



SOUTHTREE

COMMERCIAL REAL ESTATE

CORNERSTONE WEST - MIXED USE

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA

RETAIL / COMMERCIAL SITES

VETERANS
PKWY

54

34,700 VPD

MASTER CONCEPT PLAN



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PROJECT DETAILS

RETAIL Sites Available for GL or BTS

» **COMMERCIAL / O&I Sites Available FOR SALE**
MEDICAL OFFICE Space FOR LEASE

» **Address:** Highway 54 & Veterans Pkwy

» **City:** Fayetteville

» **County:** Fayette

» **Traffic Counts:** Hwy 54 - **34,700 VPD** (2024)
Veterans Pkwy - Estimated **12,000 VPD**

» **Lot Sizes:** ~1 to 5 Acres

» **Zoning:** PCD - Planned Community Development

» **Delivery Condition of Sites:**

- Interior roads in place
- Pad Ready
- Off Site Shared Detention
- All utilities brought to site, including Sewer

» **Delivery of Sites:** Q3 of 2026

» **Market:** Atlanta MSA

» **Please Inquire for Rates & Pricing**

SUMMARY

Southtree Commercial Real Estate (SCRE) is pleased to present **Cornerstone West** (the "Project"), a new Mixed Used Development on the Southside of Atlanta, in the heart of Fayette County, at the highly trafficked intersection of Veterans Pkwy & Highway 54.

The Project consists of:

- 60,000 SF Medical Office Building (**Fully Leased**)
- ~110 Unit Active Adult Community (**Sold**)
- 5 Retail Sites (**Available**)
- 2 Commercial / O&I Sites (**Available**)
- 5,000 - 25,000 SF of Medical Office (**Available FOR LEASE**)

With Zoning that allows for Uses such as:

- Retail / QSR's / Sit down Restaurants (Drive-Thru Permitted)
- Hotel
- Medical/Office
- Daycare/School

The Project is adjacent to **Trilith Studios, Town at Trilith, and Piedmont Fayette Hospital** (currently 310 beds) in addition to being **2 miles south** of the new **US Soccer Federation Headquarters**, which just relocated from Chicago. The US Soccer HQ will bring over **200,000 new visitors/athletes** to the area each year and is expected to increase Hotel room demand and traffic to surrounding retailers significantly.

In addition, **Piedmont Fayette Hospital** is under construction on a **\$275 Million, 200 Bed Expansion** that will be complete in 2029.







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RETAIL & COMMERCIAL SITES

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MEDICAL OFFICE - FOR LEASE

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA



Representative Photo



- » **For Lease:** 5,000 - 25,000 SF of Medical Office Space (Proposed)
- » **Adjacent to Piedmont Fayette Hospital** (Currently 310 Beds and expanding to 510 Beds)
- » **Adjacent to a Brand New Fully Leased 60,000 SF Medical Office Building** (Under Construction)
- » **Parking:** ~5 spaces per 1,000 SF
- » **Lease Rate:** Please Inquire

