



SOUTHTREE
COMMERCIAL REAL ESTATE

PENLER FAYETTEVILLE MIXED-USE DEVELOPMENT

120 GLYNN STREET - FAYETTEVILLE, GA

FOR LEASE
RETAIL



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Retail Space Rendering



Multi-Family Development Rendering



PROJECT HIGHLIGHTS

- » **4,683 SF Retail Space for Lease with ~750 SF Rooftop Patio - Available December 2027**
- » **Under Construction:** Available December 2027
- » **Address:** 120 Glynn Street
- » **City:** Fayetteville
- » **County:** Fayette
- » **Traffic Counts:** Over 32,000 VPD
- » Highly visible corner site available for Build to Suit
- » Part of Fayetteville's newest mixed-use development featuring 236 luxury apartment units delivering Summer of 2027
- » Walkable to The Ville Ampitheater and multiple hotels.
- » Walkable to downtown Fayetteville Square and City Hall/Bus Barn Complex including Line Creek Brewing CO.
- » Project is just 3 miles east of Trilith Studios, Town at Trilith, and Piedmont Fayette Hospital (currently 310 beds) and just 7 miles southeast of US Soccer Federation Headquarters.



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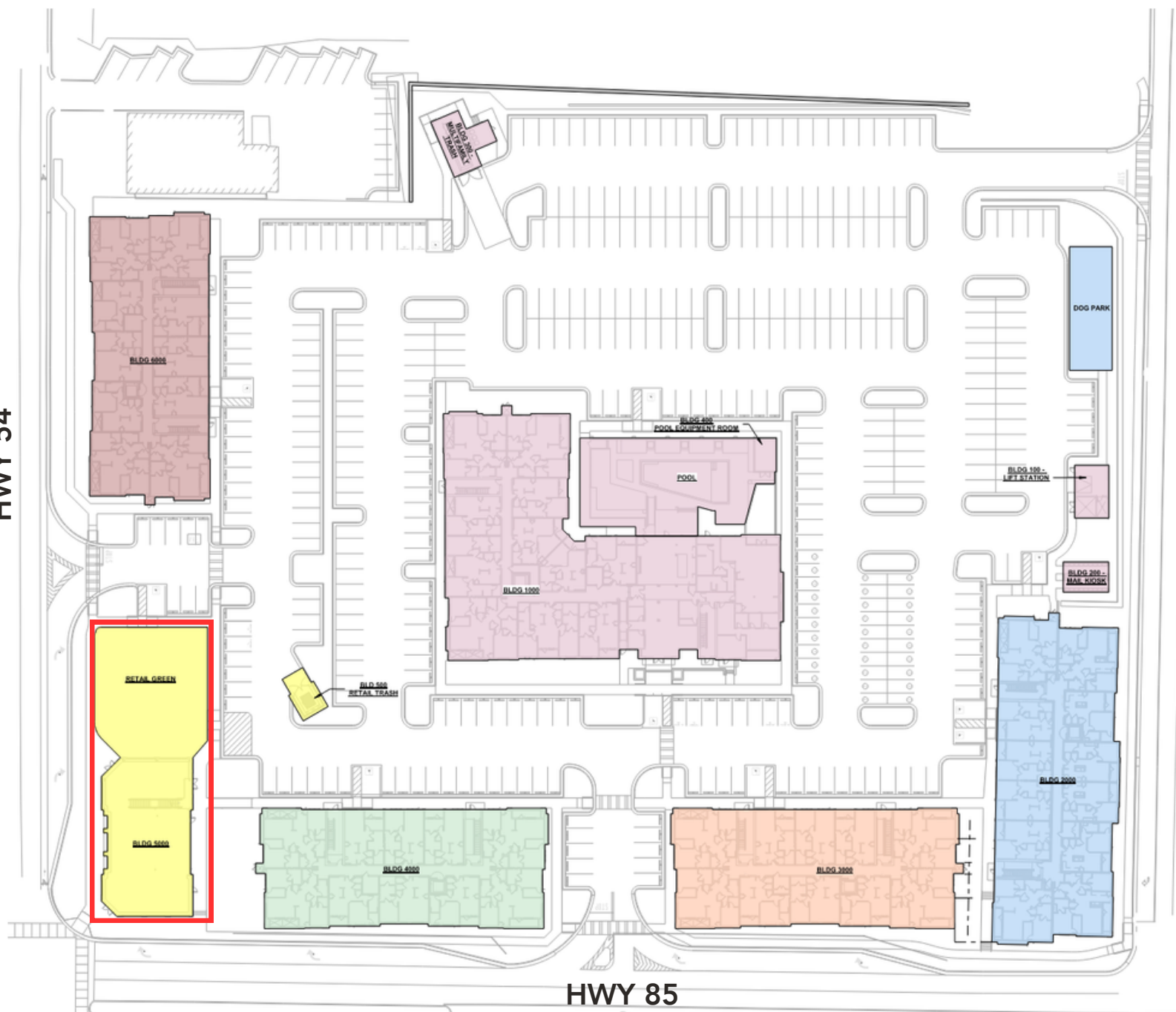
SITE WORK PROGRESS

