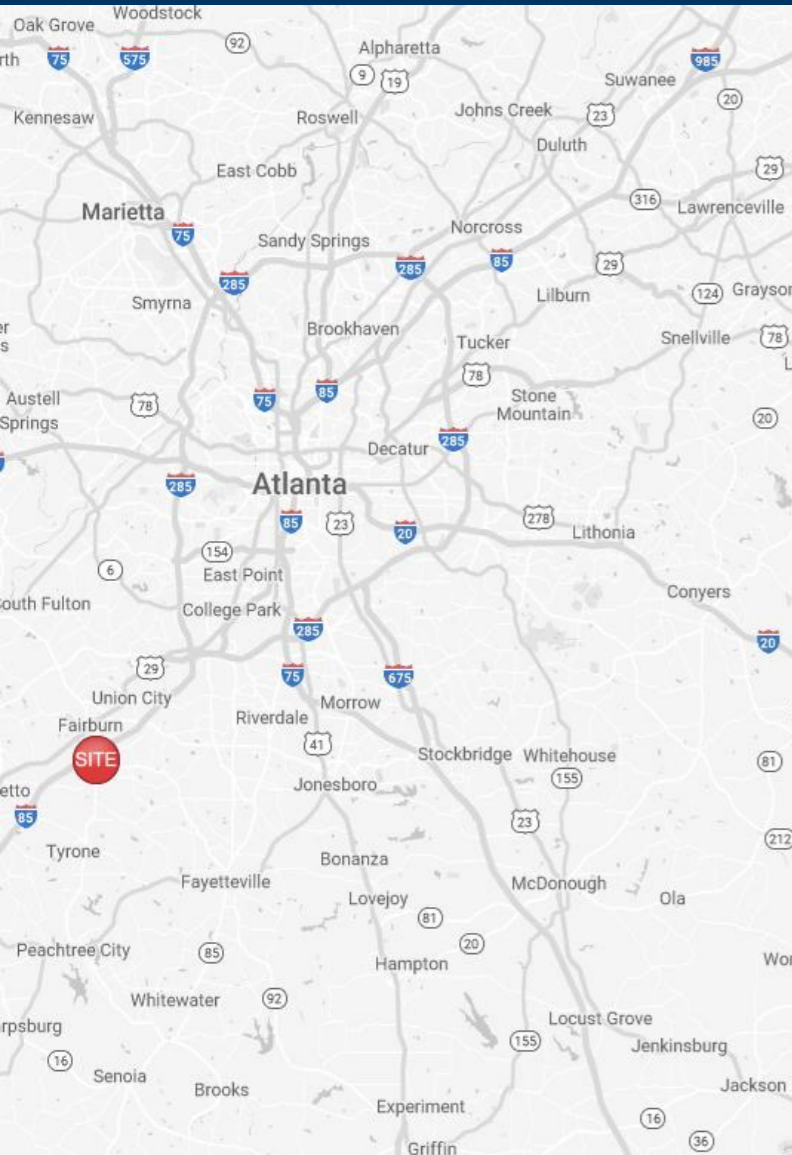


Fairburn Station

8026 Senoia Road
Fairburn, Georgia 30213



Leasing Contacts

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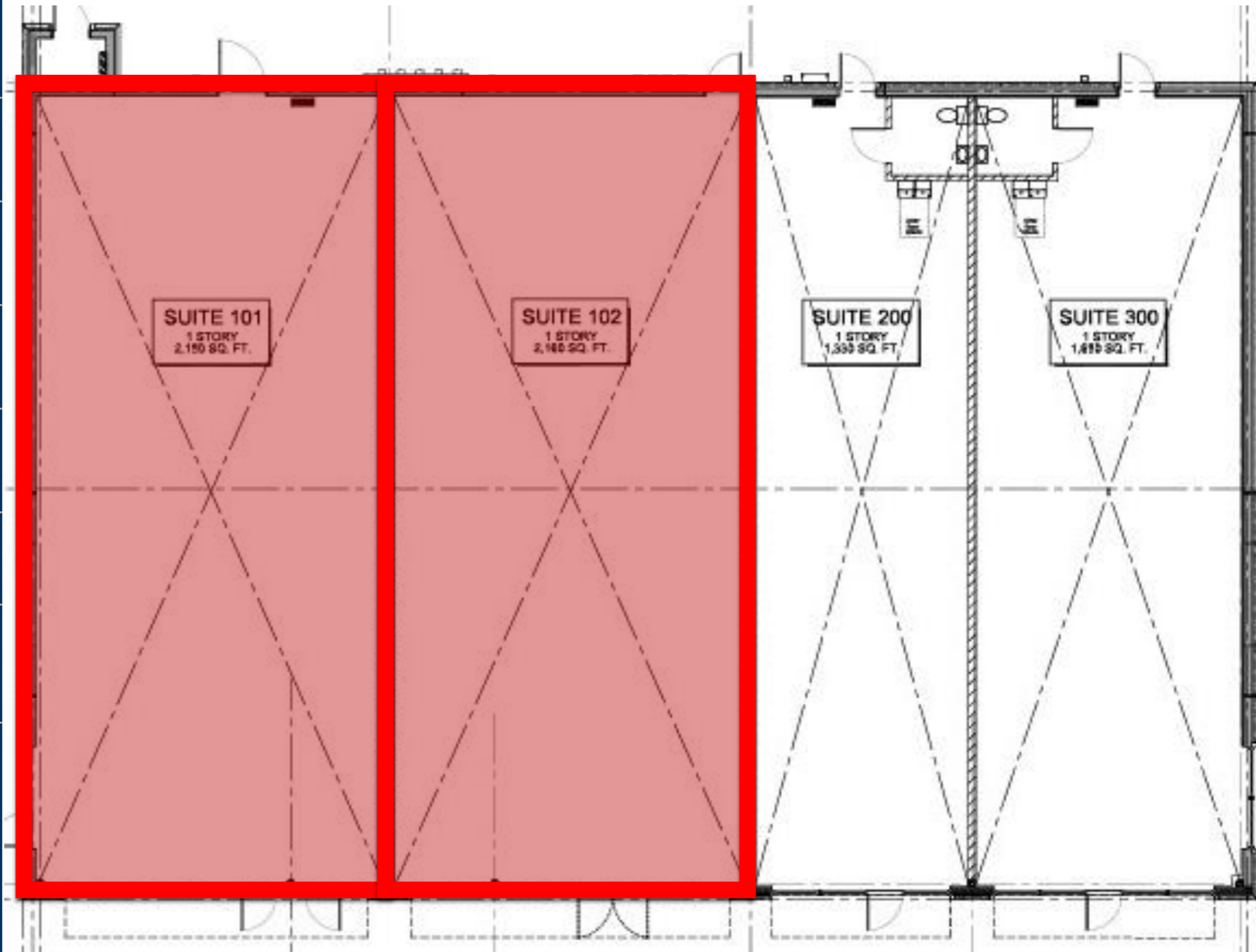
Property Highlights

- 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, IHOP, AT&T, Jersey Mike’s, Moe’s, Starbucks, Verizon, Dunkin Donuts, Bojangles, Taco Bell and Chick-fil-A.
- Retail/Restaurant Space Available | 2,160-2,180 SF

Site Access: Property is accessible via Senoia Road.

Fairburn Station TENANTS

101	Restaurant Space Available	2,180
102	Restaurant Space Available	2,160
200	The Peach Cobbler Factory	1,330
300	T-Mobile	1,680
GLA: 7,350 SF		
Availability:		2,160- 2,180 SF



FAIRBURN STATION

Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	8,197
3 MILE	28,343
5 MILE	75,210



2023 Daytime
Population

1 MILE	1,555
3 MILE	10,171
5 MILE	24,736



Household 2023

1 MILE	3,538
3 MILE	10,838
5 MILE	28,622



Household
Income

1 MILE	\$77,715
3 MILE	\$73,446
5 MILE	\$82,895



FAIRBURN STATION

Trade Area Overview