

FOR SALE



Prime Retail Opportunity in Atlanta's Fastest-Growing Commercial Corridor

106 Commerce St
Fayetteville, GA 30214



Matthew Williams

770.262.8091

matthew.williams@expcommercial.com

www.expcommercial.com

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Section 1

Property Information

Property Summary

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PROPERTY DESCRIPTION

Introducing a prime retail opportunity in Fayetteville, GA! This expansive 9,000 SF commercial building, boasting a favorable build year of 1988, offers extensive space for retail operations. Zoned for commercial use, the property is perfectly positioned to capitalize on the thriving retail market of Fayetteville. Its strategic location provides high visibility and accessibility, ideal for attracting a steady stream of customers. With its spacious layout and commercial zoning, this property presents an enticing prospect for retail and street retail investors seeking a strategic foothold in this dynamic market. Don't miss out on the opportunity to make this prime location the cornerstone of your retail venture.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	2 Acres
Building Size:	9,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.95 MILES
Total Households	364	1,866	7,871
Total Population	918	4,661	21,082
Average HH Income	\$84,882	\$80,978	\$82,735

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Complete Highlights

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PROPERTY HIGHLIGHTS

- ~9,000 SF single-story building on ~2 acres, built 1988 - solid bones, low-rise footprint ideal for multi-tenant retail/service retail Showcase
- 8 subdivided suites - flexible for single-user repositioning or multi-tenant income diversification
- 20 surface parking spaces - strong parking ratio for a retail strip of this size
- Fayette County median household income: \$108,986 - one of the wealthiest county medians in metro Atlanta
- ~30 minutes to Hartsfield-Jackson Atlanta International Airport via I-85
- Asking \$1.1M / \$122/SF – well below replacement cost for renovated retail in this submarket



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Additional Photos

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770.262.8091

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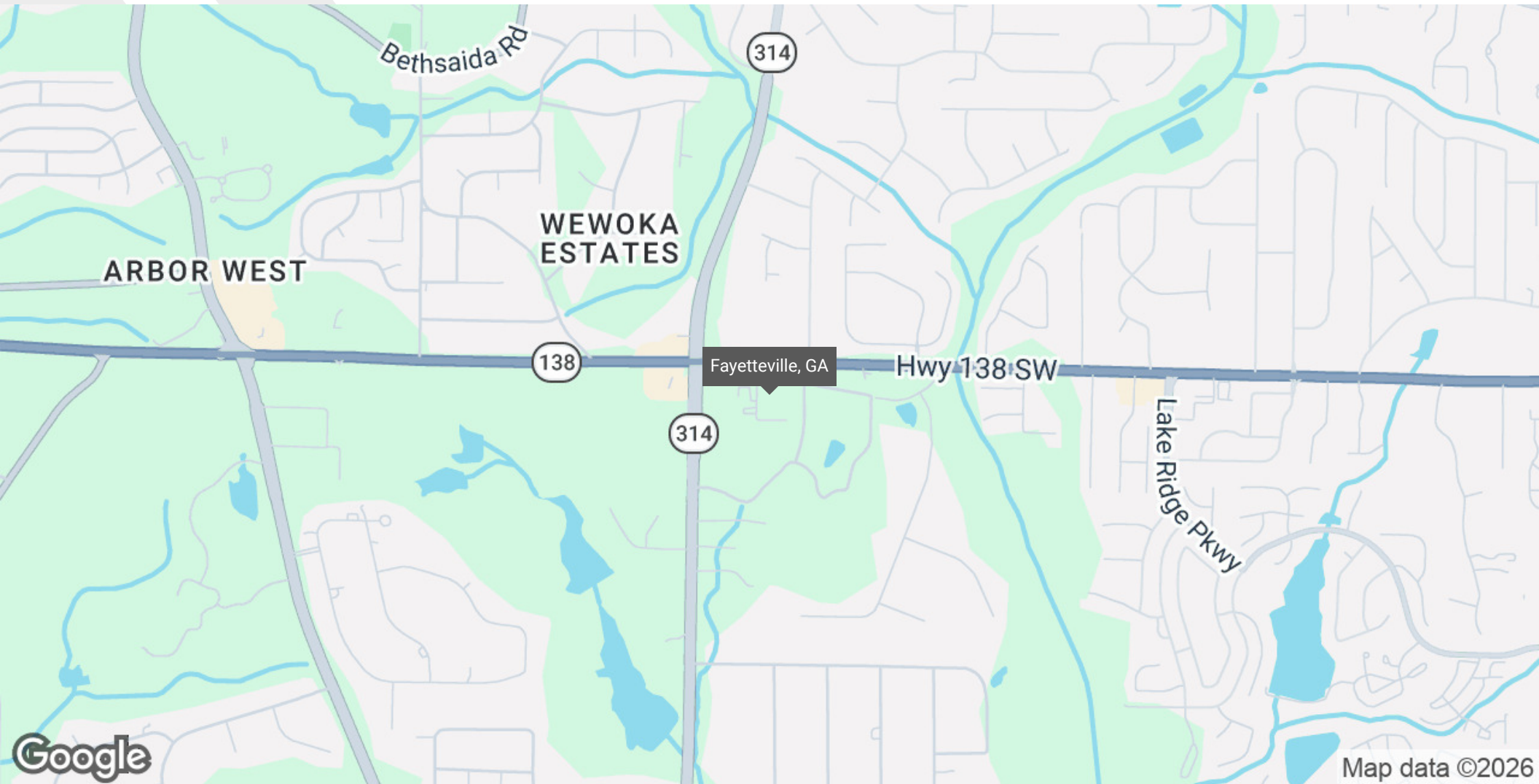


