



SOUTHTREE

COMMERCIAL REAL ESTATE

FOR SALE - FORMER CAR DEALERSHIP

957 GA-85 - FAYETTEVILLE, GA

FOR SALE



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PROPERTY DETAILS

» FOR SALE

» **Address:** 957 GA-85, Fayetteville, GA

» **County:** Fayette

» **Building SF:** 12,213 SF

Showroom: ~3,300 SF

Warehouse: ~8,900 SF

» **Parcel Size:** 1.80 Acres

» **Property Highlights:**

- Newly renovated showroom
- New gravel lot at rear - 0.75 Acres
- Strong southern Fayetteville location
- Broad zoning classification
- 6 Roll-Up doors

» **Zoning:** (C-H) Highway Commercial - Fayette County - [Zoning Details Link](#)

» **Proposed Uses:** Car Dealership - Auto Shop - Equipment Rental/Sales - Retail

» **Traffic Counts:** 23,100 VPD

» **Year Built:** 1986 (Renovated 2025)

» **Sale Price:** Please Inquire



957 GA Hwy 85 in Fayetteville is a 12,213 SF freestanding Flex/Retail building on 1.67 acres, combining a ~3,300 SF showroom with an ~8,900 SF warehouse - a layout that works well for Auto, Equipment, or Retail operations needing both display and service/storage space. Built in 1986 and renovated in 2025, the showroom is Move-In Ready, while the warehouse offers 6 roll-up doors for vehicle or equipment access. A newly added 0.75 Acre gravel lot at the rear provides extra outdoor storage or parking, a real plus for dealership or equipment-focused buyers.

The property sits on GA Highway 85 in southern Fayetteville, seeing 23,100 VPD, and is zoned C-H (Highway Commercial), which allows for a broad set of uses. The combination of strong demographics, good traffic exposure, flexible zoning, and a mix of finished showroom and functional warehouse space makes this a great opportunity for an owner-user or investor in the Auto, Equipment or Retail space.



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SITE LAYOUT

957 GA-85 - FAYETTEVILLE, GA





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EXTERIOR PHOTOS

957 GA-85 - FAYETTEVILLE, GA





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INTERIOR PHOTOS

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TRADE AREA

957 GA-85 - FAYETTEVILLE, GA



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verizon✓

marco's
PIZZA

Chick-fil-℥
Great Clips

BELL STREET
BURRITOS

Hollywood Feed

THE HONEY BAKED
Ham

MAVIS TIRE

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

RaceTrac

Public Storage

Christian Brothers Automotive

TRAILER WORLD
Southeast

SMITH AUTO TRUCK, Inc.
770-461-6603
• CAR & LIGHT TO MED. DUTY TRUCK SERVICE
• SPECIALIZING IN CUSTOMER SERVICE
• EMISSION TESTING & REPAIRS

