

LEASE

MAIN STREET SQUARE

174 Glynn St Fayetteville, GA 30214



OFFERING SUMMARY

Lease Rate:	\$16 NNN
Building Size:	11,300 SF
Available SF:	1250
Lot Size:	2.06 Acres
Number of Units:	9
Year Built:	1997
Renovated:	1988
Zoning:	C-2
Market:	Atlanta

PROPERTY OVERVIEW

- 1,250 Sq ft Retail Space
- \$1,700 Monthly
- 3 to 5 year terms
- NNN

PROPERTY HIGHLIGHTS

- Busy Shopping Center
- 39,900 Vehicles Per Day
- Fayetteville is home to a strong film industry.
- Minutes from I-85, Atlanta and Atlanta Airport
- Affluent Demographics

Marcel Lucien
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**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS

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DESCRIPTION

Available Space: A vacant space is currently open for lease, providing an excellent opportunity for businesses looking to establish themselves in a thriving commercial area.

Adequate for Specialized Services: For businesses such as tax offices, real estate agencies, insurance offices, and dental practices, the 1250 sq ft provides ample space for specialized services while maintaining a manageable footprint

Individual Offices: With eight individual offices, the space is suitable for businesses requiring private workspaces, ensuring a conducive environment for focused work and client meetings.

LOCATION DESCRIPTION

Main Street Square: Your Premier Retail Space in Fayetteville

Discover prime retail space at Main Street Square, an 11,300 sq ft center located just 20 miles from downtown Atlanta.

Key Features:

High Visibility: 39,000 daily vehicle traffic ensures maximum exposure.

Film Industry Hub: Benefit from an average HH income of \$97k and a median housing value of \$386,980.

Revitalization: Join the growth with new retailers in the area.

Staggered Leases: Enjoy stability with a diverse tenant mix.

Your business belongs at Main Street Square. Contact us now for leasing

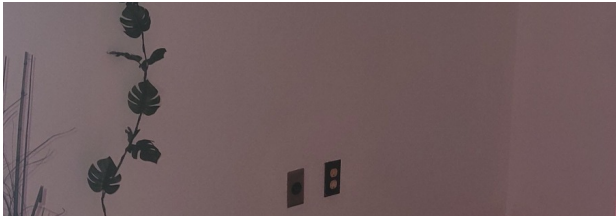
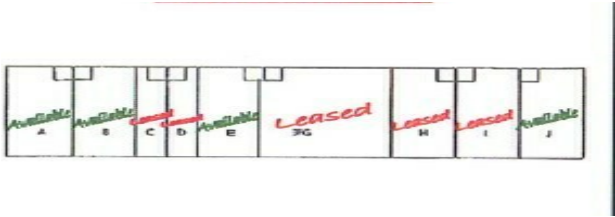
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