



SOUTHTREE

COMMERCIAL REAL ESTATE

CORNERSTONE WEST - MIXED USE

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA

RETAIL / COMMERCIAL SITES

VETERANS
PKWY

54

34,700 VPD

MASTER CONCEPT PLAN



SEAN RAWSON
 VICE PRESIDENT
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PROJECT DETAILS

- » **RETAIL Sites Available for GL or BTS
COMMERCIAL / O&I Sites Available FOR SALE**
- » **Address:** Highway 54 & Veterans Pkwy
- » **City:** Fayetteville
- » **County:** Fayette
- » **Traffic Counts:** Hwy 54 - **34,700 VPD** (2024)
Veterans Pkwy - Estimated **12,000 VPD**
- » **Lot Sizes:** ~1 to 5 Acres
- » **Zoning:** PCD - Planned Community Development
- » **Delivery Condition of Sites:**
 - Interior roads in place
 - Pad Ready
 - Off Site Shared Detention
 - All utilities brought to site, including Sewer
- » **Delivery of Sites:** Q3 of 2026
- » **Market:** Atlanta MSA
- » **Please Inquire for Rates & Pricing**

SUMMARY

Southtree Commercial Real Estate (SCRE) is pleased to present **Cornerstone West** (the “Project”), a new Mixed Used Development on the Southside of Atlanta, in the heart of Fayette County, at the highly trafficked intersection of Veterans Pkwy & Highway 54.

The Project will consist of:

- 60,000 SF Medical Office Building (Fully Leased)
- ~110 Unit Active Adult Community (Sold)
- 5 Retail Sites (Available)
- 2 Commercial / O&I Sites (Available)

With Zoning that allows for Uses such as:

- Retail / QSR's / Sit down Restaurants (Drive-Thru Permitted)
- Hotel
- Medical/Office
- Daycare/School

The Project is adjacent to **Trilith Studios, Town at Trilith, and Piedmont Fayette Hospital** (currently 310 beds) in addition to being **2 miles south** of the new **US Soccer Federation Headquarters**, which just relocated from Chicago. The US Soccer HQ will bring over **200,000 new visitors/athletes** to the area each year and is expected to increase Hotel room demand and traffic to surrounding retailers significantly.

In addition, **Piedmont Fayette Hospital** is under construction on a **\$275 Million, 200 Bed Expansion** that will be complete in 2029.

SCRE is Pre-Leasing the Retail pads for GL or BTS to Select Credit tenants and marketing the Commercial/O&I sites For Sale.





