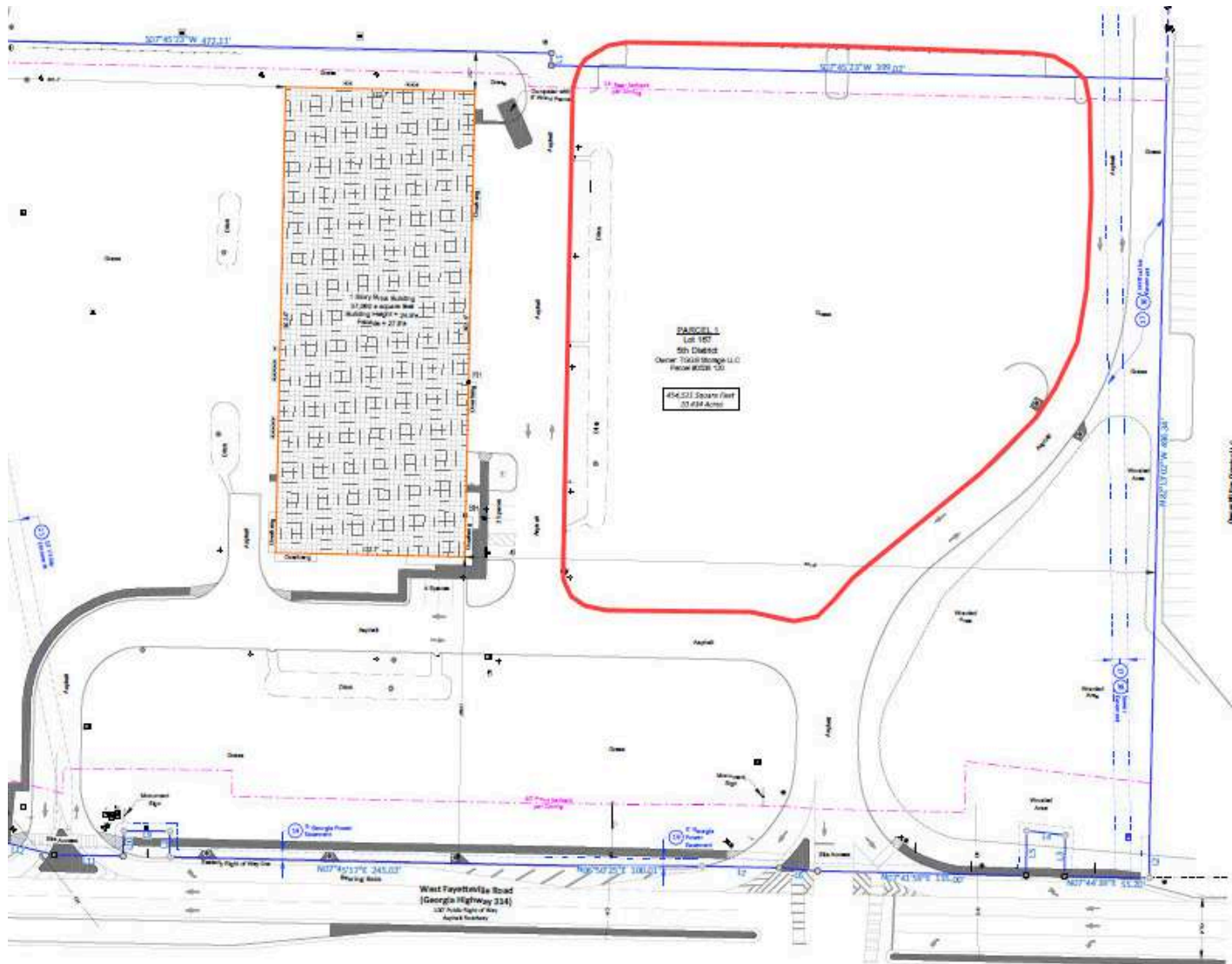




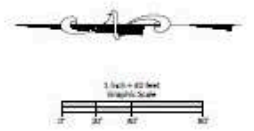


# ±2.13 ACRE OUTPARCEL

## SITE PLAN



