

# Fayetteville Towne Center

## Fayetteville, Georgia

805 South Glynn Street, Fayetteville, GA 30214

- 1,267 - 1,347 sf available
- Kroger anchored center with fuel station in Fayette County
- National tenant mix to include Honeybaked Ham, Hollywood Feed, Verizon and Great Clips
- Located in the metro Atlanta suburb of Fayetteville with an average household income of \$152,472 with-in a one mile radius of the center



### KEY TENANTS

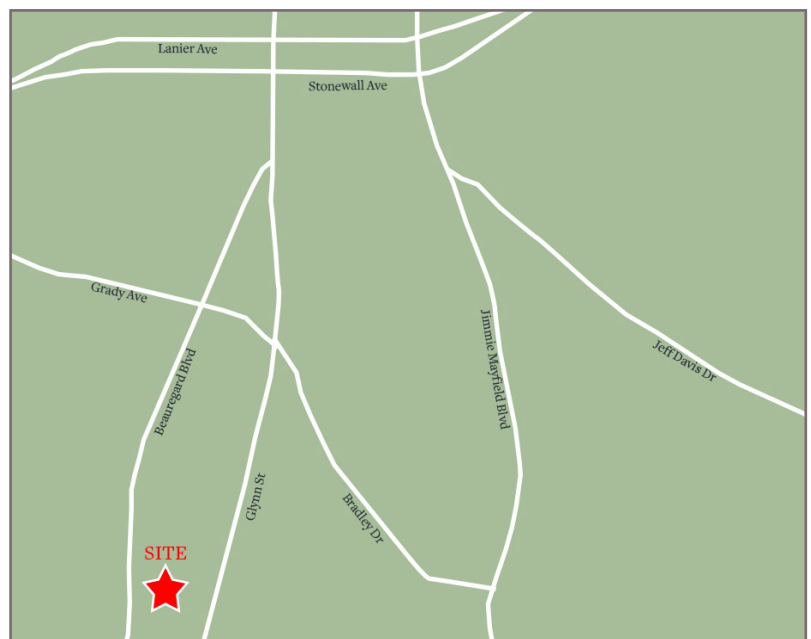
Kroger, Honeybaked Ham, Hollywood Feed, Great Clips, Verizon, The UPS Store and Bell Street Burritos.

### TRAFFIC COUNTS

|               |        |      |
|---------------|--------|------|
| GA Highway 85 | 32,200 | AADT |
| Highway 92    | 22,200 | AADT |

### DEMOGRAPHICS

|               | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population    | 2,549       | 30,551      | 54,606      |
| Households    | 868         | 11,471      | 19,842      |
| Avg HH Income | \$152,472   | \$130,071   | \$138,206   |
| Daytime Pop   | 2,773       | 15,841      | 24,027      |



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| Tenant               | Sf     | Ste |                      |              |            |
|----------------------|--------|-----|----------------------|--------------|------------|
| Verizon              | 2,785  | 101 | The UPS Store        | 1,727        | 127        |
| Marco's Pizza        | 1,630  | 102 | Honeybaked Ham       | 2,280        | 129        |
| Sourdough & Co.      | 1,502  | 107 | Coast Dental Great   | 2,627        | 131        |
| Bell Street Burritos | 4,000  | 109 | Clips                | 1,367        | 133        |
| Omi Ramen & Grill    | 1,320  | 111 | 3 Ladies Nails & Spa | 1,267        | 135        |
| Hollywood Feed       | 2,680  | 113 | <b>Available</b>     | <b>1,267</b> | <b>137</b> |
| Kroger               | 69,600 | 117 | <b>Available</b>     | <b>1,347</b> | <b>139</b> |
| WNB Factory          | 1,267  | 125 | Royal Stix           | 4,000        | 141        |

