

FOR LEASE



421 Sandy Creek Rd, Fayetteville, GA 30214

IMMEDIATE AVAILABILITY



Trilith Town Centre Retail Space

OVERVIEW

A rare opportunity to lease retail space in Trilith Town Centre. Join the exciting mix of retailers and restaurateurs in the most talked about lifestyle center south of Atlanta. Home to largest production movie studio in the United States, Trilith features hundreds of luxury apartments and custom-built homes, miles of nature trails, health and wellness options and retail town centre that inspires exploration and creativity.



FOR MORE INFORMATION, PLEASE CONTACT: Todd Semrau | 404-371-4100 | tsemrau@oakrep.com

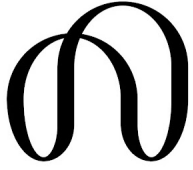
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TRILITH

Just south of Atlanta, a new stage of creative living has developed in the streets of Trilith. Built upon the design ethos of new urbanism, Trilith creates a culture of connectedness and creativity for Atlanta and the South.

The ecosystem includes retail, restaurant, performance, and intentional, walkable, green living. Ammenities include a boutique hotel, co-working space, performing arts center, independent retail and restaurants, an integrated wellness center, an innovative microschool, 51% greenspace, and 1,400 front doors.

All across the street from Trilith Studios, where every day, thousands of talented professionals are on set. Trilith offers a stage to present the most remarkable experiences.



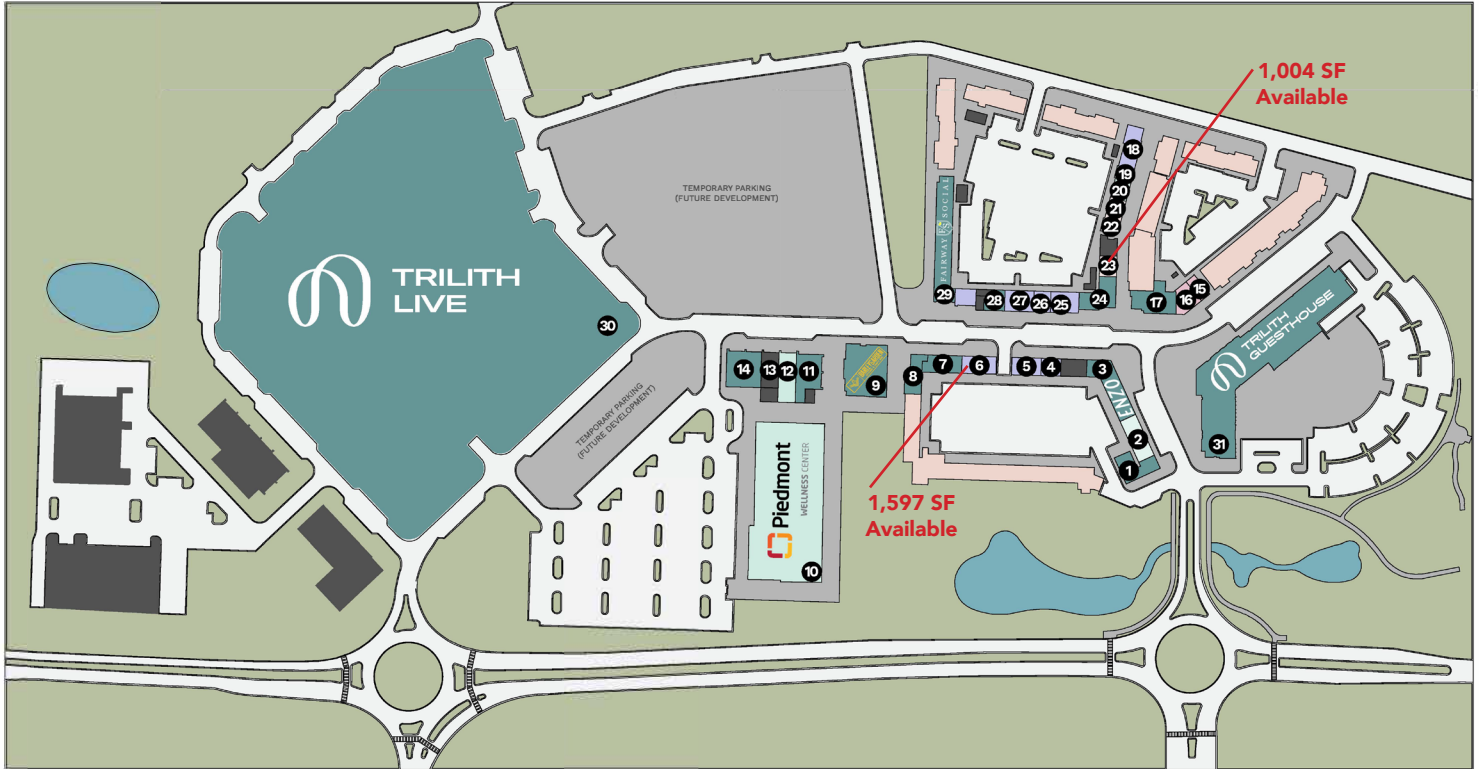
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SITE PLAN