Section 2

Location Information

Regional Map

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Aerial Map

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Section 3

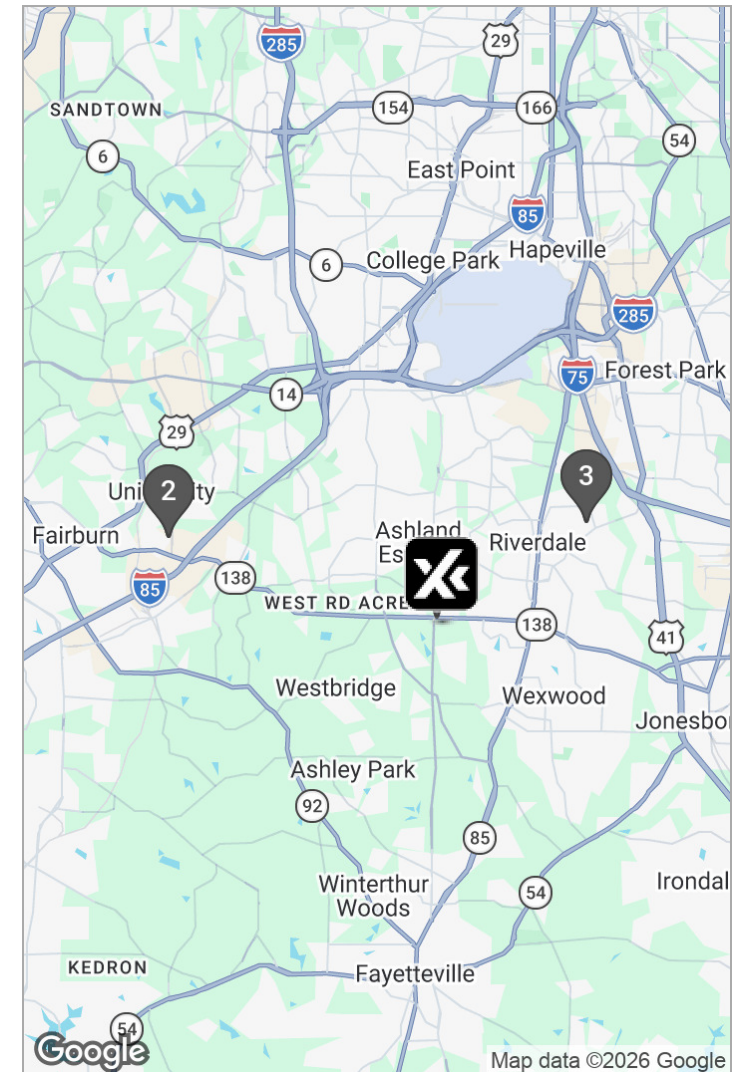
Sale Comparables



Sale Comps Map & Summary

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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	Prime Retail Opportunity in Atlanta's Fastest-Growing Commercial Corridor 106 Commerce St Fayetteville, GA 30214	\$1,100,000	9,000 SF	2 Acres
1	2970 Highway 138 SW Fayetteville, GA 30214	\$750,000	2,363 SF	0.70 Acres
2	6812 Shannon Pky Union City, GA 30291	\$460,000	7,858 SF	1.29 Acres
3	217 Medical Way Riverdale, GA 30274	\$950,000	2,469 SF	0.40 Acres
	AVERAGES	\$720,000	4,230 SF	0.80 ACRES



