

# FOR LEASE



## OSLO

8040 Senoia Road, Fairburn, GA 30213

### OVERVIEW

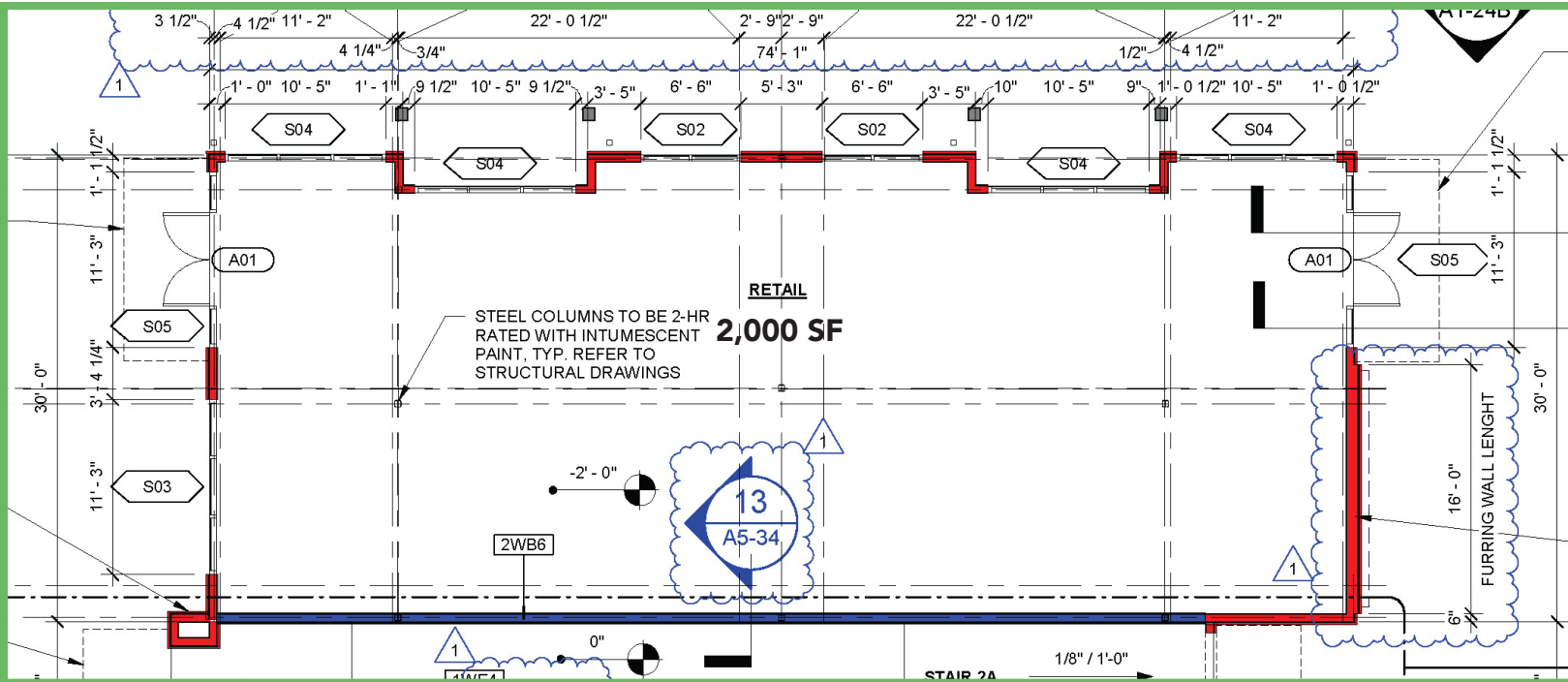
The Fairburn Hwy. 74-Senoia Rd. corridor is a booming retail sub-market featuring national food and beverage brands Starbucks, Chick-fil-a, McDonalds, Firehouse Subs and more. As the main east-west connector between Peachtree City and I-85, Hwy. 74 is a heavily commuted state road featuring 35,600 vehicle counts per day. The retail bays feature easy access from Hwy. 78 with a full red light interchange.