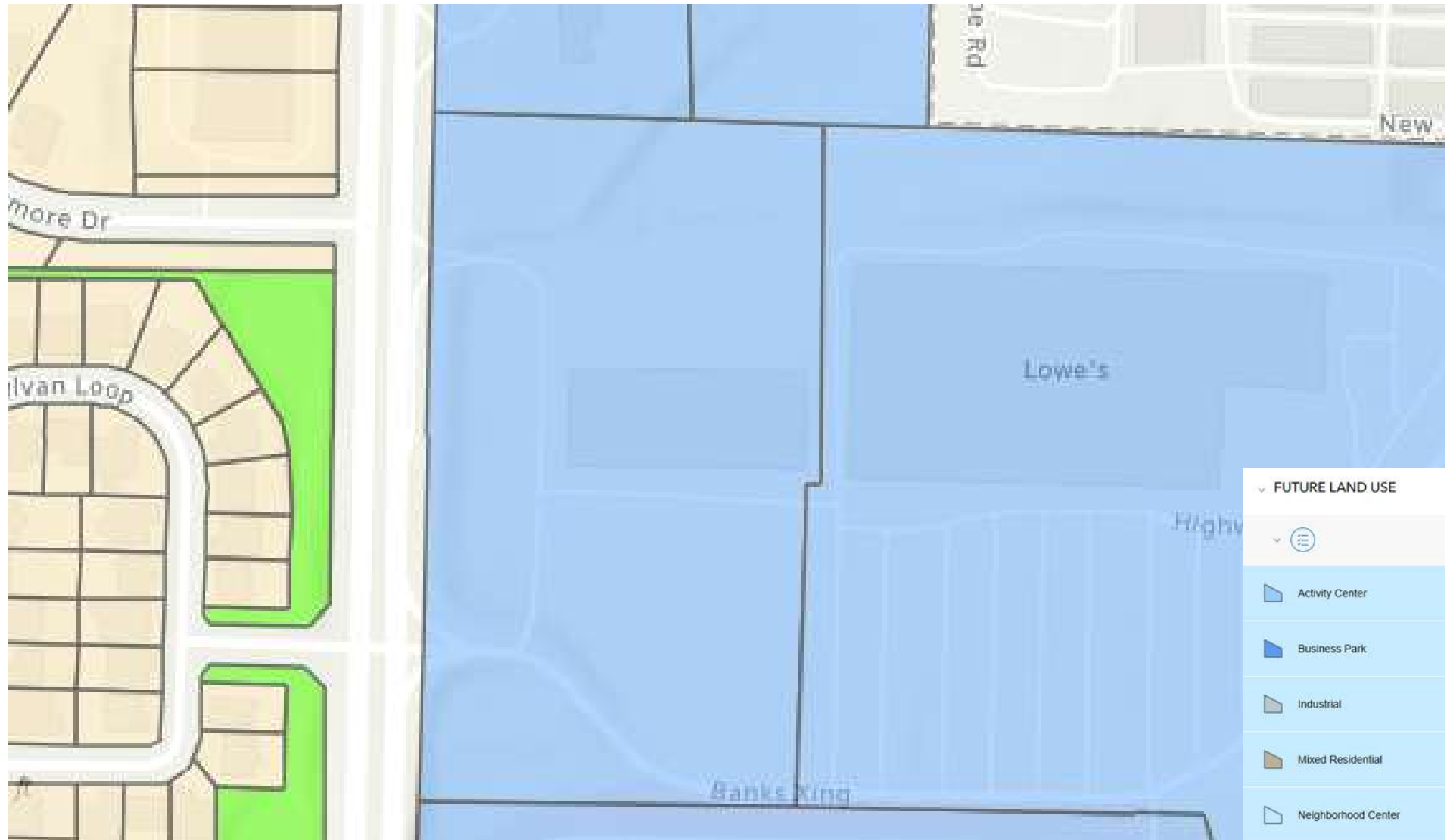
Area	Area	Area	Area
121	107' x 121' x 121'	66,407	
122	107' x 121' x 121'	66,407	