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Section 4

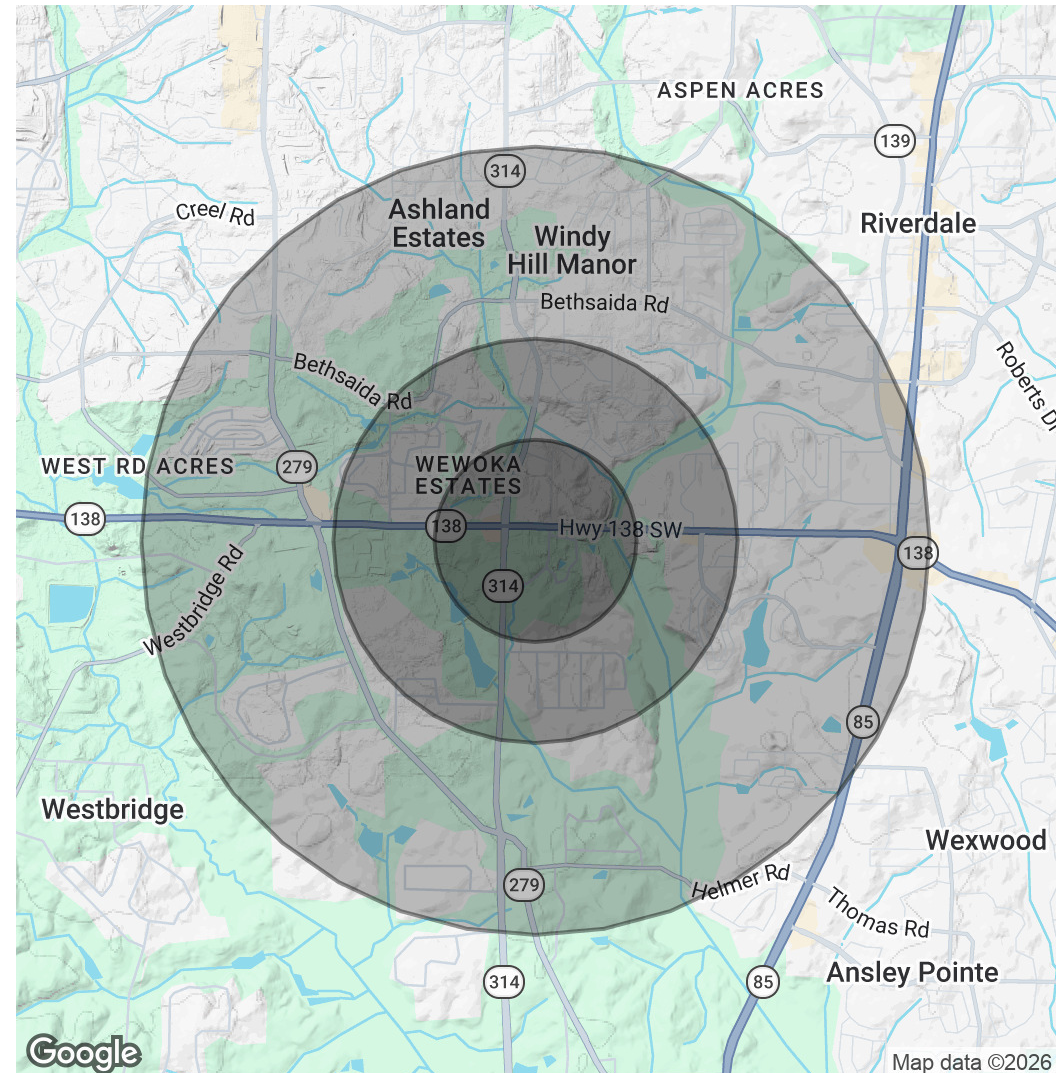
Demographics

Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	1.95 MILES
Total Population	918	4,661	21,082
Average Age	45.7	43.9	38.5
Average Age (Male)	46.4	43.4	36.6
Average Age (Female)	46.3	44.4	40.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.95 MILES
Total Households	364	1,866	7,871
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$84,882	\$80,978	\$82,735
Average House Value	\$238,900	\$229,369	\$222,520

2023 American Community Survey (ACS)



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Advisor Bio 1

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MATTHEW WILLIAMS

Advisor

matthew.williams@expcommercial.com

Direct: 770.262.8091

GA #442807

eXp Commercial

Promenade II 1230 Peachtree St NE Suite 1900
Atlanta, GA 30309

Matthew Williams

770.262.8091

matthew.williams@expcommercial.com