OSLO is home to 500 new residents who together with adjacent multi-family projects are quickly forming an active residential community. Retail tenants will be able to capitalize on the residential buying power and the nearby vehicular traffic. Ideal uses for the retail space include destination food and beverage offerings, café/ coffee, bakery, indie restaurants, pet boutique, clothing and gift shops.

**FOR MORE INFORMATION, PLEASE CONTACT:** Todd Semrau | 404-371-4100 | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

# FOR LEASE



## Highlights

- » One retail storefront measuring 2,000 SF
- » Located along Hwy. 74 in Fairburn, GA boasting 36,500 vehicles per day
- » Strong retail sub-market
- » 288 unit apartment building
- » Warm grey box delivery condition
- » ½ mile to I-85
- » 10 minute drive to Trilith Town Center and Trilith Studios
- » 15 minute drive to Downtown Peachtree City and Fayetteville
- » Ample surface parking

# FOR LEASE



## OSLO

8040 Senoia Road, Fairburn, GA 30213



### Within 5 Miles



**76,614**

Population



**\$84,436**

Average Household Income



**28,309**

Total Households



**1,698**

Businesses



**19,799**

Employees

**FOR MORE INFORMATION, PLEASE CONTACT:** Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

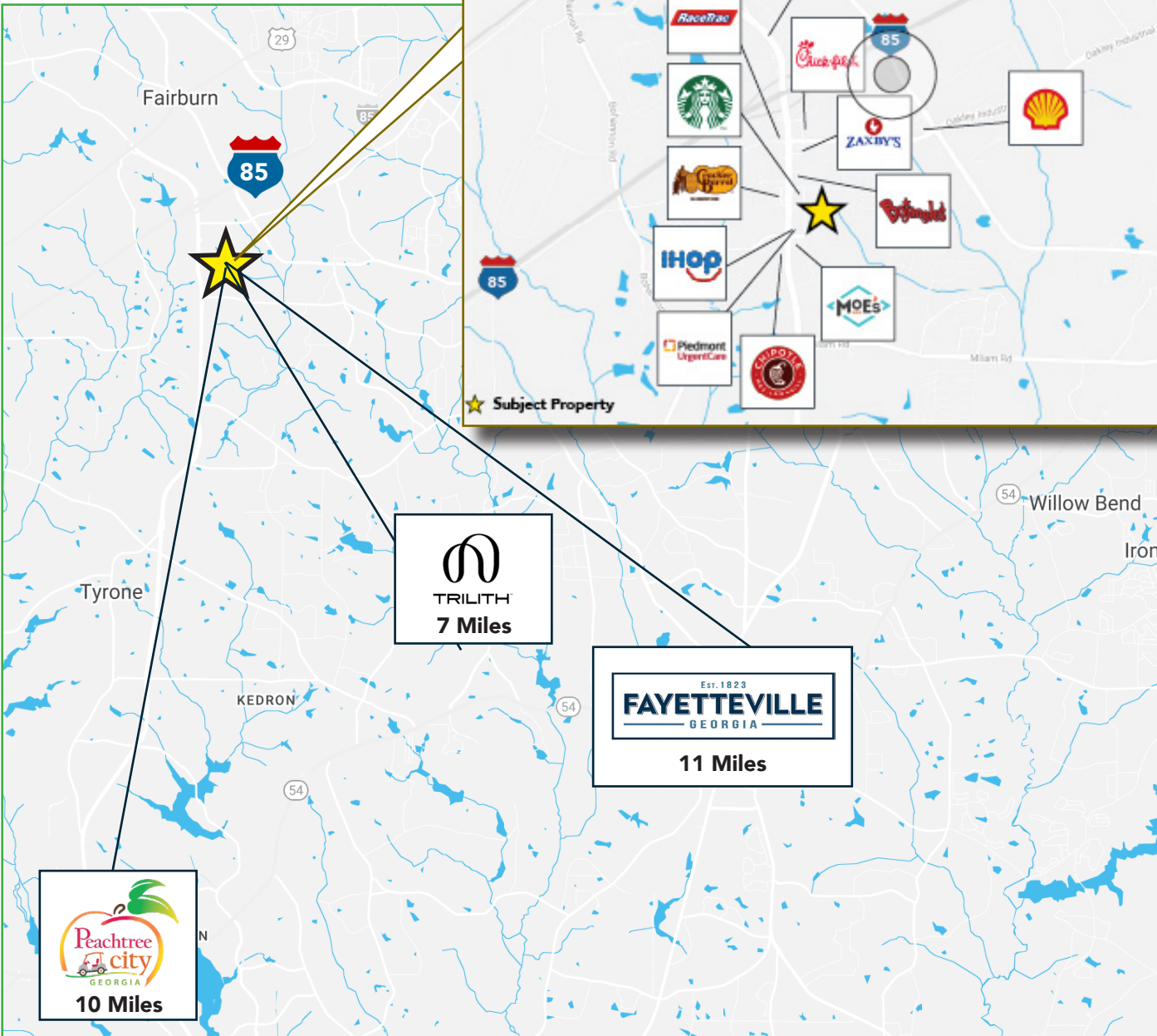
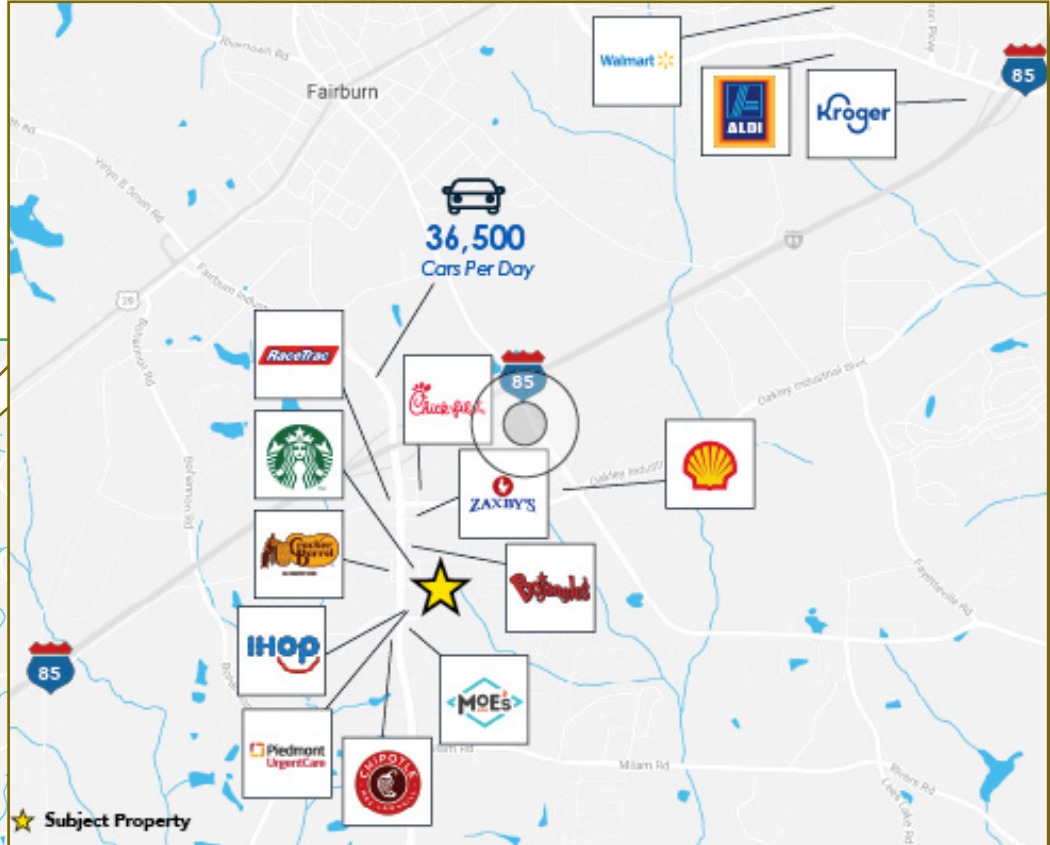
Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