120 GLYNN STREET - FAYETTEVILLE, GA





HWY 54



HWY 85



» **236 Units**

» **Unit Amenities:**

- Open Floor Plans with Nine-Foot Ceilings
- Wood Grain Plank Flooring Throughout 1st Floor

» **Amenities Include:**

- Integrated Clubhouse
- Large Lounge Area/Clubroom
- Bark Park
- Fitness Club
- Modern Pool with Gas Grills
- Co-Working Amenity with Rentable Offices
- Flexible Turf Area for Workouts and Pool





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TRADE AREA

120 GLYNN STREET - FAYETTEVILLE, GA



ARTHUR M. BLANK | U.S. SOCCER NATIONAL TRAINING CENTER & HQ



National Headquarters for U.S. Soccer Federation
200,000 new visitors annually

PIEDMONT FAYETTE HOSPITAL

Top employer in Fayette County
2,300 employees



1,500 residential units
\$450M Entertainment Venue (2,200 seats)
Trilith Guesthouse - Marriott Tribute Hotel

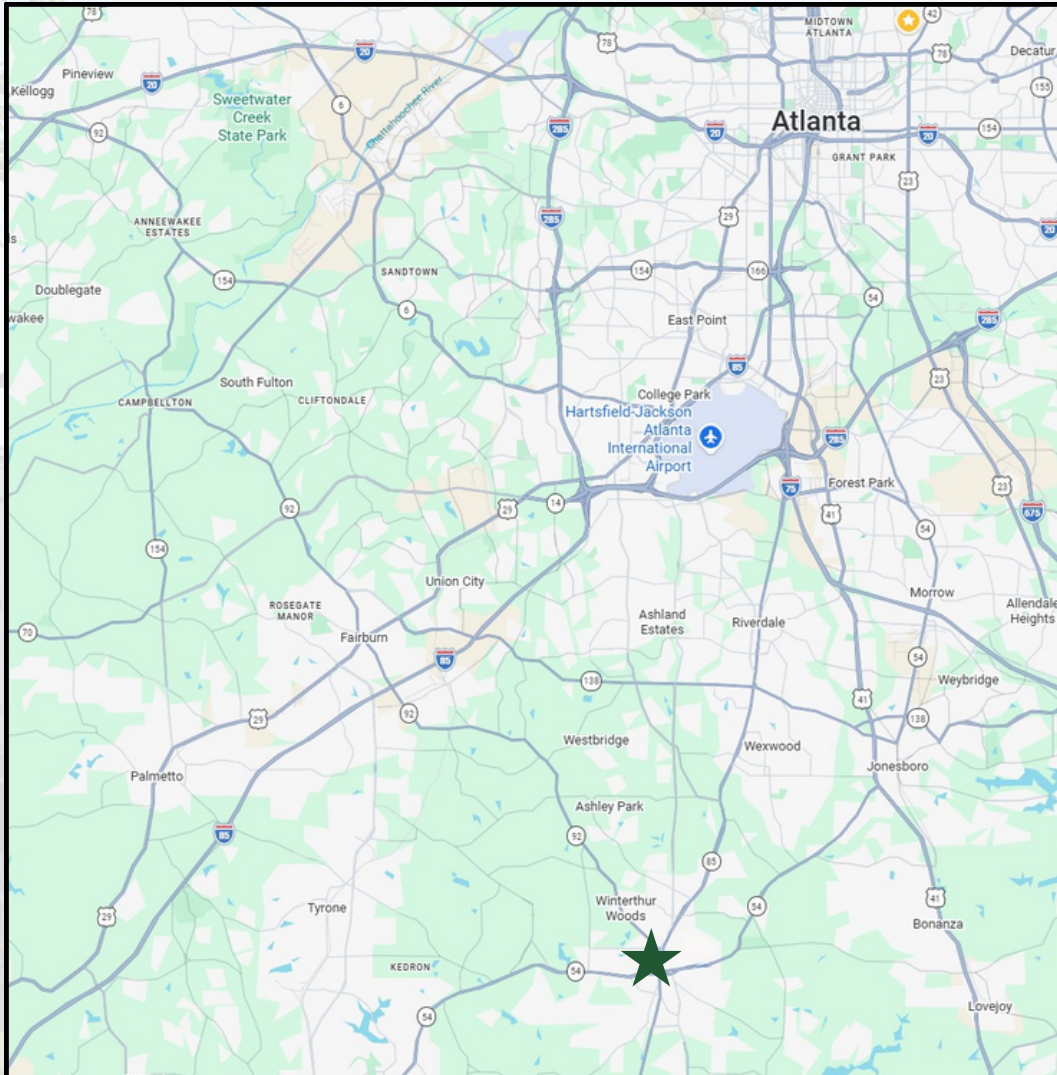


TOWN OF TRILITH

Largest purpose built studio in North America
Multiple feature films hosted



TRILITH STUDIOS



Demographics	1 Mile	3 Mile	5 Mile
Median Household Income	\$58,428	\$87,224	\$91,238
Median Home Value	\$330,851	\$369,059	\$358,384
2025 Population	7,154	30,507	63,385
2030 Population Projection	7,545	31,825	65,527
Total Daytime Employment - Employees	6,583	17,200	24,812



WE LOOK FORWARD TO WORKING WITH YOU

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TENANT