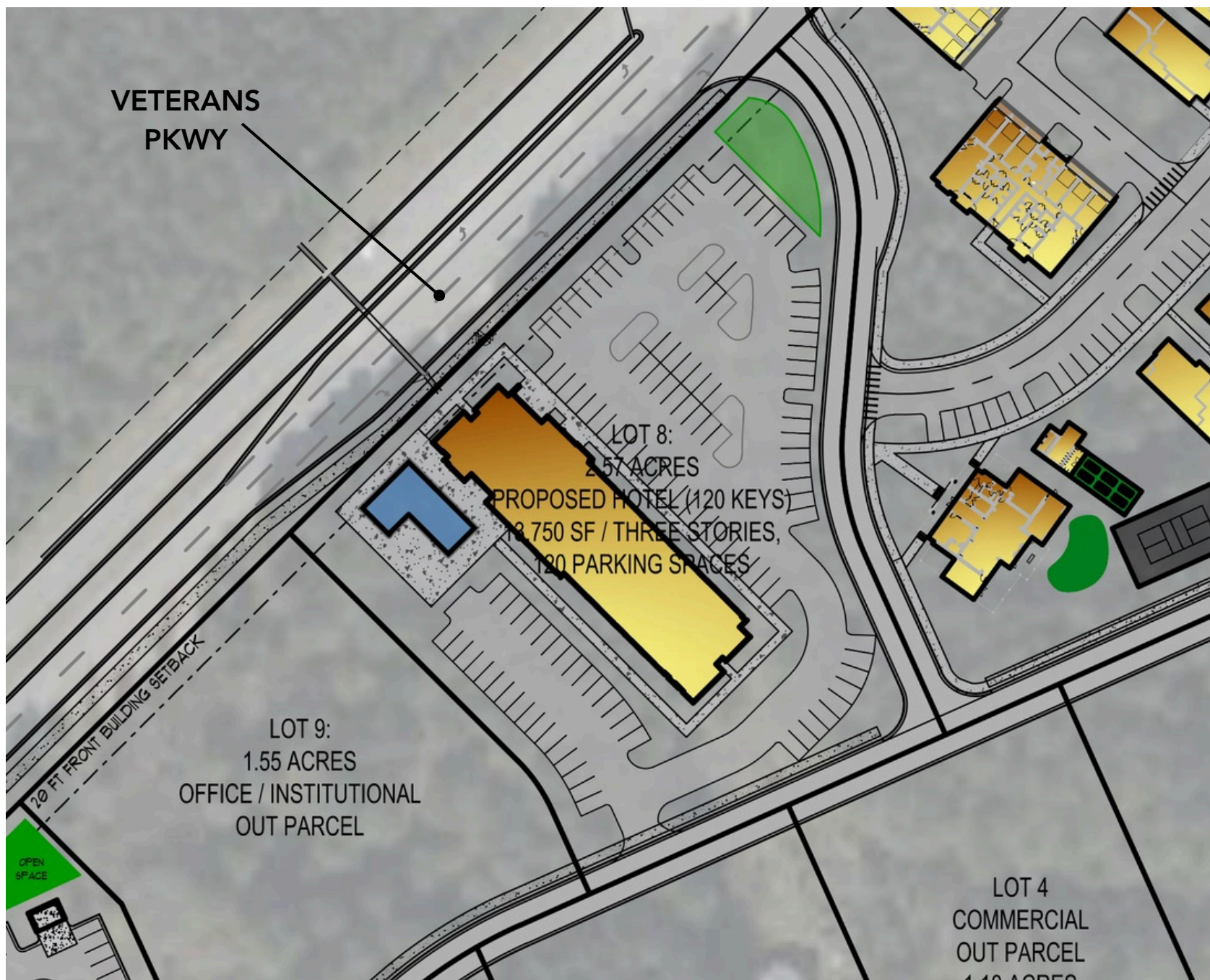
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RETAIL & COMMERCIAL SITES

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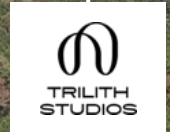


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TRADE AREA

HWY 54 & VETERANS PKWY, FAYETTEVILLE, GA



VETERANS PKWY

34,700 VPD



PROPOSED MIXED-USE DEVELOPMENT
38 ACRE SITE





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AERIAL MAP DETAILS/HIGHLIGHTS

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA



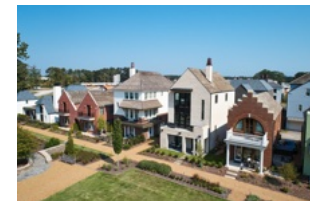
TRILITH STUDIOS

- Largest purpose built studio in North America
- Multiple feature films hosted



ARTHUR M. BLANK NATIONAL TRAINING CENTER & U.S. SOCCER FEDERATION HQ

- Construction Complete May 2026
- 200,000 new visitors annually



TOWN AT TRILITH

- 1,500 residential units
- 160,000 SF of Retail & Office
- \$450M Entertainment Venue (2,200 seats)
- Trilith Guesthouse - Marriot Tribute Hotel



\$10 BILLION DATA CENTER UNDER CONSTRUCTION

- ~800 Acres (Adjacent to The Project)
- 6,600,000 SF over 16 buildings

VETERANS PKWY



Piedmont Fayette



PIEDMONT FAYETTE HOSPITAL

- Top employer in Fayette County
- 2,300 employees
- 310 Beds currently
- 220k SF/200 Bed Expansion underway
- Synergy for medical and retail