# FOR LEASE



## OSLO

8040 Senoia Road, Fairburn, GA 30213



**FOR MORE INFORMATION, PLEASE CONTACT:** Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

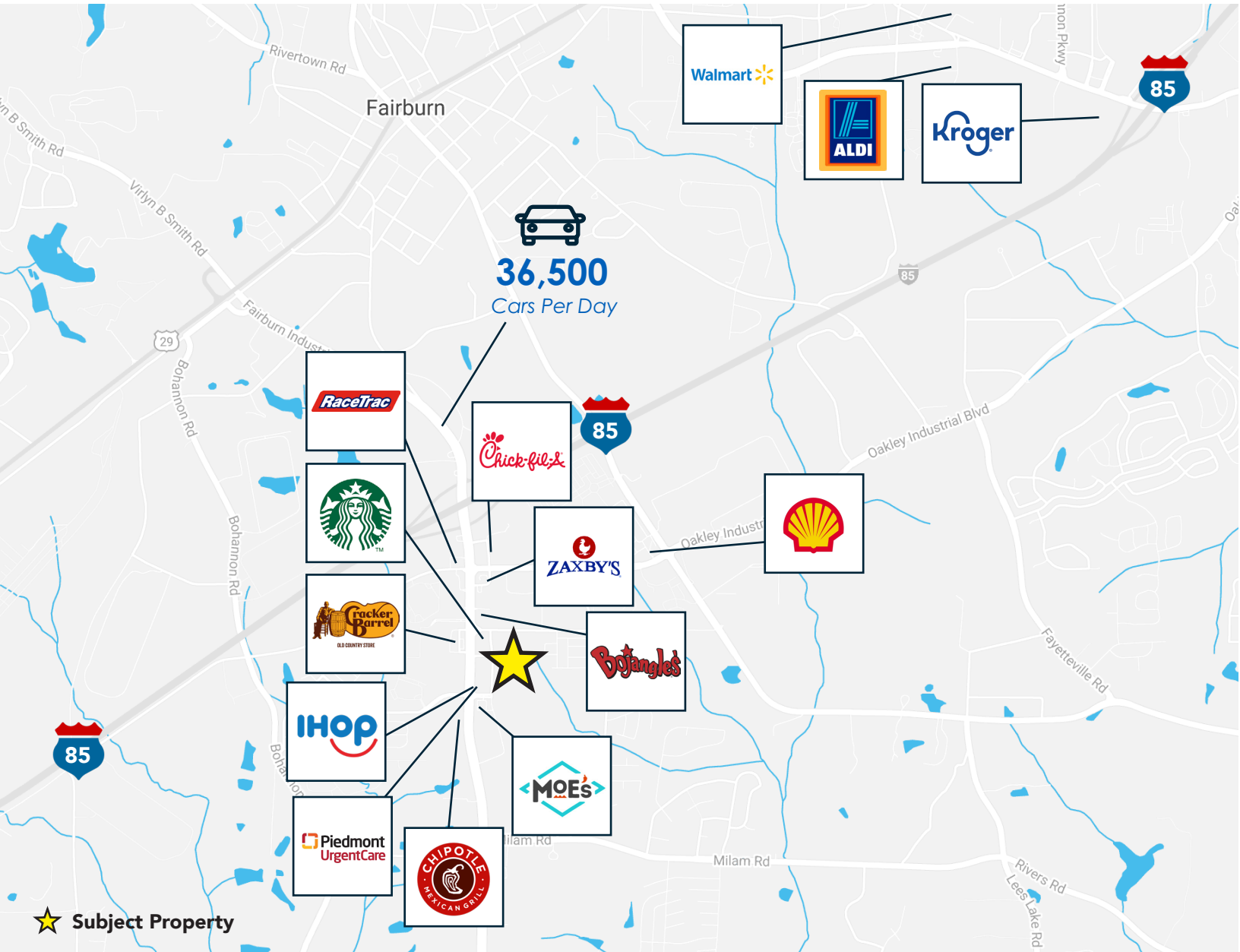
Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.

# FOR LEASE



## OSLO

8040 Senoia Road, Fairburn, GA 30213



### Within 5 Miles



**76,614**

Population



**\$84,436**

Average Household Income



**28,309**

Total Households



**1,698**

Businesses



**19,799**

Employees

**FOR MORE INFORMATION, PLEASE CONTACT:** Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

Information contained herein has been obtained from sources deemed reliable but we cannot guarantee its accuracy. No liability is assumed for errors or omissions.