



SOUTHTREE

COMMERCIAL REAL ESTATE

FOR LEASE OR SALE

HWY 54 AND TIGER TRAIL - FAYETTEVILLE, GA

Tract 2 | Proposed Restaurant Site



HIGHLIGHTS

- Highly visible corner site available for Build to Suit or Purchase
- Proposed ~10,000 SF Restaurant with Potential Rooftop
- Walkable to two hotels and The Ville Amphitheater
- Walkable to downtown Fayetteville Square and City Hall/Bus Barn Complex including Line Creek Brewing CO
- Walkable to Walton Fayetteville - a 7 building community with 270 apartment units
- Traffic Counts of 27,000 Vehicles per Day

EMILY WINKLE

678.793.5464

ewinkle@stcom.us

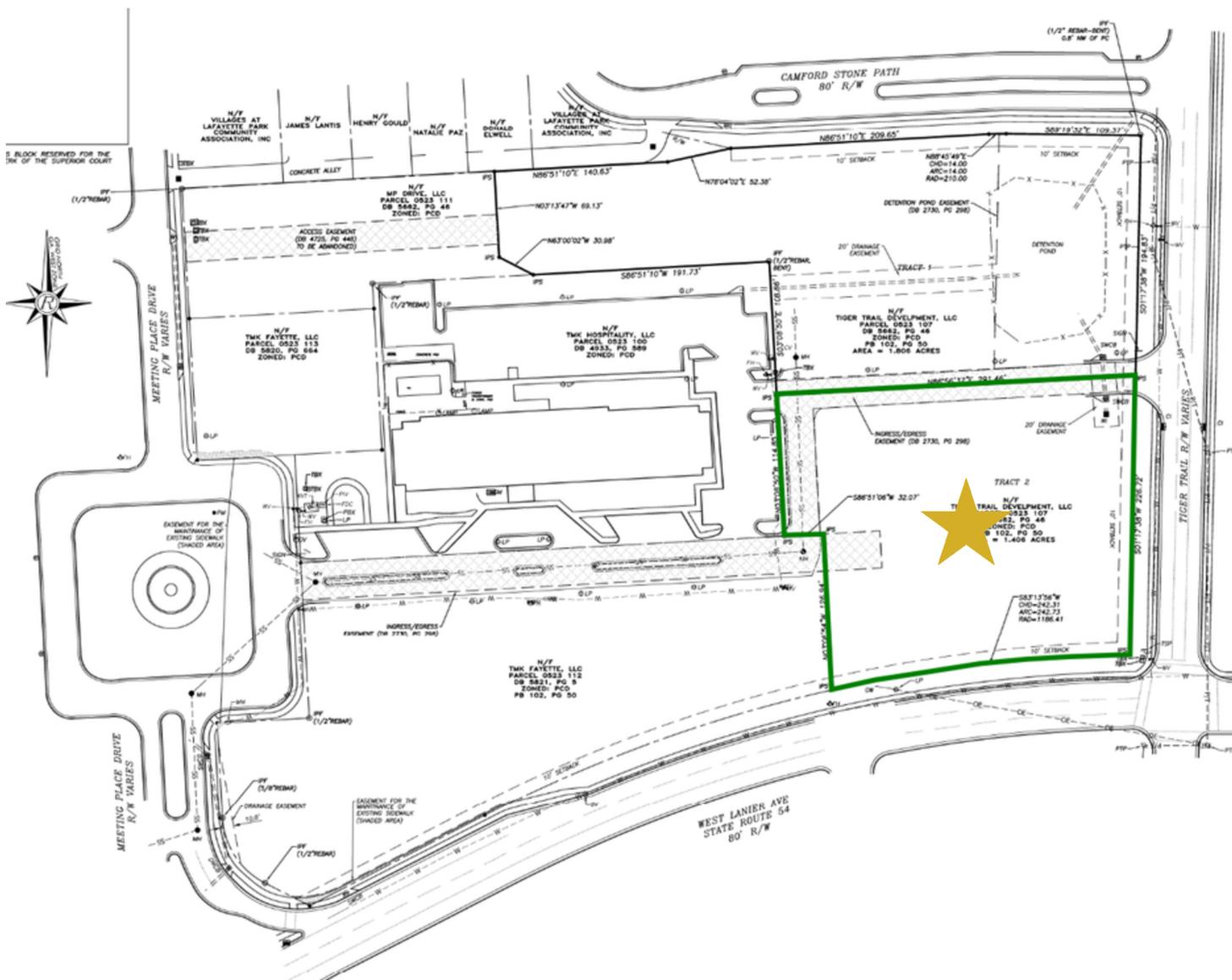


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201 PROSPECT PARK, SUITE A,
PEACHTREE CITY, GA 30269

SITE PLAN



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**U.S. SOCCER
FEDERATION HQ**

- Under Construction
- 200,000 new visitors annually



**TRILITH
STUDIOS**



TRILITH STUDIOS

- Largest movie studio in the country, outside of Hollywood (and growing)
- Multiple feature films hosted
- Host to +3,000 crew and actors daily



TRILITH



TOWN OF TRILITH

- 1,500 residential units
- 160,000 SF of Retail, Office & Entertainment Space
- Trilith Guesthouse - Boutique Hotel

VETERANS PKWY

SUBJECT



**PIEDMONT FAYETTE
HOSPITAL**

- One of the largest employers in Fayette County
- 310 beds
- Synergy for medical and retail

DOWNTOWN
FAYETTEVILLE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Median Household Income	\$58,157	\$79,340	\$84,063
Median Home Value	\$259,347	\$288,903	\$279,544
2024 Population	5,479	31,144	59,529
2029 Population Projection	2,104	17,703	70,972
Annual Growth 2020-2024	0.5%	1.2%	1.1%
Annual Growth 2024-2029	1.2%	1.3%	1.1%



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