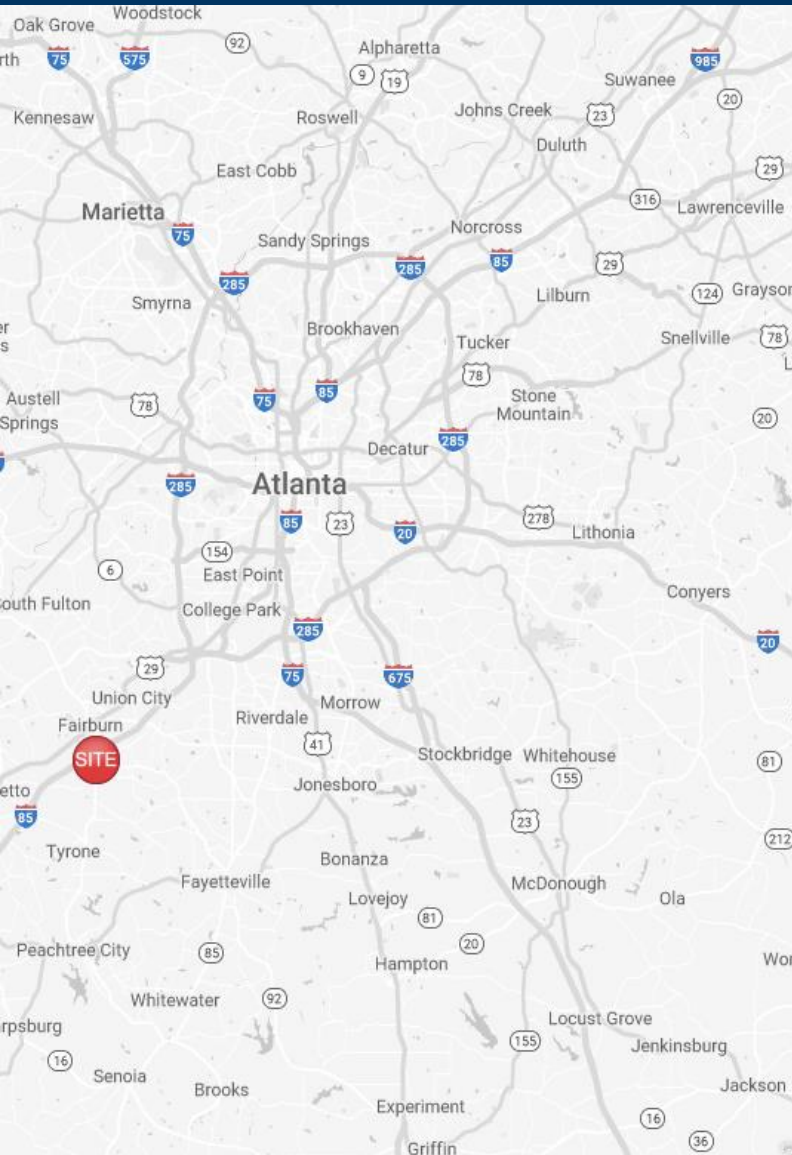


# Fairburn Station

8026 Senoia Road,  
Fairburn, Georgia 30213

RIVERWOOD  
PROPERTIES, LLC



## Leasing Contacts

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## Property Highlights

- The property is located on Georgia Highway 74 less than ½ mile south of Interstate 85.
- Offers excellent visibility, frontage, lighted access with traffic counts over 35,000 VPD.
- Directly in front of “Coventry” a mixed-use village project that includes multifamily, single family, recreational uses and is two parcels from the City of Fairburn Park and Ride.
- Near Piedmont Urgent Care and IHOP ,AT&T, Jersey Mike’s, Moe’s, Starbucks, Verizon, Dunkin Donuts, Bojangles, Taco Bell and Chick-fil A.
- Restaurant Space Available | 4,340 SF

**Site Access:** Property is accessible via Senoia Road.



# Fairburn Commons

## TENANTS

|               |                            |          |
|---------------|----------------------------|----------|
| 100           | Restaurant Space Available | 4,340    |
| 200           | Pink Label Clothing        | 1,330    |
| 300           | T-Mobile                   | 1,680    |
| GLA: 7,350 SF |                            |          |
| Availability: |                            | 4,340 SF |

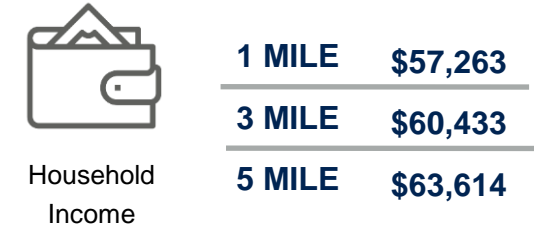
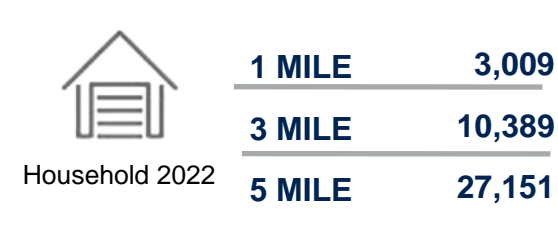
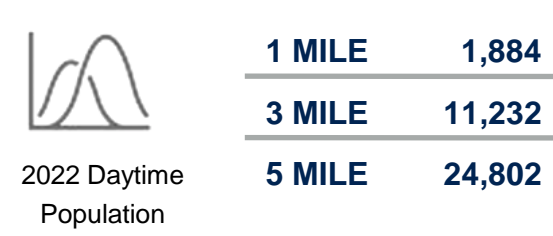