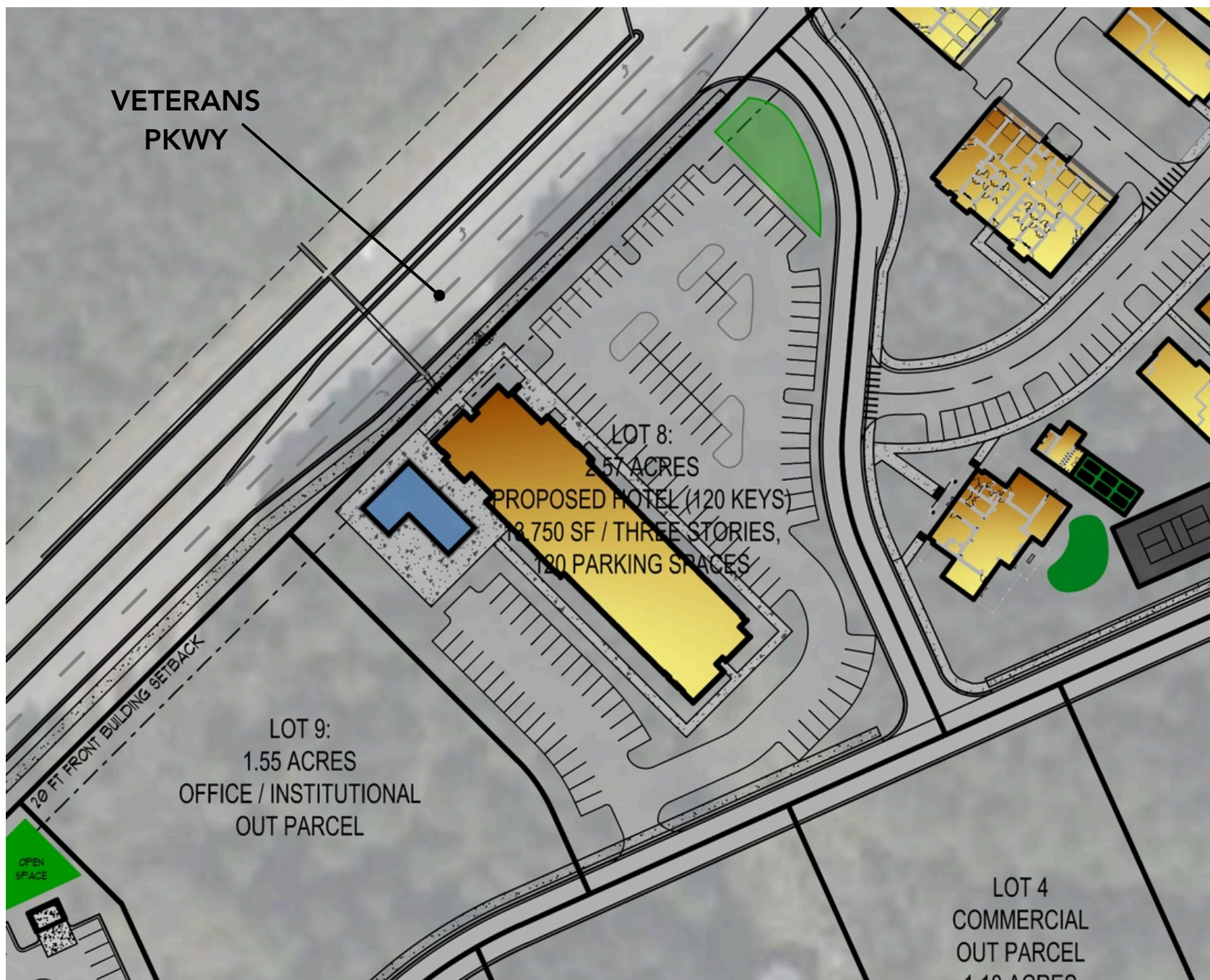


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HOTEL - CONCEPTUAL SITE PLAN

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA





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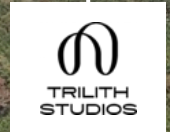
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TRADE AREA

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA



TOGWATEE VILLAGE



VETERANS PKWY

34,700 VPD



PROPOSED MIXED-USE DEVELOPMENT
38 ACRE SITE





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AERIAL MAP DETAILS/HIGHLIGHTS

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA



TRILITH STUDIOS

- Largest purpose built studio in North America
- Multiple feature films hosted



ARTHUR M. BLANK NATIONAL TRAINING CENTER & U.S. SOCCER FEDERATION HQ

- Construction Complete May 2026
- 200,000 new visitors annually



TOWN AT TRILITH

- 1,500 residential units
- 160,000 SF of Retail & Office
- \$450M Entertainment Venue (2,200 seats)
- Trilith Guesthouse - Marriot Tribute Hotel



\$10 BILLION DATA CENTER UNDER CONSTRUCTION

- ~800 Acres (Adjacent to The Project)
- 6,600,000 SF over 16 buildings

VETERANS PKWY



Piedmont Fayette



PIEDMONT FAYETTE HOSPITAL

- Top employer in Fayette County
- 2,300 employees
- 310 Beds currently
- 220k SF/200 Bed Expansion underway
- Synergy for medical and retail



TOGWATEE VILLAGE

- 102,000 SF Retail/Medical Lifestyle Center
- ~40 Retail & Medical Tenants

CORNERSTONE WEST

DOWNTOWN FAYETTEVILLE

PEACHTREE CITY

2.5 miles

4 miles



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ADJACENT DRIVERS/STAKEHOLDERS

