



**COLDWELL
BANKER
COMMERCIAL**

METRO BROKERS

FOR LEASE

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MAIN STREET SQUARE

174 Glynn St
Fayetteville, GA 30214

AVAILABLE SPACE
1,250 SF

FEATURES

- -39,900 Vehicles Per Day
- -Fayetteville is home to strong film industry.
- - Average HH income of greater than \$81k within 5-miles.
- -Great tenant mix

AREA

Main street square is an 11,300 retail center located within the Atlanta MSA approximately 20 miles. The retail center has great visibility from the street and has a traffic count of 39,000 vehicles daily. Fayetteville's burgeoning film industry boasts an average HH income of \$81k. The area is experiencing revitalization with many new retailers. Main street square has a good tenant mix with staggered leases.



OFFICE

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OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$1,700 Monthly \$16 PSF NNN
Lot Size:	2.06 Acres
Year Built:	1997
Building Size:	11,300 SF
Renovated:	1988
Zoning:	C-2
Market:	Atlanta
Traffic Count:	39,900

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PROPERTY OVERVIEW

Situated in the heart of Fayetteville, this retail strip center is minutes from I-85 and close to downtown Atlanta and Hartsfield-Jackson Airport. The center boasts high visibility and access, surrounded by several restaurants, contributing to continuous foot traffic. Ideal for retail stores, eateries, and service businesses, it offers modern retail spaces, ample parking, and a bustling atmosphere fueled by the local film industry and robust economy. This property presents a prime opportunity for commercial growth in one of Fayetteville's busiest shopping areas.

SPACE HIGHLIGHTS

- -Three washing stations
- -Reception Area
- -Back office & Storage
- - Long term tenants
- - Great tenant mix
- 10 Mirrors (For Sale)



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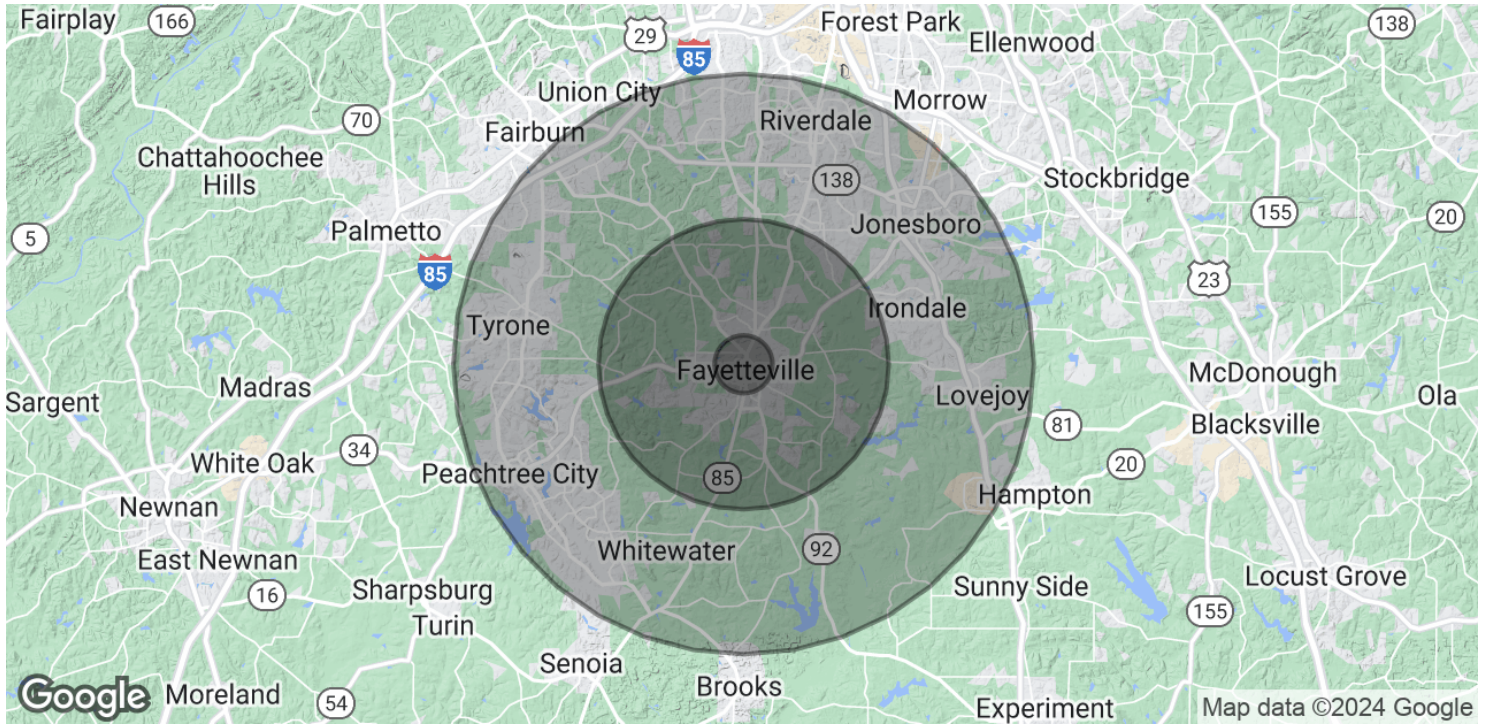
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,701	50,944	296,458
Average age	40.5	40.3	35.3
Average age (Male)	36.7	38.4	33.2
Average age (Female)	42.7	41.9	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,015	18,438	101,818
# of persons per HH	2.7	2.8	2.9
Average HH income	\$79,357	\$81,316	\$70,754
Average house value	\$242,871	\$245,979	\$231,404

* Demographic data derived from 2020 ACS - US Census

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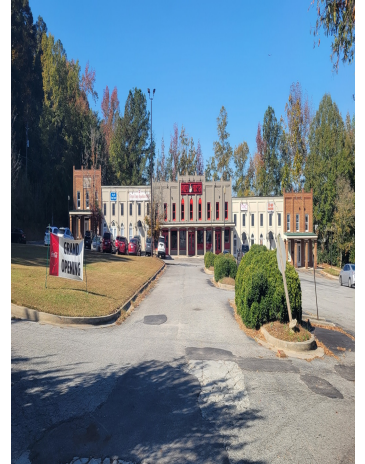
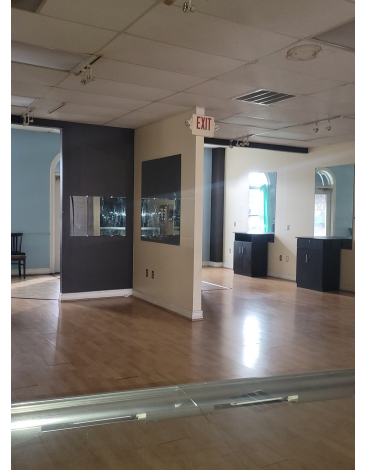




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