

UPTOWN SQUARE

1415 Highway 85 North, Fayetteville, GA 30214



SPACE AVAILABLE

1,532 - 8,162 SF

PROPERTY HIGHLIGHTS

- Join strong tenant lineup including Goodwill and Harbor Freight Tools
- Prime location along Highway 85 retail corridor
- Directly across from Fayetteville Pavilion (largest open-air center in Georgia)
- High traffic counts along Highway 85 of 32,200 vehicles per day
- Serve growing Fayetteville customer base that includes nearby Trilith Studios (second largest studio in U.S.) and Trilith homes
- The surrounding area has an estimated 107,000 population with an average income exceeding \$100,000

COURTNEY BRUMBELOW

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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STE	TENANT	SF
100	AVAILABLE	1,530
101	SUN NAIL & TAN	1,845
120	MY SALON SUITE	5,363
130	AVAILABLE	3,600
200A	AVAILABLE	4,562
200B	HARBOR FREIGHT TOOLS	16,200
300	REPUBLIC FINANCE	1,732
310	UPS STORE	1,285
320	BIG FROG CUSTOM T-SHIRTS	2,008
400	GOODWILL	34,000



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AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
POPULATION	1,003	31,898	107,361
HOUSEHOLDS	373	11,995	38,133
AVG HH INCOME	\$93,728	\$99,157	\$100,832

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