- 01 - THUMBS UP DINER
- 02 - THE SKIN SOCIETY
- 03 - ENZO STEAKHOUSE
- 04 - NATIVE COLLECTIVE
- 05 - NOURISH & BLOOM MARKET
- 06 - (available)
- 07 - SENSU SUSHI RESTAURANT & BAR
- 08 - HONEYSUCKLE GELATO
- 09 - HOP CITY & BARLEYGARDEN KITCHEN & CRAFT BAR
- 10 - PIEDMONT WELLNESS CENTER

- 11 - HERO DONUT & BUNS
- 12 - (available)
- 13 - PALMTOO FAMILY DENTAL
- 14 - ROAM @ TRILITH CO-WORKING
- 15 - PET WANTS
- 16 - PET WANTS GROOMING
- 17 - AMICI PIZZA
- 18 - EDWIN JARVIS CONCIERGE
- 19 - ILLUMINATE FUNCTIONAL MEDICINE
- 20 - SOZO YOGA

- 21 - AG JIU JITSU
- 22 - (available)
- 23 - (available)
- 24 - CT CANTINA & TAQUERIA
- 25 - LEYLAND BLUE
- 26 - 180 PURE HOME
- 27 - THE FUNKY SHACK
- 28 - WOODSTONE BAKERY & CAFE
- 29 - FAIRWAY SOCIAL
- 30 - TRILITH LIVE



DEMOGRAPHICS - WITHIN 5 MILES



54,446

Population



\$132,595

Average Household Income



19,716

Total Households



2.74

Average Household Size



44.1

Median Age

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Suite 340

Located along the Paseo, Suite 340 is a turnkey retail space measuring 1,004 SF. The shop features custom wood storefronts with large windows, a patio/display area, high ceilings, distributed HVAC, a mezzanine, one ADA restroom and rear entry. There is no restaurant infrastructure associated with this space.

Suites 260 - 265

Prominently featured along Trilith Parkway, Suites 260 and 265 measure 1,597 SF. This turnkey retail space has a unique storefront with sliding windows that open onto the sidewalk. This space is ideally positioned in the middle of the town centre and next to the retail parking area. Distributed HVAC, one ADA restroom, and a rear entry for deliveries.



