

**PROPERTY  
AVAILABLE**

● 1405 Highway 85 ● Fayetteville, GA 30214



**1405 HIGHWAY 85**

## PROPERTY OVERVIEW

Free-standing restaurant for lease or potential redevelopment opportunity of an outparcel in Uptown Square. The property is directly across from Fayette Pavilion, a 1M SQ FT power center anchored by Home Depot, Target, Walmart, Kohl's and numerous other national retailers and restaurants.

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>Households</b>	383	12,047	36,742
<b>Population:</b>	952	31,577	105,448
<b>Avg HH Income:</b>	\$92,438	\$79,901	\$83,033

\*Confidential - do not alert the employees

## PROPERTY HIGHLIGHTS

- 0.9 acre parcel
- 5,397 sf 2nd generation restaurant building
- Good visibility on the corner, at a signalized intersection
- Traffic Count: 30,800 VPD
- Established market with good incomes and population

## AVAILABLE SPACE

Former Ruby Tuesday

5,397 SF

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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