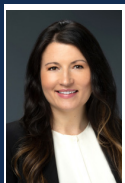
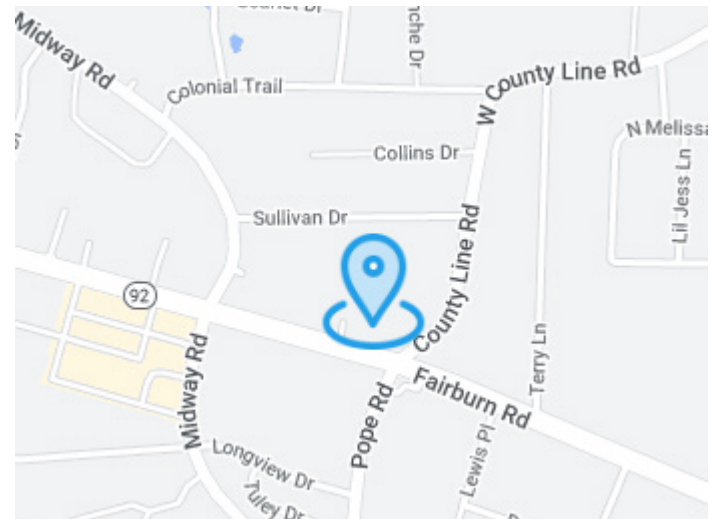




PROPERTY HIGHLIGHTS

- ±1,245 SF (Suite F) retail ground level suite immediately available. Priced at \$16/SF/YR plus utilities with a minimum one year lease. No vape shops or restaurants
- ±500 SF (Suite E) second office levels suite immediately available. Priced at \$550/month with utilities included except for internet.
- Located at the corner of Fairburn Road and West County Line Rd.
- Monument signage with excellent visibility on Fairburn Rd.
- 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 demographics with population of 346,254 residents with 10 miles

Suite	Space Size	Lease Rate	Availability
3770-F	±1,245 SF	\$16/SF/YR plus utilities	Immediate
3770-E	±500 SF	\$550/mo. including utilities	Immediate



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RETAIL/OFFICE SUITE FOR LEASE | ±1,745 SF





3770-F



3770-F

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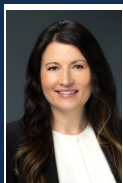


3770-F



3770-F

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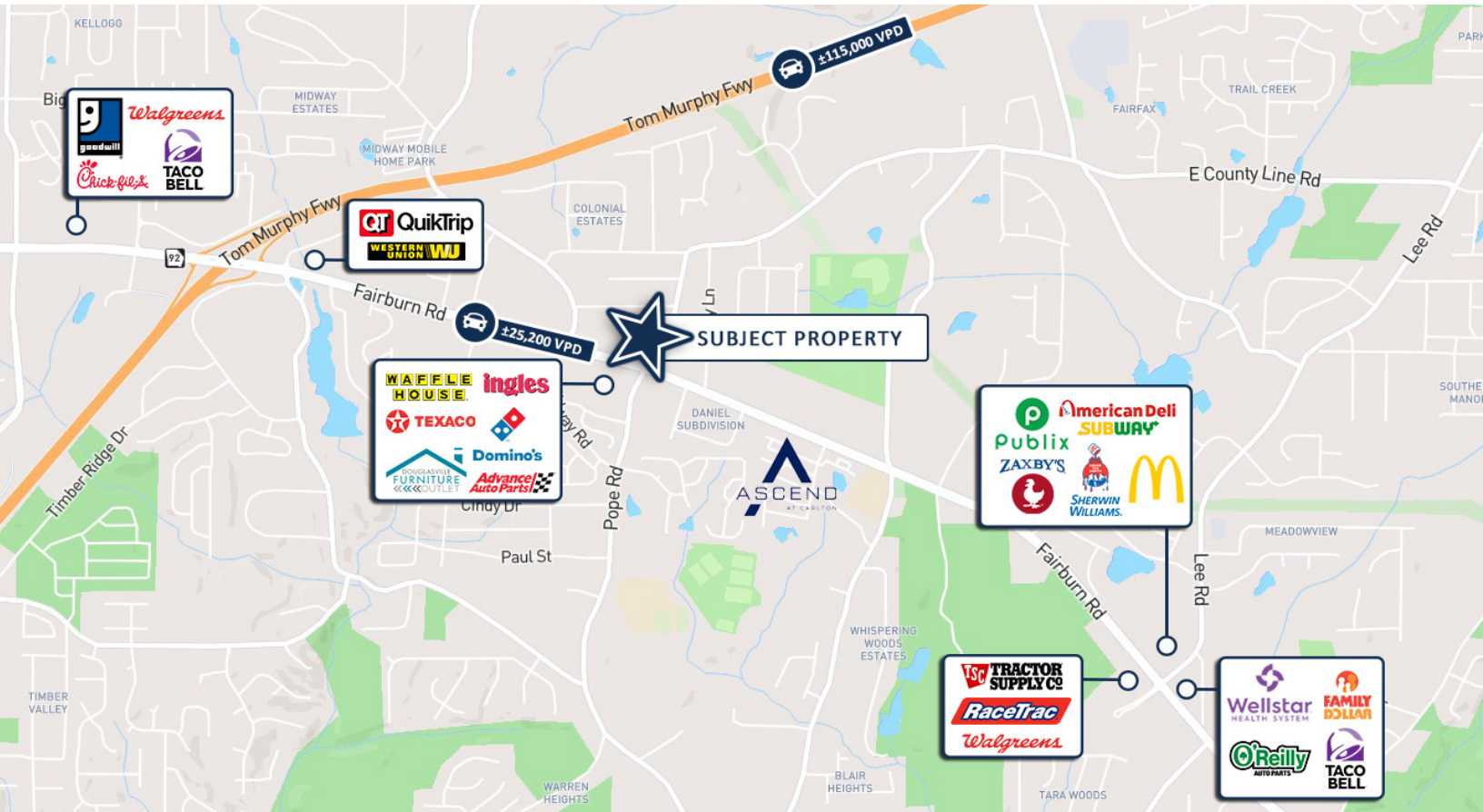
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DEMOGRAPHICS

- ✓ 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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