



SOUTHTREE

COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

741 W LANIER AVENUE - FAYETTEVILLE, GA

7,658 RSF | Available 5/1/2026



HIGHLIGHTS

7,658 RSF Available 5/1/2026

Asking Rate: \$22/SF NNN

Signage available to over 27,000 Vehicles Per Day

Parking Ratio: 4 spaces per 1,000 SF

The suite works well for a medical or general office user

Highly professional tenant mix within the building

Located 5 minutes from Trilith Studios and Piedmont Fayette Hospital

Located 25 Minutes from Hartsfield-Jackson International Airport

Locally owned and managed



EMILY WINKLE

678.793.5464

ewinkle@stcom.us



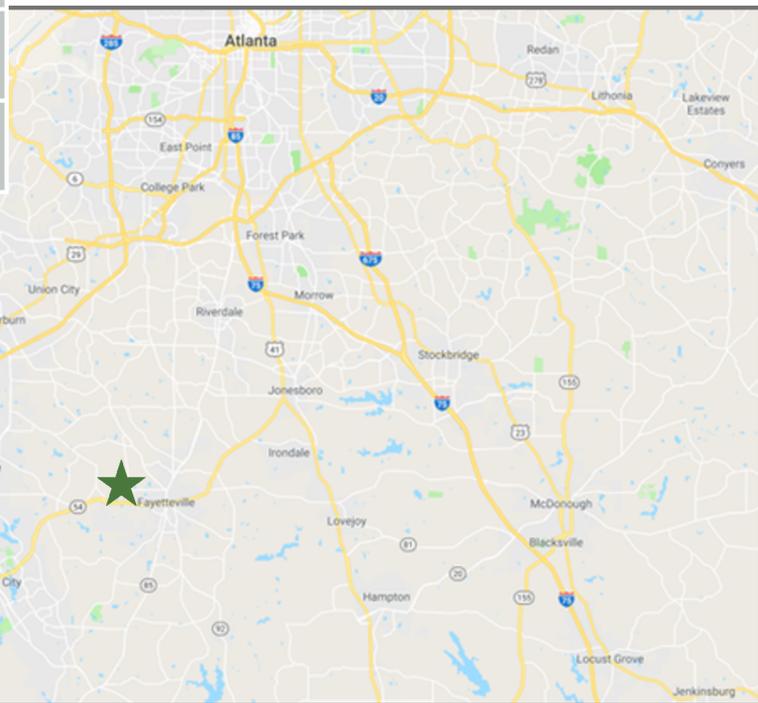
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201 PROSPECT PARK, SUITE A,
PEACHTREE CITY, GA 30269

DEMOGRAPHICS

POPULATION	5 MILE RADIUS
2021	51,290
2026	53,394
POP GROWTH 2021-2026	0.8%
MEDIAN AGE	43.7
HOUSEHOLDS	5 MILE RADIUS
2021 TOTAL HH	18,552
2021 AVERAGE HH INCOME	\$108,288
MEDIAN HOME VALUE	\$247,705



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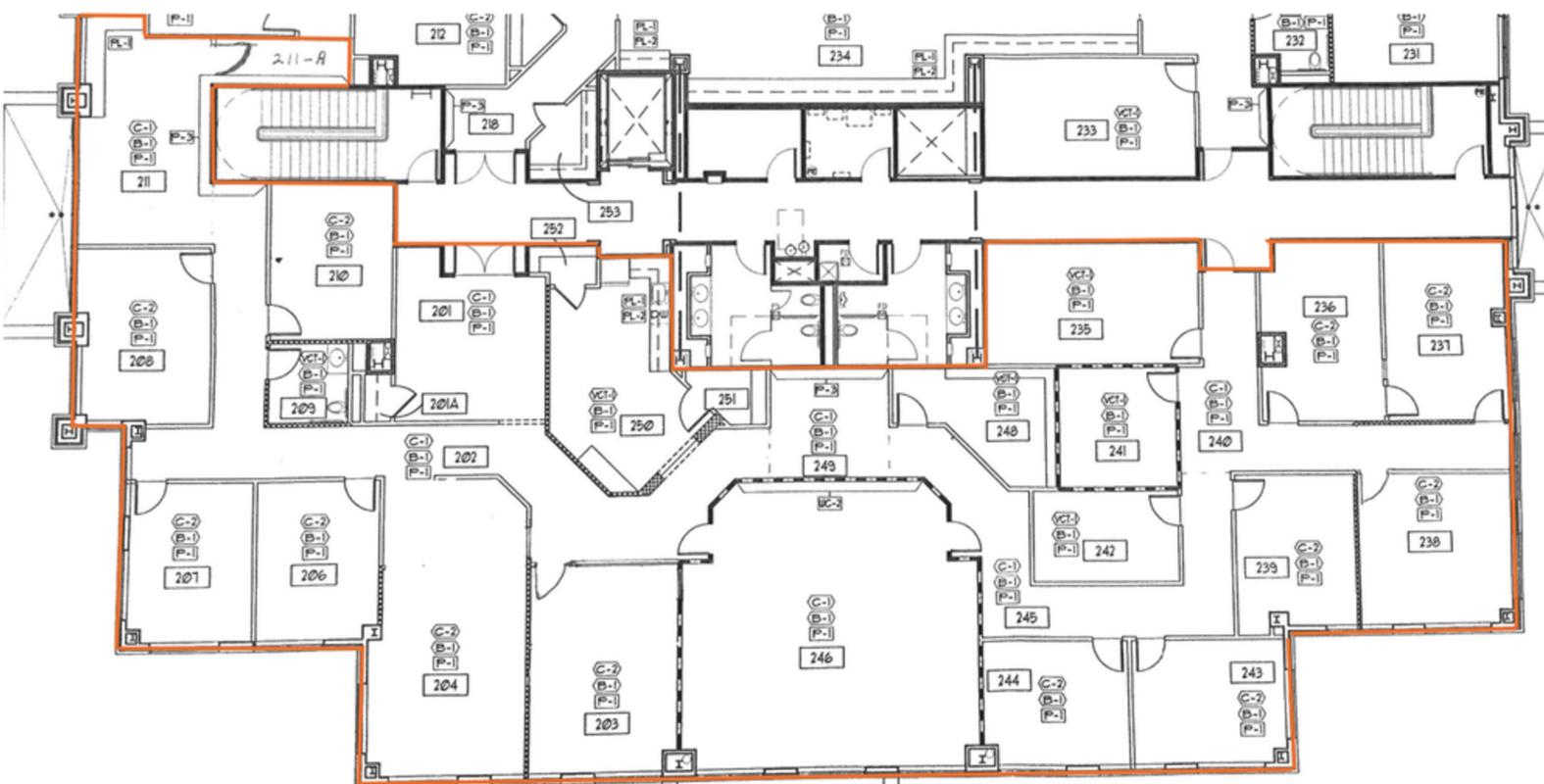


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FLOOR PLAN



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