TOGWATEE VILLAGE

- 102,000 SF Retail/Medical Lifestyle Center
- ~40 Retail & Medical Tenants

CORNERSTONE WEST

DOWNTOWN FAYETTEVILLE

PEACHTREE CITY

2.5 miles

4 miles



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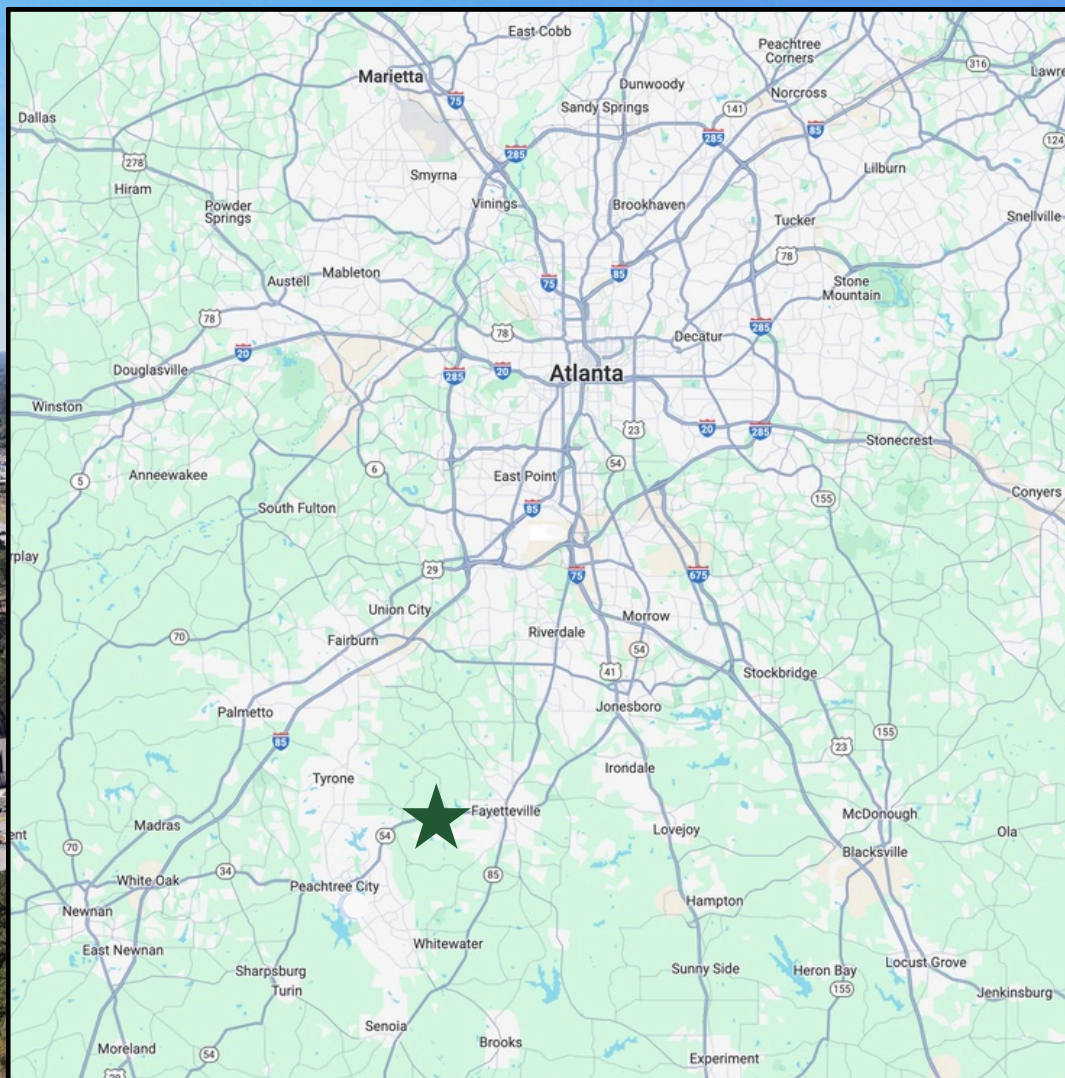


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DEMOGRAPHICS

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA



Demographics	1 Mile	3 Mile	5 Mile
Median Household Income	\$109,845	\$99,745	\$95,431
Median Home Value	\$430,861	\$409,447	\$365,220
2024 Population	1,950	16,498	66,712
2029 Population Projection	2,104	17,703	70,972
Annual Growth 2020-2024	3.6%	2.6%	1.2%
Annual Growth 2024-2029	1.6%	1.5%	1.3%



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ADJACENT DRIVERS/STAKEHOLDERS

HWY 54 & VETERANS PKWY , FAYETTEVILLE, GA

ARTHUR M. BLANK | U.S. SOCCER
NATIONAL TRAINING CENTER



TOWN OF TRILITH

PIEDMONT FAYETTE HOSPITAL



TRILITH STUDIOS



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WE LOOK FORWARD TO WORKING WITH YOU

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