

# OFFICE / MEDICAL SUITES FOR LEASE

600 West Lanier Ave, Fayetteville, GA

For more information please contact:  
Brent Randolph Cell: 770.318.6815



## Property Profile

- Two Suites Available:  
Suite 202: +/- 750 SF  
Suite 203: +/-1,437 SF (First Generation Space)
- Prime Opportunity for Professional/Medical Office
- Highly Visible Signalized Intersection of Hwy 54 & Grady Ave
- Located Within Three (3) Miles of Piedmont Fayette Hospital
- Rental Rate: Inquire
- Parking: 5 per 1,000
- Traffic Count:  
- 30,600 VPD East of Site  
- 33,600 VPD West of Site
- Zoning: C-1
- City: Fayetteville
- County: Fayette



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770-632-4000

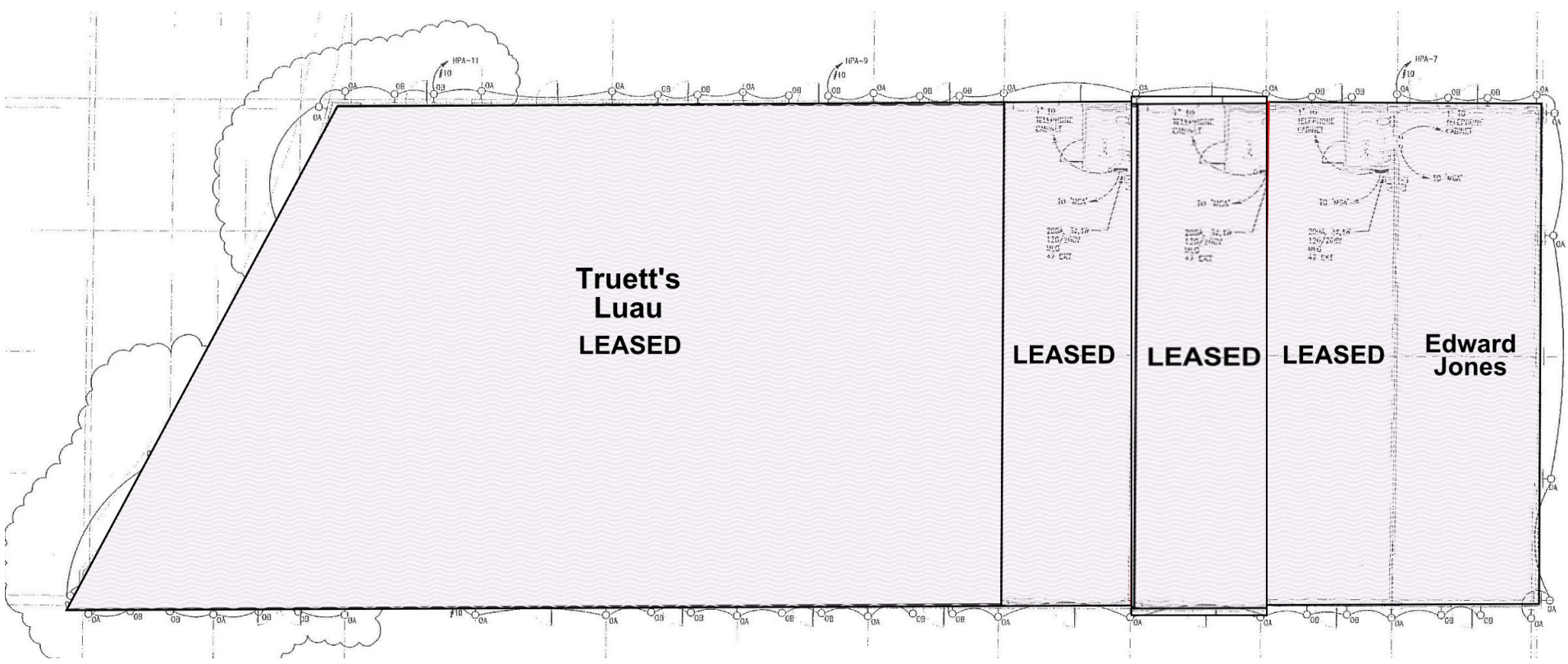
RWCRE.net

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This information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

## Building 100 Floor Plan – FULLY LEASED



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## Demographics

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2027 Projection	31,243	56,147	332,849
2022 Estimate	29,273	52,816	312,029
2010 Census	25,834	47,739	275,623
Growth 2022 - 2027	6.73%	6.31%	6.67%
Growth 2010 - 2022	13.31%	10.63%	13.21%
<b>Households</b>			
2027 Projection	11,558	20,341	117,035
2022 Estimate	10,829	19,129	109,739
2010 Census	9,554	17,257	97,179
Growth 2022 - 2027	6.73%	6.34%	6.65%
Growth 2010 - 2022	13.35%	10.85%	12.92%
Owner Occupied	8,723 80.55%	15,979 83.53%	78,645 71.67%
Renter Occupied	2,106 19.45%	3,151 16.47%	31,094 28.33%
<b>2022 Median Age, Male</b>	<b>41.90</b>	<b>41.80</b>	<b>35.10</b>
<b>2022 Average Age, Male</b>	<b>40.70</b>	<b>40.70</b>	<b>36.80</b>
<b>2022 Median Age, Female</b>	<b>45.90</b>	<b>45.50</b>	<b>39.30</b>
<b>2022 Average Age, Female</b>	<b>43.70</b>	<b>43.30</b>	<b>39.40</b>