

HOME

MARKET OVERVIEW

AREA HIGHLIGHTS

LOCATION

MARKET AERIAL 1

A2

A3

PROPERTY AERIAL

A2

SITE PLAN

PLACIER.AI DATA

DEMOGRAPHIC PROFILE

CONTACTS

← PREVIOUS

NEXT →

FAYETTE PAVILION



Walmart

PRIME
RETAIL
DEVELOPMENT

OUTPARCELS AVAILABLE

2 Parcels



Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine



← 2 MILES TO
FAYETTEVILLE



TRUIST

MILLER'S
ALEHOUSEPolo
CAMPERO

LOT C
±0.90 Acres
27 Parking Spaces



HWY 85 - Glynn St. N.
33,300 VPD

85

verizon



TESLA

LOT D
±3.70 Acres
308 Parking Spaces

ZAXBY'S

Panera
BREADMATTRESS
FIRM

MAJOR MARKET TRAFFIC DRIVERS

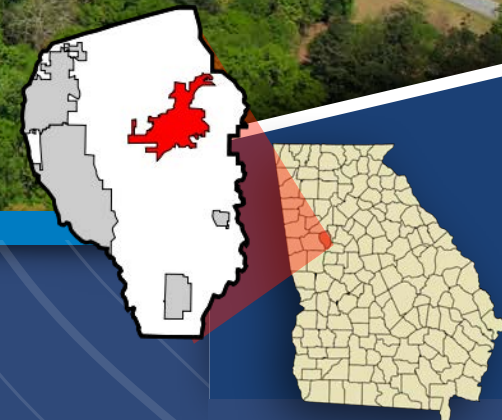
MOST VISITED POWER
CENTER IN THE STATE
OF GEORGIA

FAYETTE
PAVILION
8.4M
YEARLY VISITORS

LOT A
±2.02 Acres
72 Parking Spaces

JIMMY NICKS
COMMUNITY
BAR-B-Q

LOT B
±1.67 Acres
90 Parking Spaces

NEGOTIATING
LEASE

FAYETTEVILLE - GA HWY 85
FAYETTE COUNTY, GEORGIA

- HOME
- MARKET OVERVIEW
- AREA HIGHLIGHTS
- LOCATION
- MARKET AERIAL 1 A2 A3
- PROPERTY AERIAL A2
- SITE PLAN
- PLACIER.AI DATA
- DEMOGRAPHIC PROFILE
- CONTACTS



MARKET OVERVIEW



Located approximately **22 miles from Atlanta**, Fayetteville is a progressive community committed to maintaining a high-quality of life for its **± 17,519 residents**. The mission of the Fayetteville Downtown Development Authority is to **revitalize, enhance and stimulate the economic development** of Fayetteville.

Known for its historic charm, community activities and events, **high quality neighborhoods and school system** and **outstanding medical facilities**, Fayetteville began as a small agricultural town and today works hard to retain its charm and sense of history and to manage growth in smart, innovative ways.

Points of interest include the **Historic Train Depot, Southern Ground Amphitheater and the Holliday-Dorsey-Fife House Museum**, where you'll find rare artifacts from the Old South, where Margaret Mitchell's frequent visits here served as the inspiration for places and characters in "Gone With the Wind".

Fayetteville also receives some credit in **Georgia's growing film industry: Trilith Studios**, located within the city, is a place for filmmakers looking for studios, locations, technicians, services, expertise and incentives, has become a go-to choice in the U.S.



Fayette County Courthouse



Dorsey-Fife House Museum

FAYETTE COUNTY - Fayettega.Org



815,061
Fayette County Labor Pool (5 Counties)



815,061
Lobor Force (Fayette County)



53,336
Employment (Fayette County)



4.7%
Unemployment Rate



\$1,238
Avg. Manufacturing Weekly Wage



\$698
Avg. Non-Manufacturing Weekly Wage



TOP 10
of GA counties for number of patents issued



TOP 10
Best Places to Live in the US
- CNN/Money Magazine



6TH
Best School District in GA, 2020
- [niche.com](https://www.niche.com)

»

HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS	NEXT →	

CLOSE PROXIMITY TO HOUSEHOLDS

STRONG CAR TRAFFIC

RETAIL CENTER OF GRAVITY

GREAT VISIBILITY AND ACCESS

PRIME RETAIL DESTINATION

HIGH DENSITY POPULATION

73,538 within a 5 mile radius

Pinewood Atlanta Rebrands As ‘Trilith’, Completes Separation From UK, Expands Studio & Adjacent Planned Community



Trilith Studios is an American film and television production studio located south of Atlanta in Fayette County, Georgia. Originally known as Pinewood Atlanta Studios, the studio has been used to produce many films and television programs, particularly those produced by Marvel Studios.

Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine



HOUSEHOLD INCOME	3 Miles	5 Miles	10 Miles
2022 Estimated Median Household Income	\$125,841	\$129,010	\$131,866



TRAFFIC COUNTS

GA HWY 85
33,300 VPD

MAJOR MARKET TRAFFIC DRIVERS

MOST VISITED POWER CENTER IN THE STATE OF GEORGIA

FAYETTE PAVILION
8.4M
YEARLY VISITORS



AREA HIGHLIGHTS

DENSE RETAIL CORRIDOR WITH CLOSE PROXIMITY TO MAJOR ECONOMIC DRIVERS

- » Prime location in vibrant retail corridor
- » A+ Visibility with High Traffic Count
- » High A+ Access with multiple egress & ingress direct to all three main arteries
- » Over 2.5 million sf of retail within a 1–mile stretch
- » 1 Mile South of the 1.5MSF Fayette Pavilion (8.4 Million Visitors Annually) anchored by Publix, Walmart, Home Depot, Target, Cinemark, Kohl's, Hobby Lobby, Dick's and Burlington
- » Two blocks north of the Lowe's, ALDI and the Kroger anchored Banks Crossing Shopping Center

SURROUNDING JOB INFLUENCERS

- » Less than five miles from the 282–bed Piedmont Fayette with 1,600 employees
- » Six miles from the 700–acre world class Trilith Studios (Film & TV) – home to 18 sound stages ranging from 15,000 – 40,000 square feet

DEMOGRAPHIC HIGHLIGHTS

- » Populated area with over 64,039 people living within a five mile radius of the property earning an average household income in excess of \$124,768 per year
- » Fayette County Income Average Household Income exceeds \$88,000 within a 1–mile radius
- » Daytime population more than doubles the total residential population within a 1–mile radius

Fayette County ranks third highest by per capita income in Georgia

LOCAL DEVELOPMENT NEWS

- » NEW Highway 85 Mix Use Development (Glynn St.)- Satterfield
- » New hotel, retail center, houses proposed in Fayetteville
- » Atlanta film studio plans to expand with new creative center
- » New Data Center Campus Announced
- » In Fayette County, one city is economic hotspot for developers

HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS	NEXT →	

Wishing Well Hills

LOCATION

Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine

Create

FAYETTE

COUNTY, GA

Your Story

CLICK HERE TO ZOOM IN



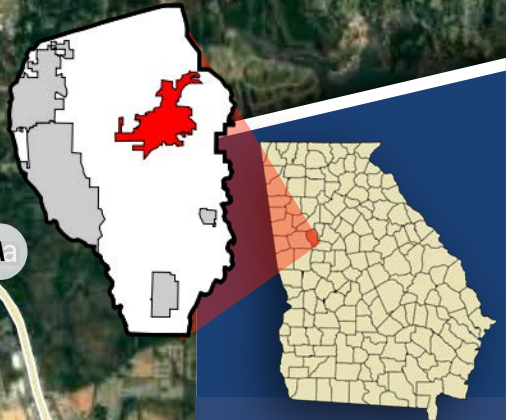
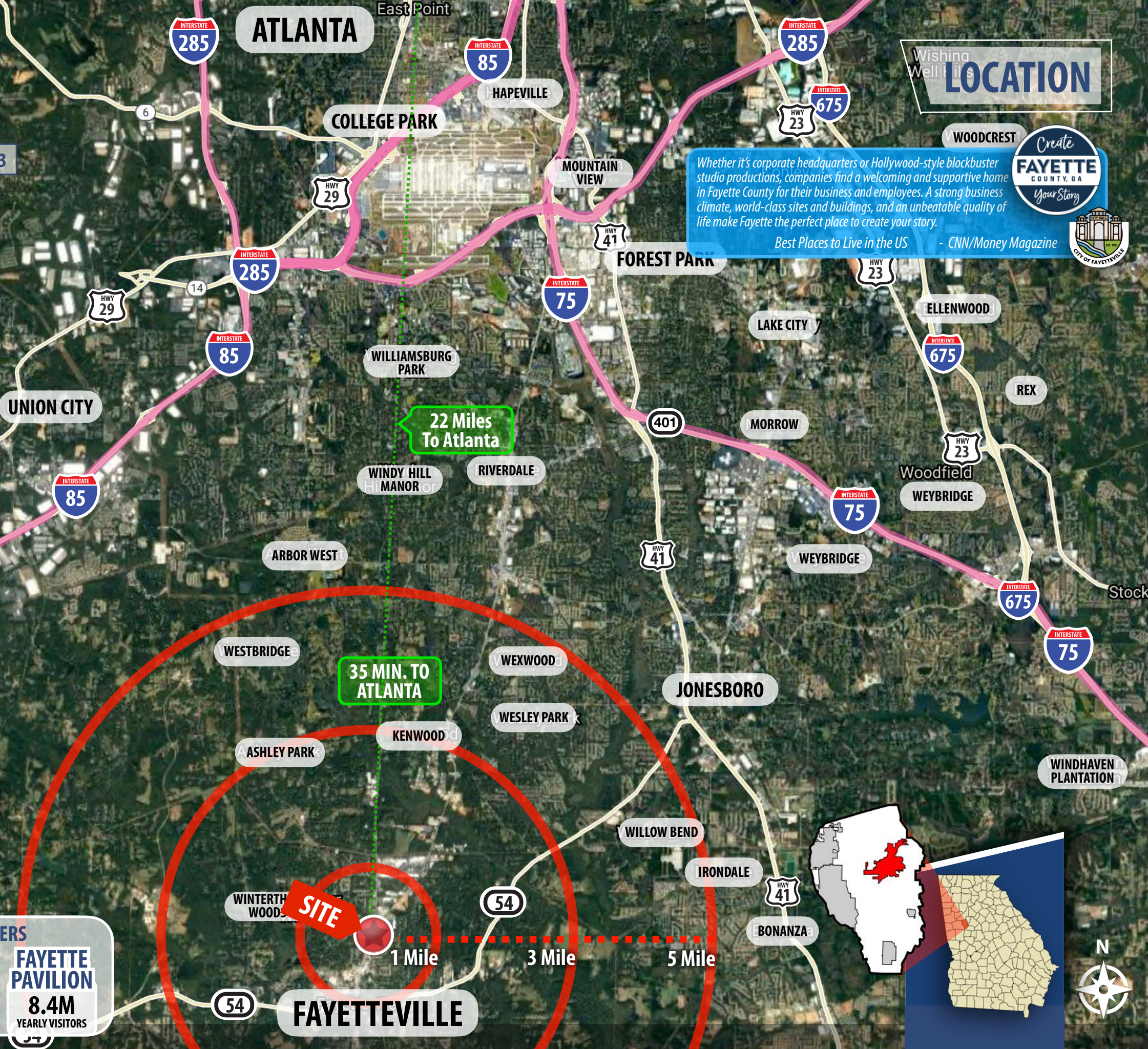
MAJOR MARKET TRAFFIC DRIVERS

MOST VISITED POWER CENTER IN THE STATE OF GEORGIA

FAYETTE PAVILION

8.4M

YEARLY VISITORS



»

HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS	NEXT →	

LOCATION

Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine



CLICK HERE TO ZOOM OUT

NEWNAN

36 Miles To Atlanta

5 Mile

3 Mile

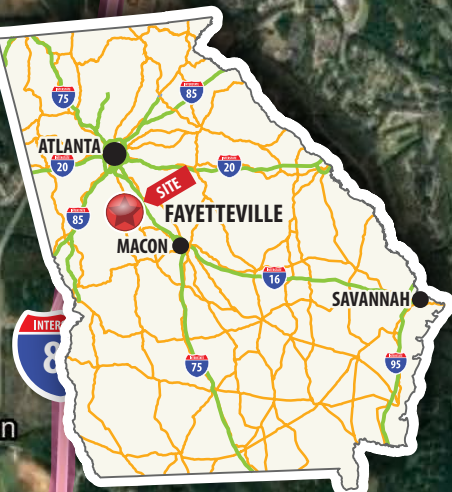
1 Mile

SITE

PEACHTREE CITY

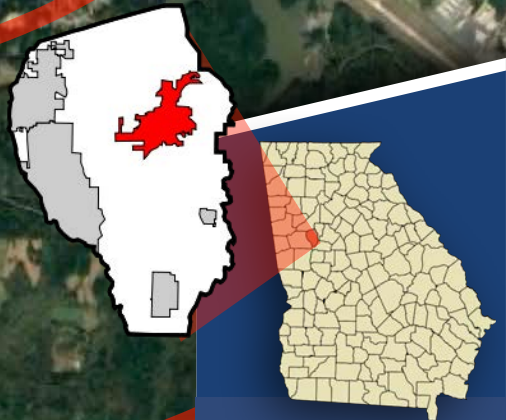
WOOD VALLEY ESTATES

SHARPSBURG



MAJOR MARKET TRAFFIC DRIVERS
MOST VISITED POWER CENTER IN THE STATE OF GEORGIA

FAYETTE PAVILION
8.4M
YEARLY VISITORS



HOME

MARKET OVERVIEW

AREA HIGHLIGHTS

LOCATION

MARKET AERIAL 1

A2

A3

PROPERTY AERIAL

A2

SITE PLAN

PLACIER.AI DATA

DEMOGRAPHIC PROFILE

CONTACTS

← PREVIOUS

NEXT →

FAYETTE PAVILION



MARKET AERIAL



HWY 85 - Glynn St. N.
33,300 VPD

Fayetteville Red Cross Blood, Platelet and Plasma Donation Center
Get Air Trampoline Park
Flair Food Restaurant and Bar
DGM Global Institute of Leadership and Technology Incorporated
Sun Nail & Spa
Unity Curl Salon

belk

Walmart



HOBBY LOBBY

SITE

OUTBACK STEAKHOUSE

Office DEPOT verizon

Joy City Church
Signarama
Shekinah Glory Fellowship Center

85

MATTRESS FIRM Starbucks

Panera BREAD



Alliance Orthodontics
Felix Prophete - State Farm Insurance
Pulse Fitness
Eatmon Orthodontist

Freddy's STEAKBURGERS



NAVY FEDERAL Credit Union

Original ASPEN DENTAL evelab tropical CAFE

RaceTrac

DISCOUNT TIRE

85

2 MILES TO FAYETTEVILLE

Ideal Therapy
A KIDS WORLD PEDIATRICS
State Farm Insurance
Vibez In Motion Dance Studio
Belle South Event Space

SecurCare Self Storage
TitleMax Title Pawns
Got Tires?
Payless Medical Supply
Spark Thinking-Progressive Tutoring



Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine

MAJOR MARKET TRAFFIC DRIVERS
MOST VISITED POWER CENTER IN THE STATE OF GEORGIA

FAYETTE PAVILION
8.4M
YEARLY VISITORS



HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
PREVIOUS		NEXT

TRACTOR SUPPLY CO
Chick-fil-A
Krystal
DEL TACO
FAMILY DOLLAR
Bank of America
Food Depot

Kroger
Applebee's
Walgreens
Guitar Center
Popeyes
TACO BELL
T-ESL

MARKET AERIAL

NTB
ALDI
LOWE'S

FAYETTE PAVILION

TARGET
Publix
Marshall's
Home Depot
Walmart
at home
Kohl's
Hobby Lobby
DSW
Old Navy
Ashley
Burlington
Bed Bath & Beyond
Joann
Party City
Cinemark
Ross
Bealls
Five Below
Big Lots
LensCrafters
Men's Wearhouse
Dollar Tree