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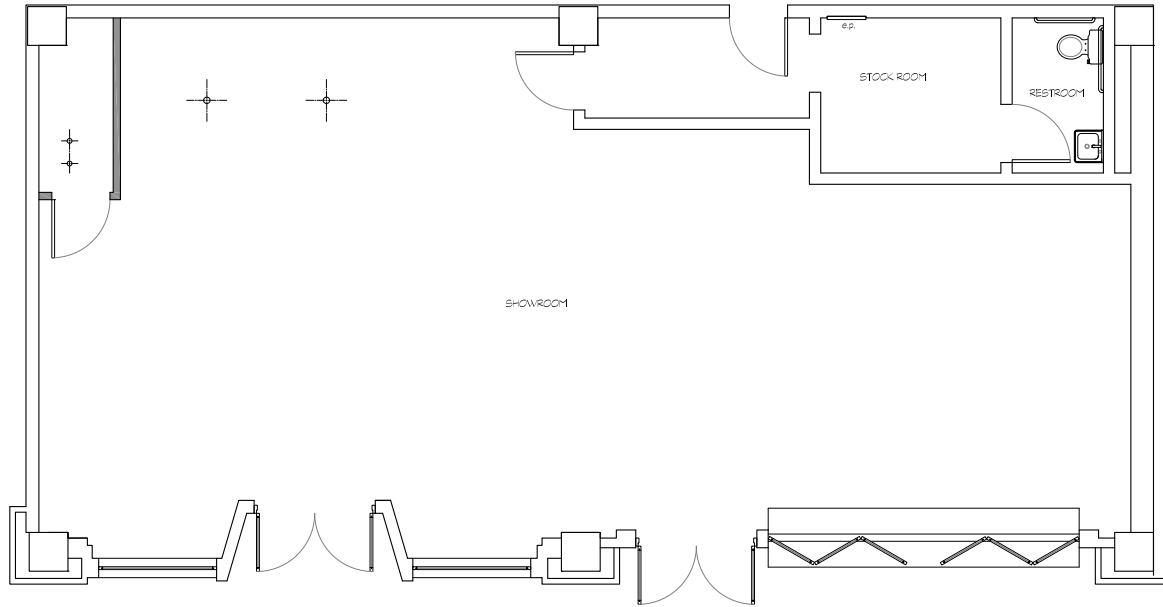
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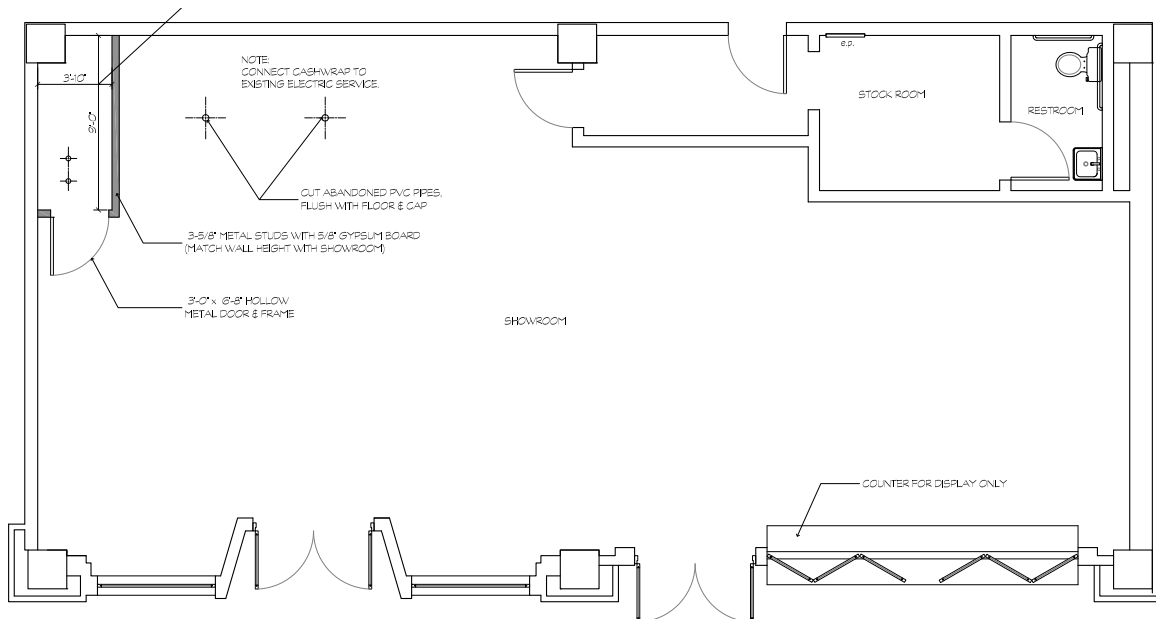


