

HUDSON PLAZA

Negotiable

17 Smith Street
Fairburn, GA 30213

AVAILABLE SPACE

FEATURES

- Suite 10: 7,948 sf end cap
- Suite 12-B: ~2,400 sf inline unit
- Suite 38: ~2,400 sf restaurant unit
- Suite 44: ~1,500 sf office unit
- Suite 56: ~1,500 sf end cap

AREA

Downtown Fairburn with excellent visibility to and access from Hwy 29.



OFFICE

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LEASE



OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 2.9 Acres

Year Built: 1970

Building Size: 53,304 SF

Zoning: C1

Market: South Atlanta

Submarket: South Fulton

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PROPERTY OVERVIEW

NNN lease available for multiple vacant suites

PROPERTY HIGHLIGHTS

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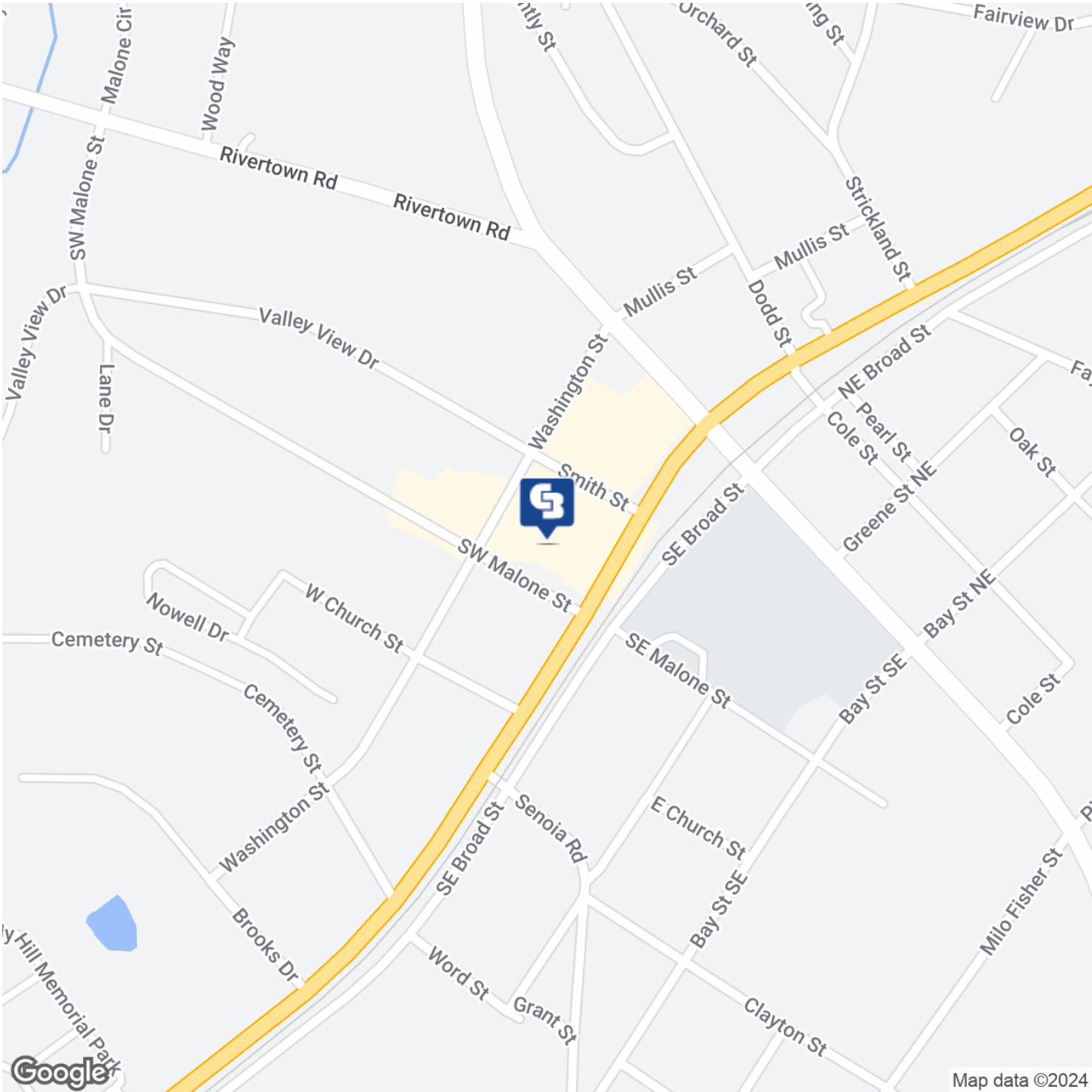
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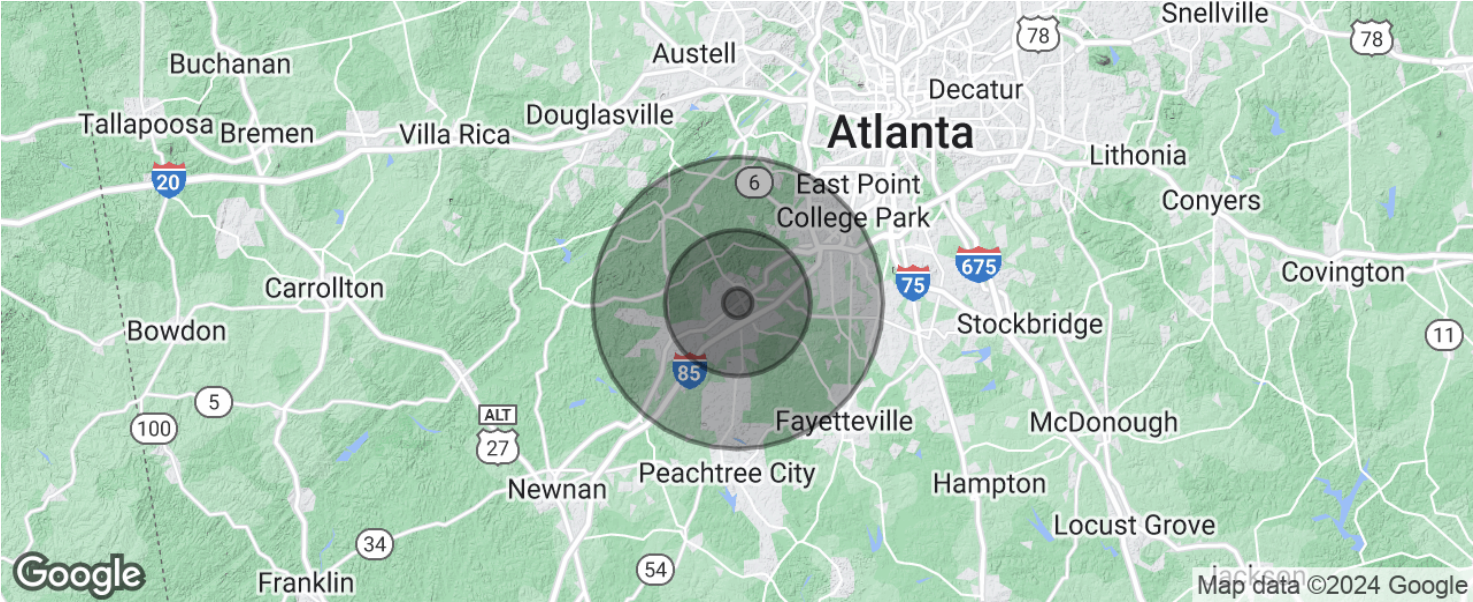
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,026	58,304	228,545
Median age	32.3	31.8	34.5
Median age (Male)	32.3	30.2	32.6
Median age (Female)	33.1	33.3	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	711	21,377	83,700
# of persons per HH	2.8	2.7	2.7
Average HH income	\$68,070	\$61,371	\$69,817
Average house value	\$131,822	\$169,416	\$217,792

* Demographic data derived from 2020 ACS - US Census

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