

FREESTANDING OFFICE SALE OR LEASE



Located Near I-85
Fayetteville, Georgia

+/- 10,000 sq ft
+/- 1.38 acres

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For more information, please contact:

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Freestanding Office For Sale or Lease

Outstanding opportunity to acquire office space directly across from Fayette Pavilion, Fayetteville's premier retail and restaurant destination. Office neighbors include State Farm directly beside the property. Located just 2 - 1/2 miles from downtown Fayetteville, 11 miles from Hartsfield-Jackson International Airport, and approximately 18 miles from Atlanta, 115 Huntington Park Drive is a well-positioned office property.

Priced substantially below replacement cost, this solid brick and frame multi-tenant building is a great opportunity for a user in the area to take advantage of acquiring an office now at costs far below leasing expense for similar property.

The upper level includes 10' ceilings, a break room, 7 private offices, executive office with wood paneling, and large conference room. Lower level consists of four individual spaces which can be leased separately by owner to potentially create income stream.

Offered for SALE at \$370,000 (\$37/sq ft)

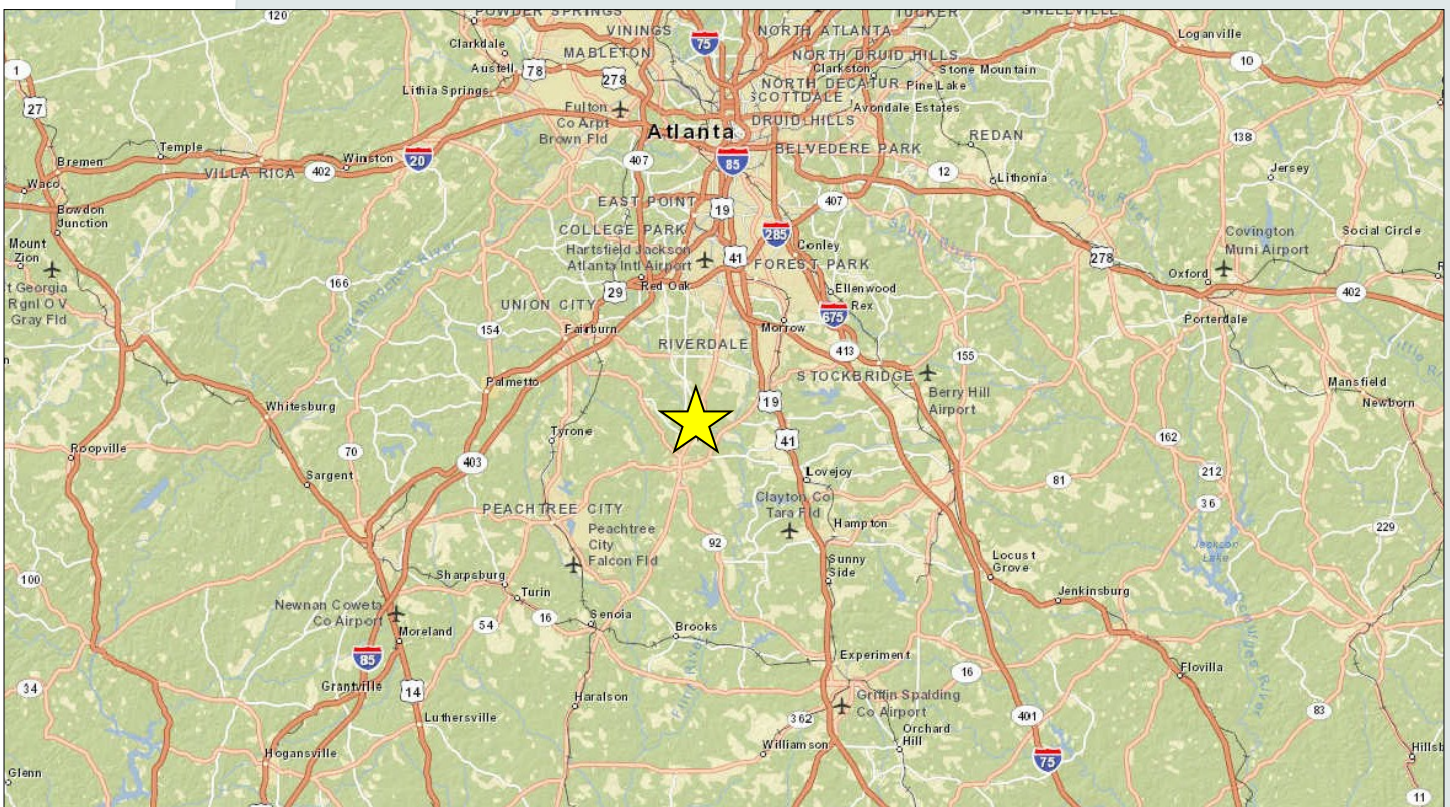
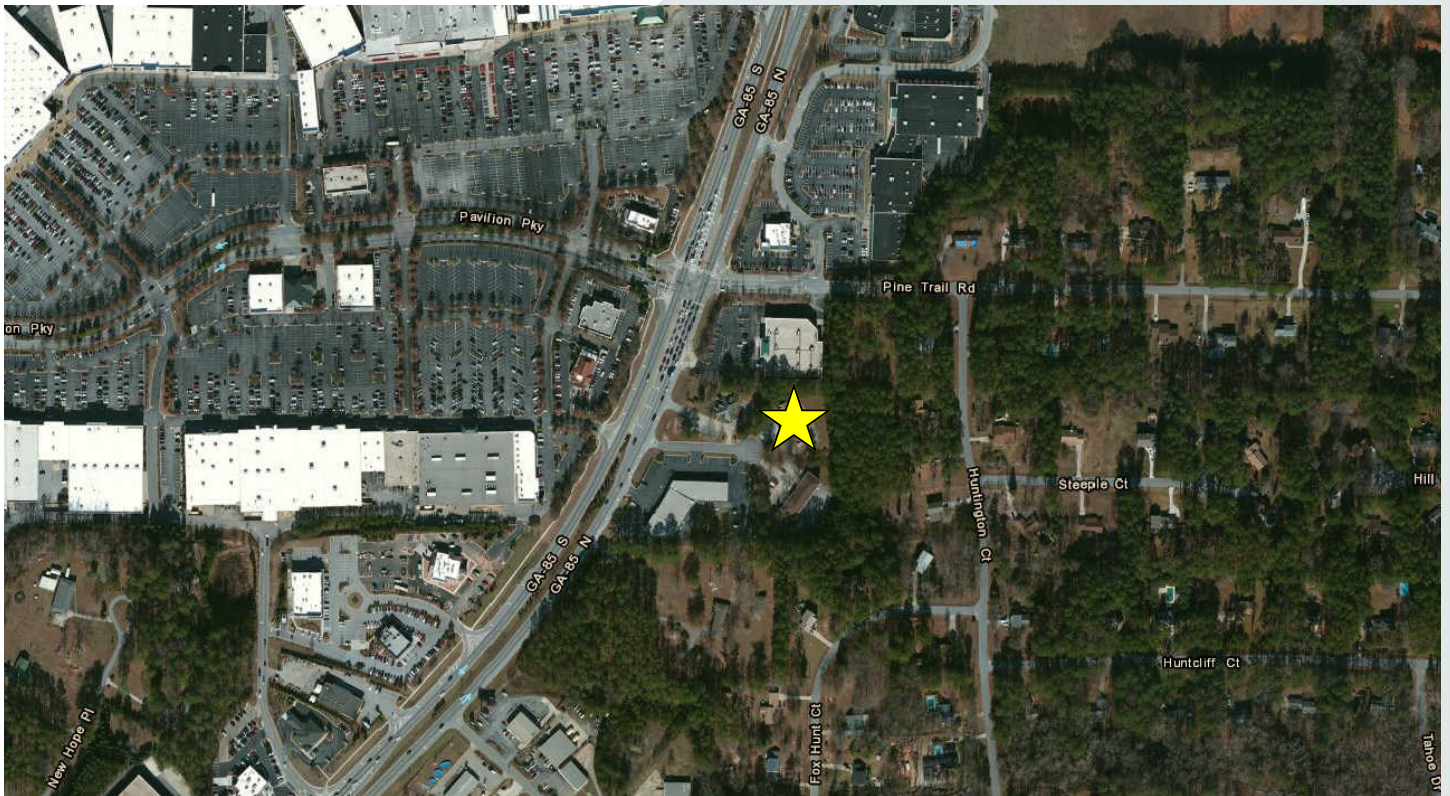
Offered for LEASE at \$7/sq ft