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Suites 260 - 265: 1,597 SF



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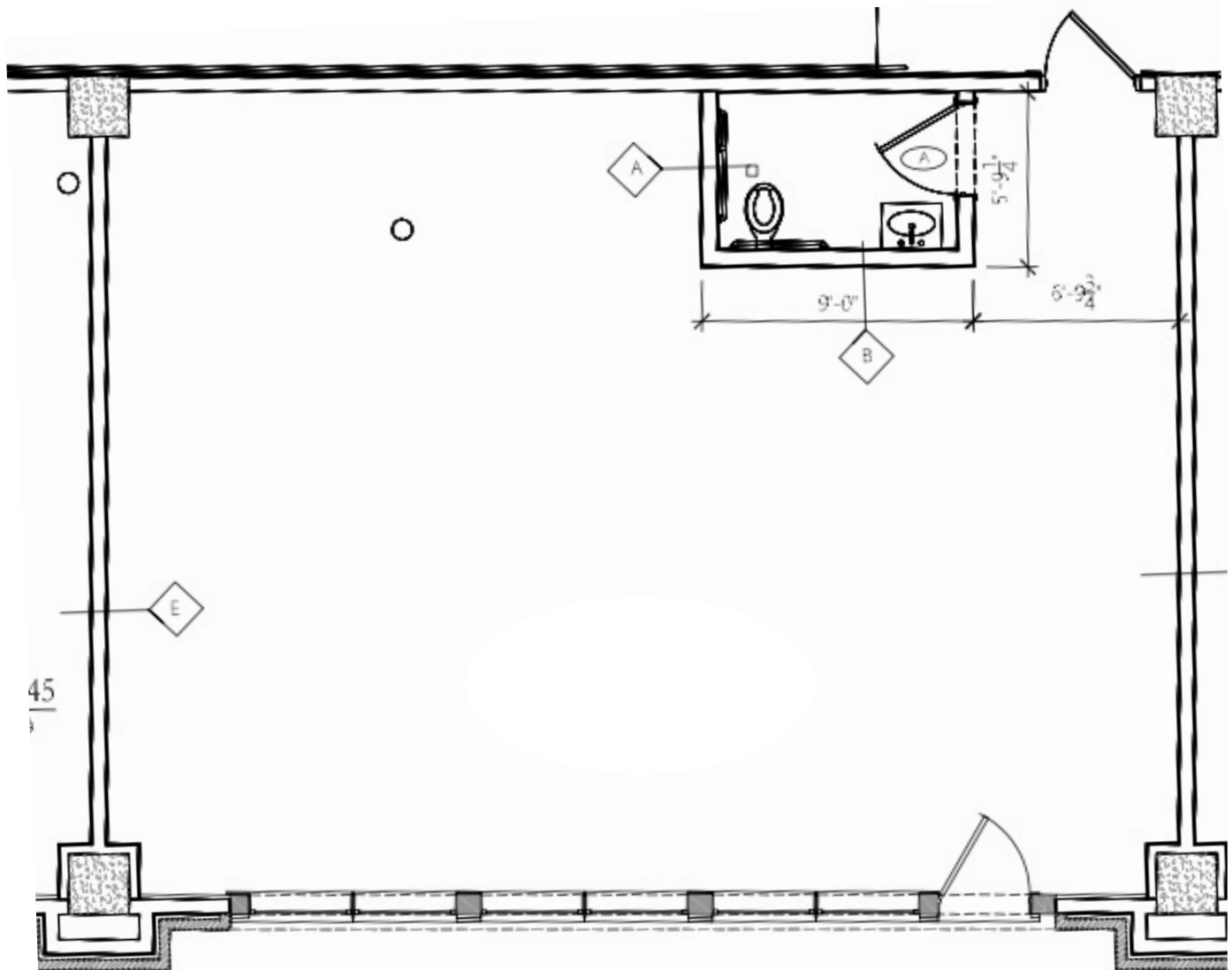
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Suite 340 - 1,004 SF

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