85

85

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Wendy's

GREAT AMERICAN cookies

McDonald's

CHASE

Delta Community CREDIT UNION

ZAXBYS

Walgreens

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WELLS FARGO

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O'Reilly
AUTO PARTS

DOLLAR TREE

FAYETTE MOWER

ULTIMATE FITNESS



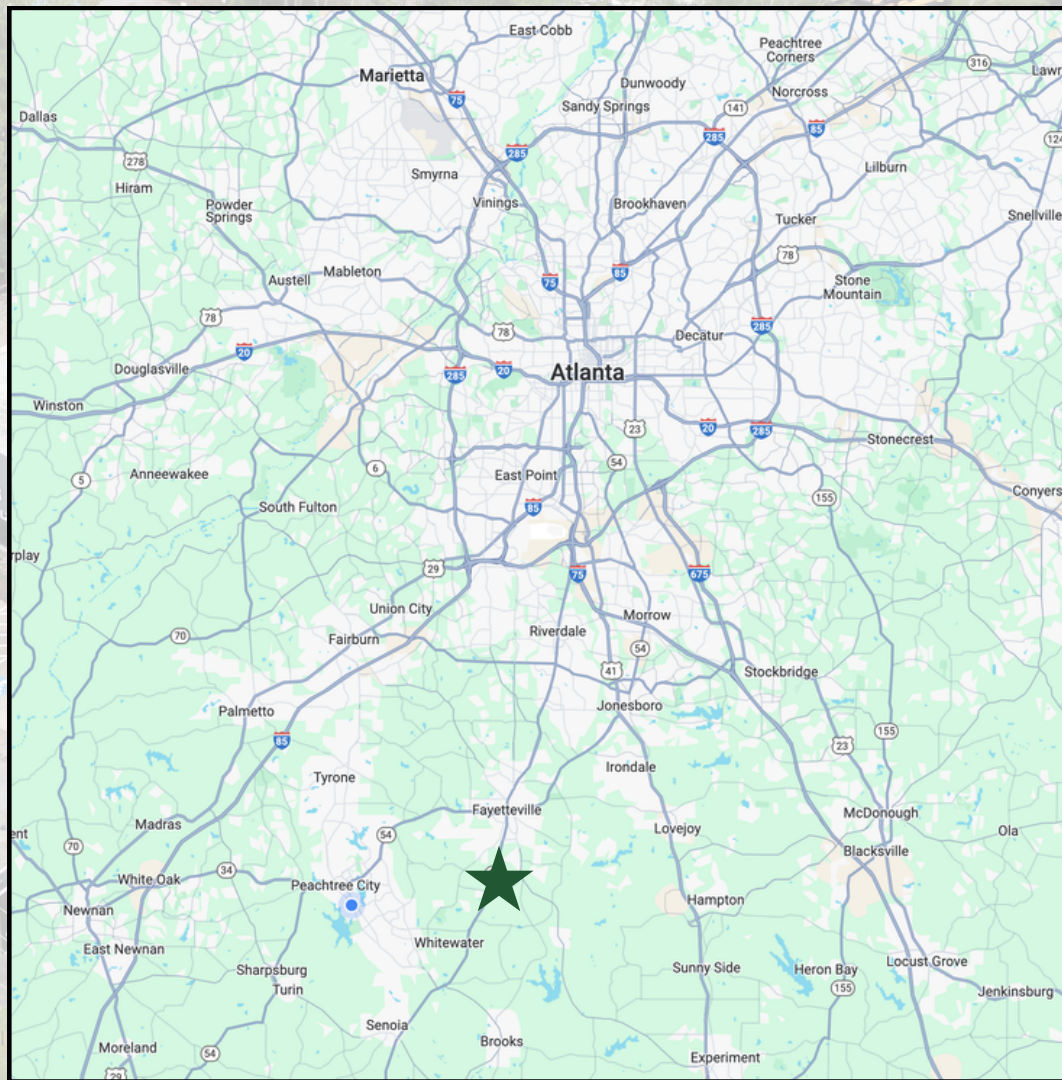
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DEMOGRAPHICS/LOCATION

957 GA-85 - FAYETTEVILLE, GA

Demographics	1 Mile	3 Mile	5 Mile
2020 Population	4,356	28,337	52,854
2025 Population	4,701	30,201	56,178
2030 Population Projection	4,916	31,505	58,373
Average Household Income	\$124,708	\$113,560	\$122,331
Median Household Income	\$104,135	\$90,732	\$101,621
2020 Households	1,542	10,577	19,018
2025 Households	1,671	11,336	20,289
2030 Household Projection	1,750	11,845	21,114



DRIVE TIMES:

- I-85: 22 Mins / 12.8 Miles
- I-75: 31 Mins / 14.2 Miles
- Hartsfield Jackson Int. Airport: 28 Mins / 15 Miles
- Atlanta: 40 Mins / 25 Miles



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OUR TEAM LOOKS FORWARD TO WORKING WITH YOU

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