Chipotle
Original
eYelab
Discount Tire
Navy Federal Credit Union
Aspen Dental
Tropical Cafe
RaceTrac

Alliance Orthodontics
Felix Prophete - State Farm Insurance
Pulse Fitness
Eatmon Orthodontist

Freddy's
Zaxby's

SecurCare Self Storage
TitleMax Title Pawns
Got Tires?
Payless Medical Supply
Spark Thinking-Progressive Tutoring

Mattress Firm
Starbucks

NEGOTIATING LEASE

LOT B
±1.67 Acres
90 Parking Spaces
Bilo CAMPERO
LOT C
±0.90 Acres
27 Parking Spaces

Panera Bread
Jim N Nick's
BAR-B-Q
SITE

RI/RO

Miller's Ale House

Publix

Hobby Lobby

Joy City Church
Signarama
Shekinah Glory Fellowship Center

TESLA

verizon

85

HWY 85 - Glynn St. N.
33,300 VPD

Office DEPOT

OUTBACK STEAKHOUSE

Wendy's

Create FAYETTE COUNTY, GA Your Story
Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.
Best Places to Live in the US - CNN/Money Magazine

MAJOR MARKET TRAFFIC DRIVERS
MOST VISITED POWER CENTER IN THE STATE OF GEORGIA
FAYETTE PAVILION
8.4M YEARLY VISITORS

2 MILES TO FAYETTEVILLE

HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS		NEXT →

FAYETTE PAVILION

Target

Publix

Home Depot

Walmart

at home

Wendy's

Marshall's

Kohl's

Hobby Lobby

DSW

belk

PET SMART

OLD NAVY

Ashley

Burlington

JOANN

Party City

CINEMARK

ROSS

BED BATH & BEYOND

five BELOW

BIG LOTS!