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA

ARTHUR M. BLANK | U.S. SOCCER
NATIONAL TRAINING CENTER



TOWN OF TRILITH

PIEDMONT FAYETTE HOSPITAL



TRILITH STUDIOS

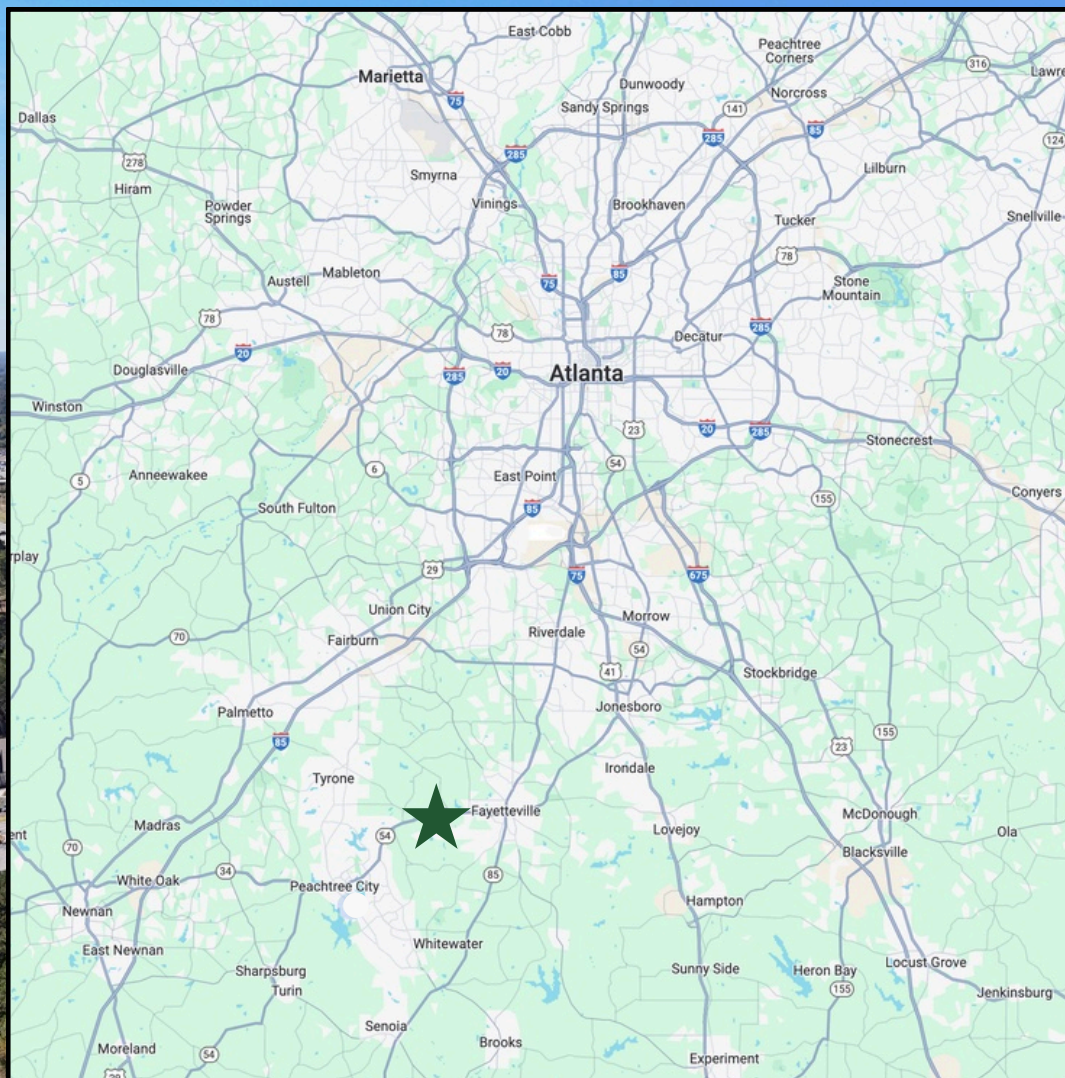


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DEMOGRAPHICS

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA



Demographics	1 Mile	3 Mile	5 Mile
Median Household Income	\$108,580	\$109,106	\$103,052
Median Home Value	\$418,182	\$434,986	\$422,642
2025 Population	1,688	20,922	59,215
2030 Population Projection	1,774	22,055	61,910
Annual Growth 2020-2025	2.2%	2.5%	1.6%
Annual Growth 2025-2030	1.0%	1.1%	0.9%



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WE LOOK FORWARD TO WORKING WITH YOU

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