# FAIRBURN COMMONS

## Site Plan

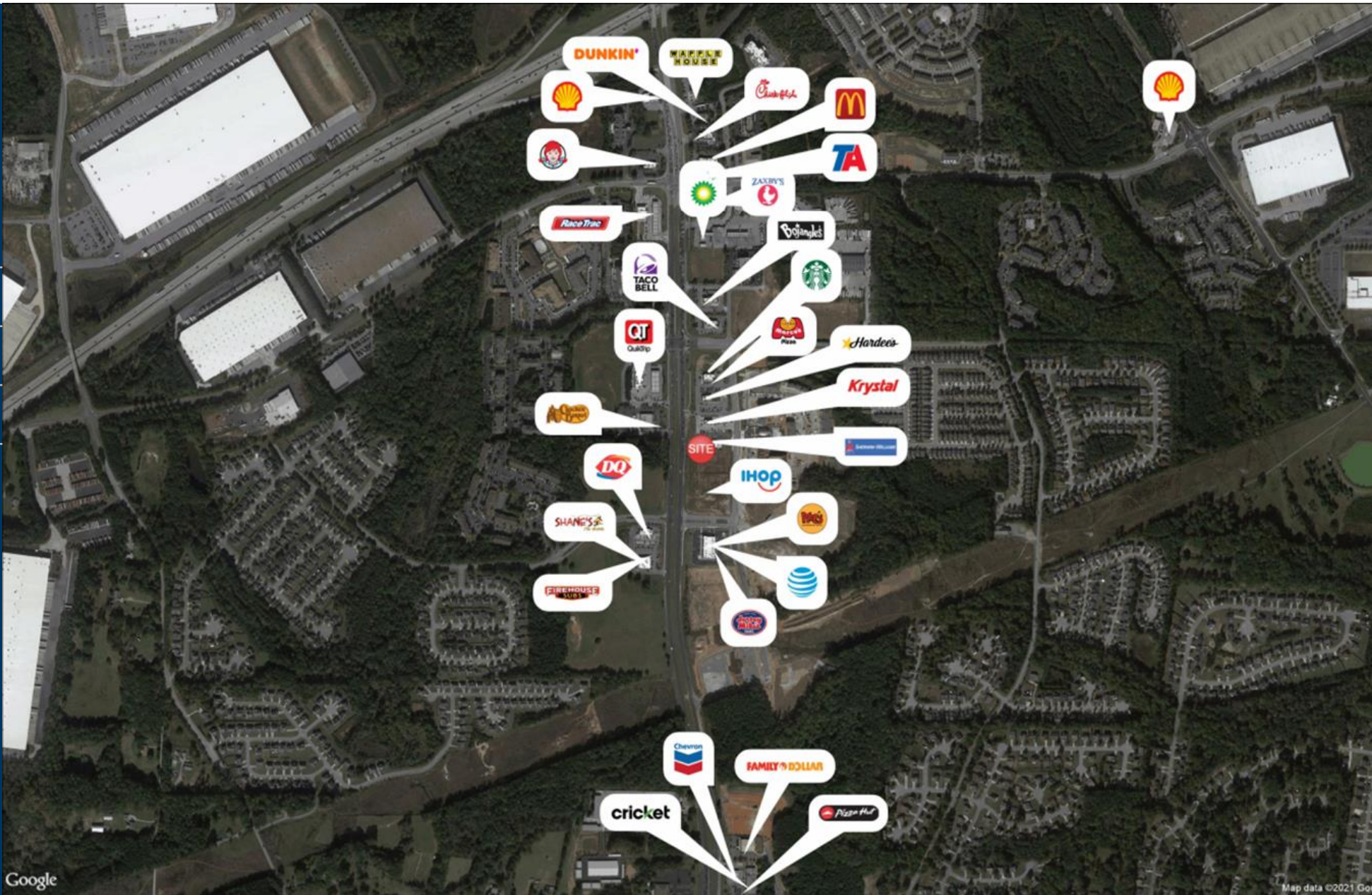


# AREA DEMOGRAPHICS



## Fairburn Station TENANTS

|     |                     |             |
|-----|---------------------|-------------|
| 100 | Peach Cobbler       | 4,340       |
| 200 | Pink Label Clothing | 1,330       |
| 300 | T-Mobile            | 1,680       |
|     | GLA                 | 7,350       |
|     | Available           | 100% Leased |



## FAIRBURN STATION

Trade Area Overview