LENSCRAFTERS

DOLLAR TREE

BEALLS

MEN'S WEARHOUSE

MARKET AERIAL

Walmart

Publix

HOBBY LOBBY

ROSS

La Parilla

OUTBACK STEAKHOUSE

Office DEPOT verizon

Joy City Church
Signarama
Shekinah Glory Fellowship Center

Campero

LOT C
±0.90 Acres
27 Parking Spaces

LOT B
±1.67 Acres
90 Parking Spaces

NEGOTIATING LEASE

TESLA

SITE

JIMMY NICKS BAR-B-Q

MATTRESS FIRM

Starbucks

Panera BREAD

ZAXBY'S

TRUIST

MILLER'S ALE HOUSE

MOE'S

Olive Garden

LONGHORN STEAKHOUSE

MAJOR MARKET TRAFFIC DRIVERS

MOST VISITED POWER CENTER IN THE STATE OF GEORGIA

FAYETTE PAVILION

8.4M

YEARLY VISITORS

Create FAYETTE COUNTY, GA Your Story

Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine

HWY 85 - Glynn St. N.
33,300 VPD

2 MILES TO FAYETTEVILLE

TESLA

HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS	NEXT →	

PROPERTY AERIAL

Mr. Andre Anderson

ROSS
DRESS FOR LESS

OLD NAVY

HOBBY LOBBY

rue21

five BELOW

Publix

La Parulla
MEXICAN CATERING

MILLER'S
ALE-HOUSE

Olive Garden
ITALIAN KITCHEN

Able 2 Rent All

85

RI/RO

HWY 85 - Glynn St. N.
33,300 VPD

85

Joy City Church
Signarama
Shekinah Glory Fellowship Center

JIMMY NICKS
COMMUNITY BAR-B-Q

LOT A
±2.02 Acres
72 Parking Spaces

LOT B
±1.67 Acres
90 Parking Spaces

NEGOTIATING LEASE

MATTRESS FIRM
Starbucks

Pollo CAMPERO

LOT C
±0.90 Acres
27 Parking Spaces

LOT D
±3.70 Acres
308 Parking Spaces

TESLA



Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine

MAJOR MARKET TRAFFIC DRIVERS
MOST VISITED POWER CENTER IN THE STATE OF GEORGIA

FAYETTE PAVILION
8.4M
YEARLY VISITORS

← 2 MILES TO FAYETTEVILLE

HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS	NEXT →	

PROPERTY AERIAL

rue21

five
BEL'W

Publix

HWY 85 - Glynn St. N.
32,700 VPD

Polo
CAMPERO

La Parrilla
MEXICAN CATERING

Joy City Church
Signarama
Shekinah Glory
Fellowship Center

verizon

2 MILES TO
FAYETTEVILLE

MATTRESS
FIRM



MILLER'S
ALE-HOUSE

HOBBY
LOBBY

RI/RO

85

JIM N NICK'S
COMMUNITY
BAR-B-Q

LOT A
±2.02 Acres
72 Parking Spaces

SITE

LOT B
±1.67 Acres
90 Parking Spaces

LOT B
±1.67 Acres
90 Parking Spaces

NEGOTIATING
LEASE

TESLA

LOT C
±0.90 Acres
27 Parking Spaces

LOT D
±3.70 Acres
308 Parking Spaces

75' ZONING BUFFER
(UNDISTURBED)

75' ZONING BUFFER
(UNDISTURBED)



Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.

