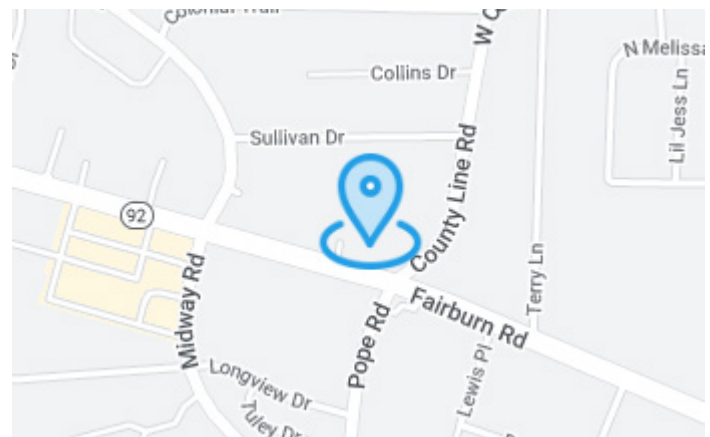




PROPERTY HIGHLIGHTS

- ±900 SF second floor walk-up suite immediately available. Ideal for office or service oriented businesses and priced at \$1,100.00 /Month MG including utilities with a minimum one year lease.
- ±1,245 SF retail ground level suite immediately available. Priced at \$16/SF/YR plus utilities with a minimum one year lease. No vape shops or restaurants
- Located at the corner of Fairburn Road and West County Line Road
- Monument signage with excellent visibility on Fairburn Road
- Surface parking available in front of shops
- Signalized-intersection allows for easy access
- Located in vibrant retail corridor with over 29,410 VPD on Fairburn Road
- Easy access to major interstates - 1 mile from I-20 interstate (93,600 VPD) and 12 miles west of I-285
- Strong demographic with population of 346,254 residents with 10 miles

Suite	Space Size	Lease Rate	Availability
3770-D-E	±900 SF	\$1,100/Month MG	Immediate
3770-F	±1,245 SF	\$16/SF/YR plus utilities	Immediate



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DEMOGRAPHICS



POPULATION (3 MILE)
38,753



HOUSEHOLDS (3 MILE)
13,793

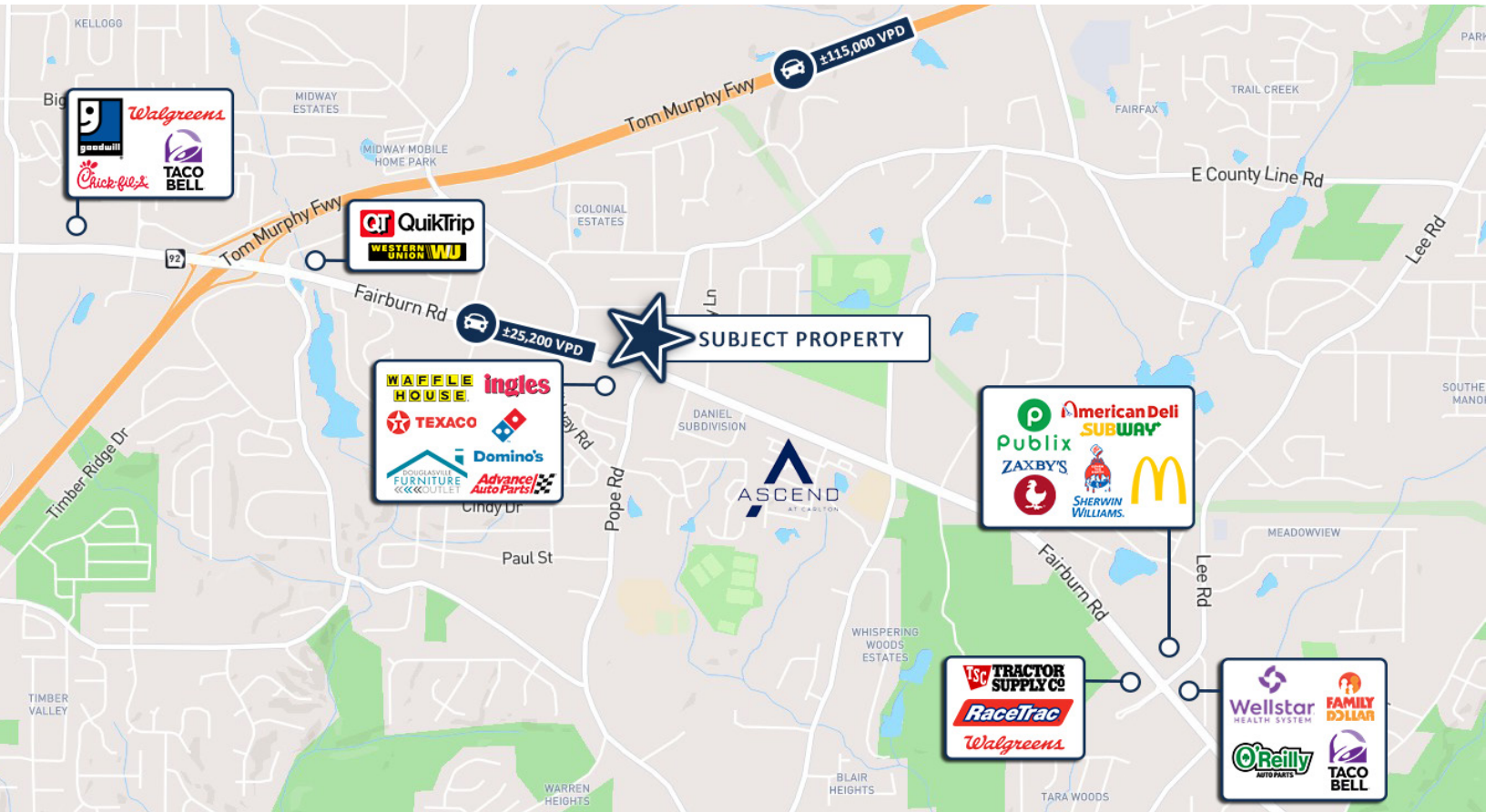


AVERAGE HOUSEHOLD INCOME (3 MILE)
\$98,290

Source: 2025 ESRI



IN THE AREA



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