Legend of Symbols & Abbreviations	
Symbols	Hatching & Line Type
<ul style="list-style-type: none"> <li>Power Pole</li> <li>Light Pole</li> <li>Gas Valve</li> <li>Water Valve</li> <li>Fire Hydrant</li> <li>Water Meter</li> <li>Water Shut</li> <li>Irrigation Control Valve</li> <li>Fire Department Connection</li> <li>Sewer Manhole</li> <li>Sewer Clean Out</li> <li>Electric Meter</li> <li>Gas Transformer</li> <li>Air Conditioner Unit</li> <li>Telephone Pedestal</li> <li>Door Marker</li> <li>Storm Drain Marker</li> <li>Storm Drain Inlet</li> <li>Drainage Clean out</li> <li>Drainage Silt</li> <li>Inset in Concrete</li> <li>Sign</li> <li>Handicapped Sign</li> <li>Handicapped Parking</li> <li>Grade Sign</li> <li>Building Height Location</li> <li>Poolside Height Location</li> <li>Traffic Control Box</li> </ul>	<ul style="list-style-type: none"> <li>Concrete</li> <li>Building</li> <li>Asphalt</li> <li>Grass</li> <li>Asphalt in Road Drive L/R</li> <li>Asphalt Resurfaced Area</li> <li>Property Line</li> <li>Boundary Line</li> <li>Building Line</li> <li>Wall</li> <li>Overhead Utility</li> <li>Wind Fence</li> <li>Chain Link Fence</li> <li>Iron Fence</li> <li>Tree Line</li> </ul>
Monumentation	
<ul style="list-style-type: none"> <li>Round 10" Iron Rod</li> <li>Round Rod &amp; Disk</li> <li>10" Cut in Concrete</li> </ul>	
ALTA Notations	
<ul style="list-style-type: none"> <li>Notation for Item Number</li> </ul>	



# ±2.13 ACRE OUTPARCEL ZONING MAP







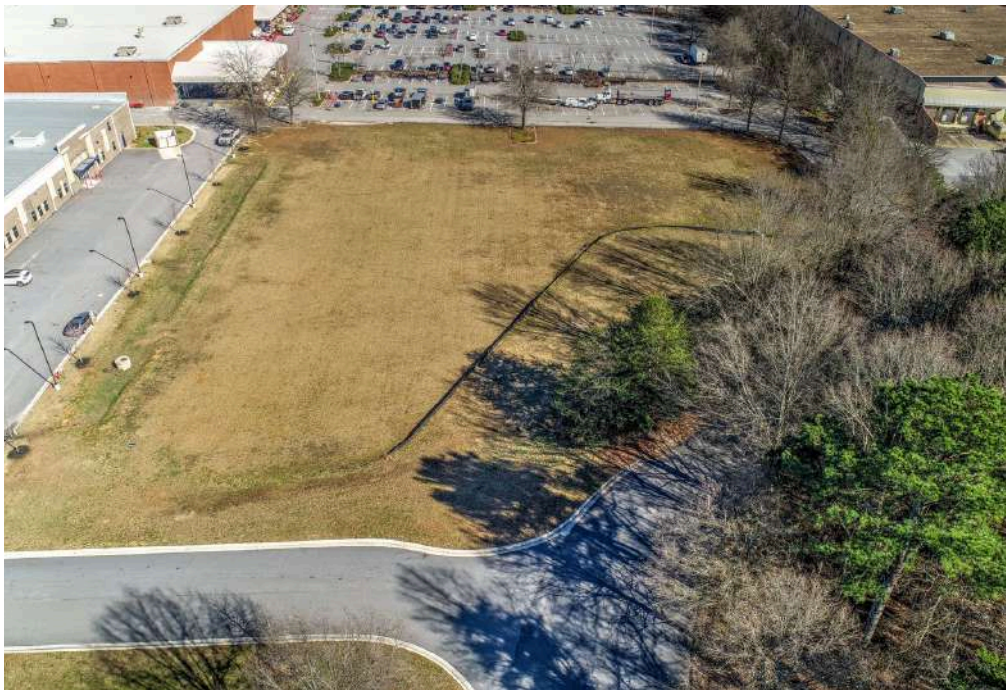
**PROPERTY  
PHOTOS**













# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade



**For Inquiries,  
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## HOW WE HELP OUR CLIENTS

### LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



#### BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data