Best Places to Live in the US - CNN/Money Magazine

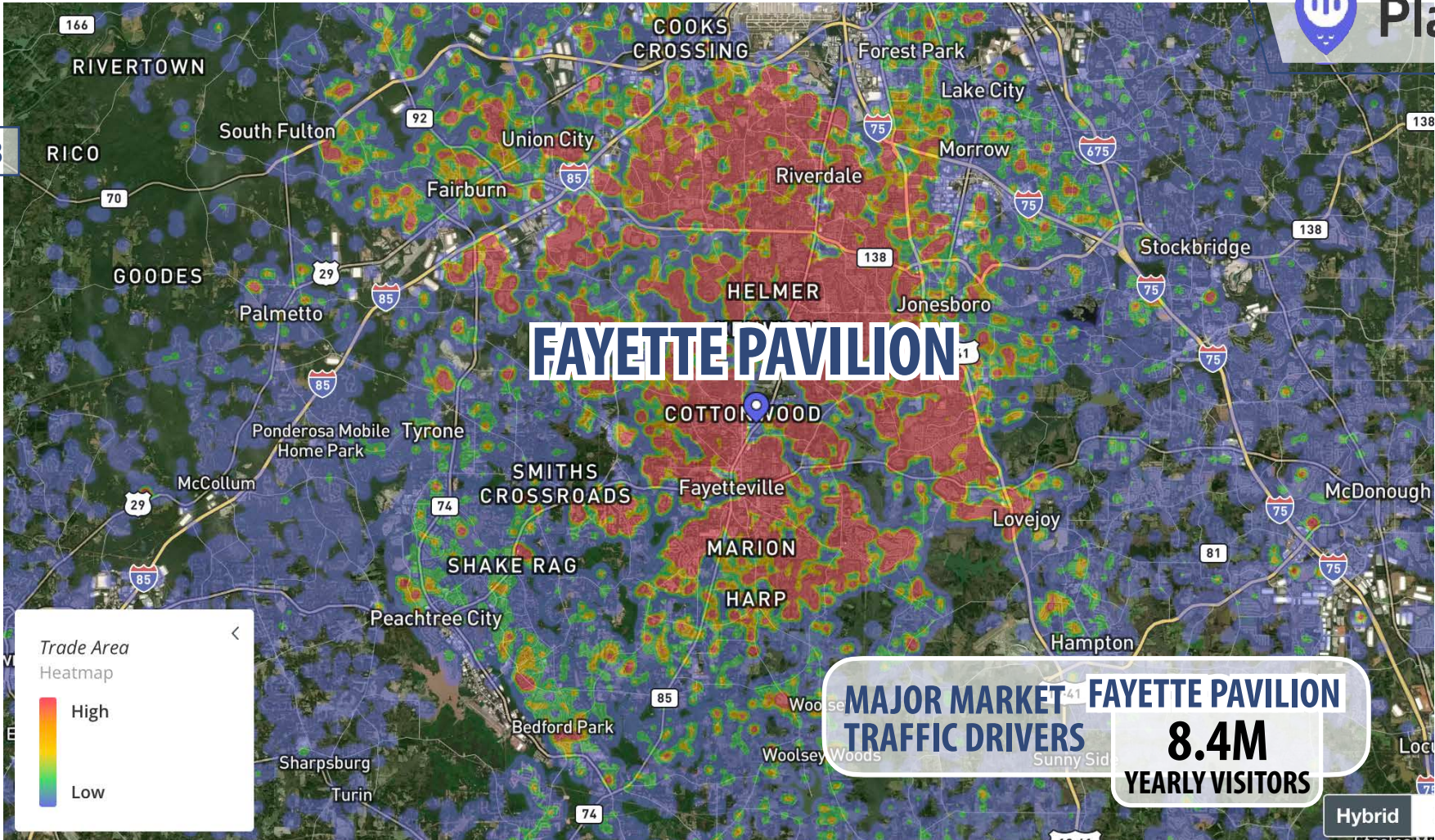
MAJOR MARKET TRAFFIC DRIVERS
MOST VISITED POWER CENTER IN THE
STATE OF GEORGIA

FAYETTE
PAVILION
8.4M
YEARLY VISITORS



HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
» PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS	NEXT →	

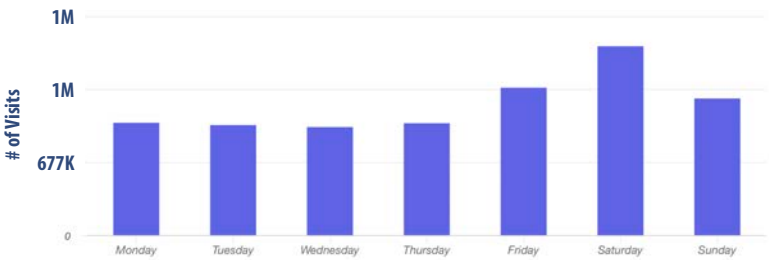
MARKET LANDSCAPE



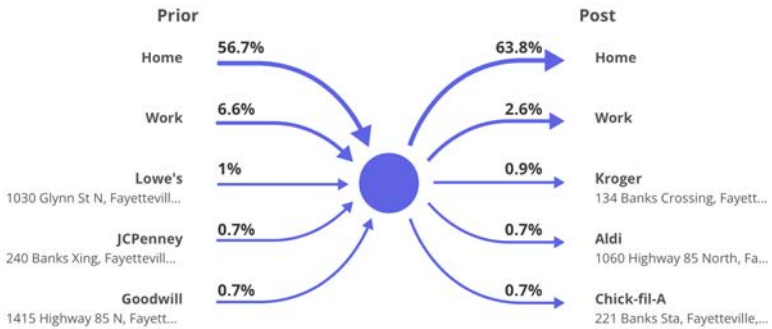
Placer.ai DATA

Visits	8.4M
Visits / sq ft	5.57
Size - sq ft	1.5M (GLA)
Visitors	947.4K
Visit Frequency	8.85
Avg. Dwell Time	69 min
Panel Visits	281.7K
Visits YoY	-3%
Visits Yo2Y	+11.5%
Visits Yo3Y	+0.8%

