

# Fayetteville Professional Center

1250 & 1260 Highway 54 West, Fayetteville, GA 30214



## AVAILABLE SPACE 2,525 - 6,444 RSF

 [VIEW SUITES 1250](#)

 [VIEW SUITES 1260](#)

- Located in dual-building medical complex across from Piedmont Fayette Hospital campus
- Move-in ready suites available, including prime first-floor space
- Diverse tenant roster including cardiology, pediatrics, and more
- Monument signage opportunity with high visibility from Hwy 54
- High-capacity surface parking available for patients and staff
- Generous Tenant Improvement Allowance with flexible terms



# Prime first-floor space in highly visible building across from Piedmont Fayette Hospital campus.

POPULATION (5-MILE RADIUS)

54,548

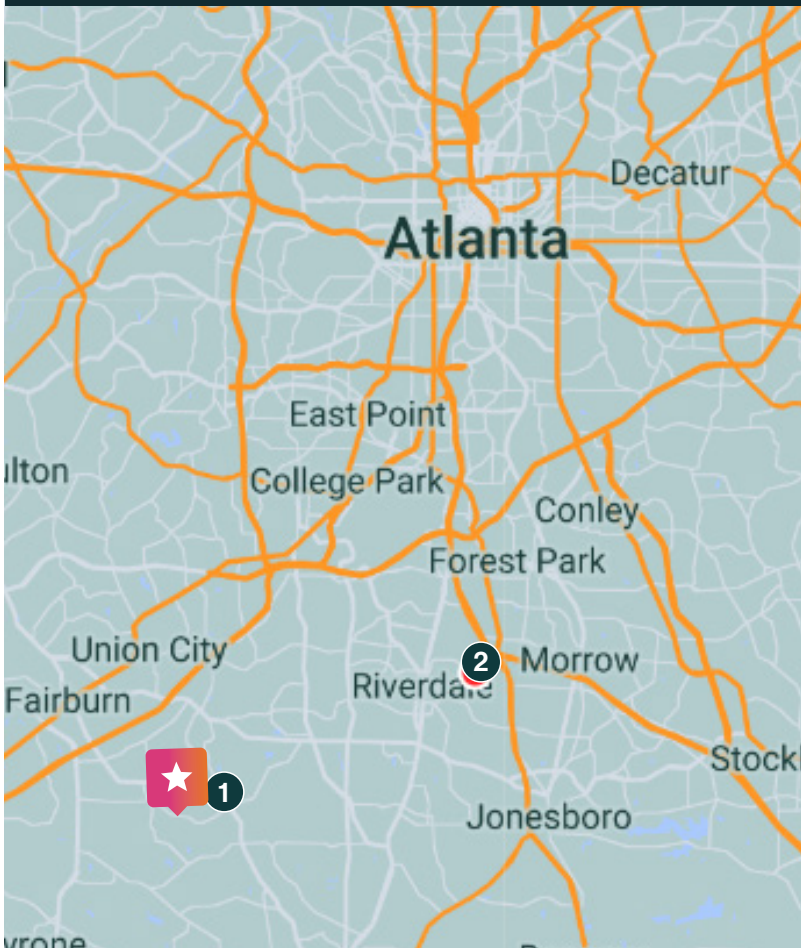
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$121,862

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

73.0%

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## NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Piedmont Fayette Hospital	0.7 mi	3 min
2. Southern Crescent Specialty Care Hospital	14.2 mi	28 min

## SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Publix Super Market
- ALDI
- Fayette Pavilion
- Hampton Inn
- Whitewater Creek Country Club
- Planet Fitness
- Starbucks
- Blue Donkey Coffee
- Panera Bread
- Moe's Southwest Grill
- LongHorn Steakhouse

## BRIAN BURKS, EVP | LEASING

770.891.2082 direct  
bburks@remedymed.com

## SUZANNA SMITH, ASSOCIATE | LEASING

912.312.3598 direct  
smsmith@remedymed.com