WEEKLY VISITS



VISITOR JOURNEY



TENANT OVERVIEW

Walmart Superstores 125 Pavilion Pkwy, Fayetteville, GA, United States	2.1M (-5%)	39/149 (-8) 74%	76/149 (-3) 49%
Target Superstores 107 Pavilion Pkwy, Fayetteville, GA, United States	1.1M (-1%)	41/49 18%	37/49 (+1) 26%
Publix Groceries 108 Pavilion Pkwy, Fayetteville, GA, United States	816.4K (-13%)	63/194 (-19) 68%	110/194 (-26) 43%
The Home Depot Home Improvement 103 Pavillion Parkway, Fayetteville, GA, United States	604.7K (-9%)	58/90 (+1) 36%	67/90 (-1) 26%
Cinemark Tinseltown Theaters & Music Venues 134 Pavilion Pkwy, Fayetteville, GA, United States	536.2K (+44%)	1/1 100%	1/1 100%
Ross Dress for Less Department Stores 118 Pavilion Pkwy, Fayetteville, GA, United States	366K (-6%)	16/56 (-1) 73%	21/56 64%
Dollar Tree Discount & Dollar Stores 147 Pavilion Parkway, Fayetteville, GA, United States	328.7K (-11%)	3/266 (-1) 99%	4/266 (-2) 98%
Burlington Department Stores 132 Pavilion Pkwy, Fayetteville, GA, United States	292.5K (-10%)	7/24 (-1) 75%	11/24 (-3) 58%
Kohl's Department Stores 300 Pavilion Pkwy, Fayetteville, GA, United States	287.1K (-14%)	19/32 (-2) 43%	23/32 (-3) 31%
Hobby Lobby Hobbies, Gifts & Crafts 114 Pavilion Parkway, Fayetteville, GA, United States	276.5K (-6%)	33/42 (+1) 23%	31/42 (+1) 28%

RANKING OVERVIEW

Nationwide	Georgia	Local: 15mi
67 / 874	1 / 35	1 / 3
View List	View List	View List
92%	100%	100%

HOME
MARKET OVERVIEW
AREA HIGHLIGHTS
LOCATION
MARKET AERIAL 1
A2
A3
PROPERTY AERIAL
A2
SITE PLAN
PLACIER.AI DATA
DEMOGRAPHIC PROFILE
CONTACTS
← PREVIOUS
NEXT →

DEMOGRAPHIC PROFILE

	POPULATION	3 MILE	5 MILE	10 MILE
2022 Estimated Population	29,389	103,254	405,522	
2027 Projected Population	30,468	107,392	424,375	
Projected Annual Growth 2022 to 2027	1,079 - 0.7%	4,138 - 0.8%	18,853 - 0.9%	
	HOUSEHOLDS			
2022 Estimated Households	11,324	36,956	147,285	
2027 Projected Households	11,938	39,211	157,186	
	HOUSEHOLD INCOME			
2022 Estimated Median Household Income	\$71,802	\$74,968	\$70,318	
	BUSINESSES			
2022 Estimated Total Businesses	3,401	6,592	22,920	
2022 Estimated Total Employees	21,224	34,747	132,691	

MAJOR EMPLOYERS IN FAYETTE COUNTY, GA	# OF EMPLOYERS
Panasonic Automotive Systems Co.	800
Eaton Lighting Souolutions	700
Hoshizaki America Inc.	275
Osmose Utilities Services Inc.	255
Ply Gem Industries Inc. Windows Div	250
Gerresheimer Peachtree City LP	208
Avery Dennison Corp.	170
NCR Corp. Center of Excellence	150
Scholle IPN Atlanta Corp.	150
TDK Components USA Inc.	150

10 Mile Radius

\$70,318

MEDIAN HH INCOME

405,522

POPULATION

147,285

HOUSHOLDS

2.6%

UNEMPLOYMENT RATE

249,199

LABOR FORCE
Applied Geographic Solutions

Whether it's corporate headquarters or Hollywood-style blockbuster studio productions, companies find a welcoming and supportive home in Fayette County for their business and employees. A strong business climate, world-class sites and buildings, and an unbeatable quality of life make Fayette the perfect place to create your story.



Best Places to Live in the US - CNN/Money Magazine

HOME		
MARKET OVERVIEW		
AREA HIGHLIGHTS		
LOCATION		
MARKET AERIAL 1	A2	A3
PROPERTY AERIAL	A2	
SITE PLAN		
PLACIER.AI DATA		
DEMOGRAPHIC PROFILE		
CONTACTS		
← PREVIOUS	NEXT →	

CONTACTS



JEREMY YARBROUGH, CCIM

jyarbrough@abernathytimberlake.com

[678-689-0395](tel:678-689-0395)

www.AbernathyDevelopment.com