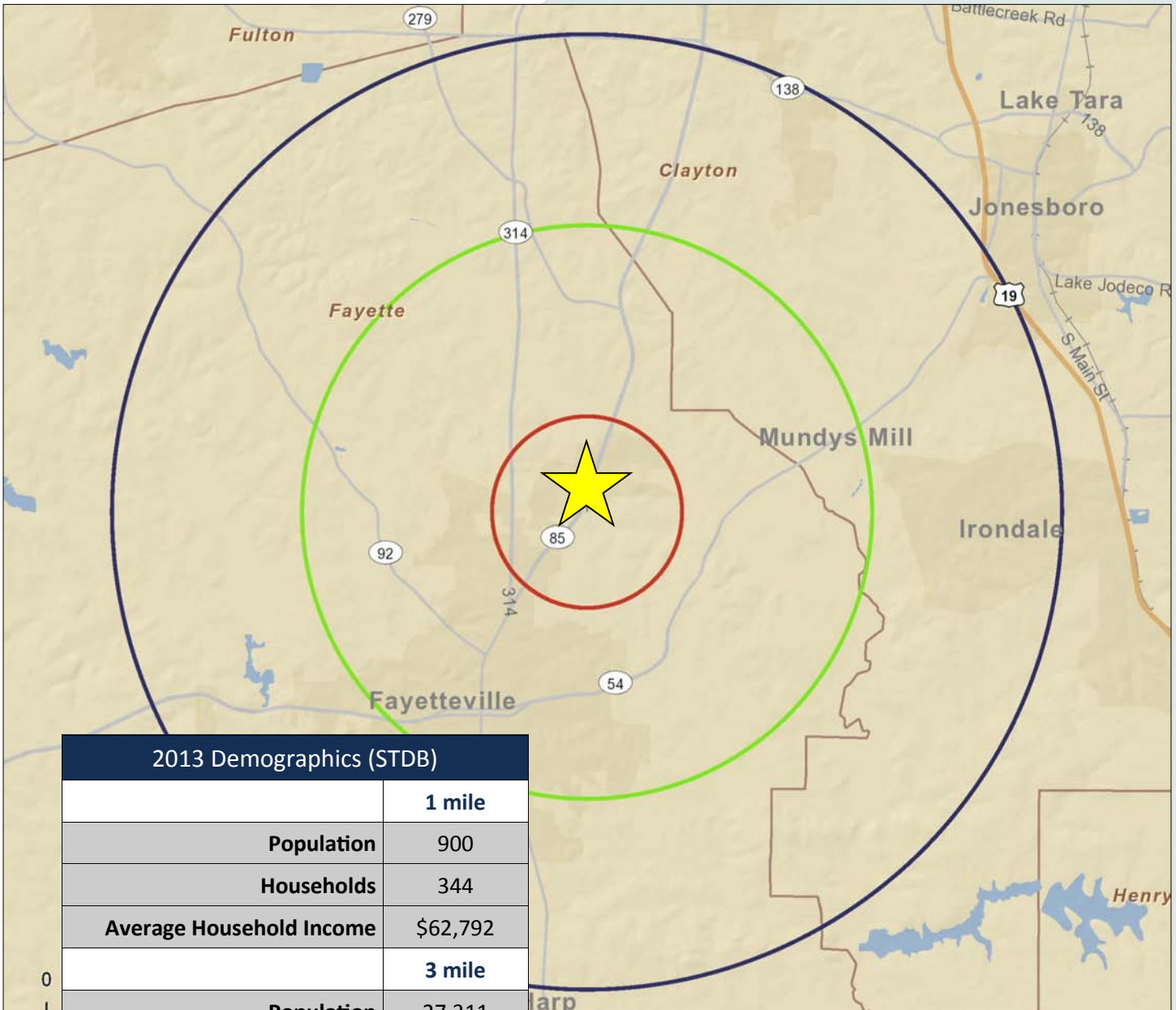


Property Address	115 Huntington Park Drive Fayetteville, GA 30214
Year Built	1984
Building size	+/- 10,000 sq ft
Unit Size	+/- 5,000 sq ft
Lot Size	+/- 1.38 acre
# of Units	5
Number of Buildings	1
Current Zoning	C-H
Parking	44 surface spaces (4.4/1,000 sq ft)
2014 Taxes	\$5,227.12
Sale Price	\$370,000 (\$37/sq ft)
Lease Rate	\$7/sq ft









2013 Demographics (STDB)	
	1 mile
Population	900
Households	344
Average Household Income	\$62,792
	3 mile
Population	27,311
Households	10,289
Average Household Income	\$66,730
	5 mile
Population	96,001
Households	33,114
Average Household Income	\$65,206



Fayetteville, Georgia

Fayetteville is a friendly, progressive community committed to maintaining a high-quality of life for its approximately 16,000 residents. It was established on March 28, 1823. The designated property later became the county seat of Fayette County, which was created in 1821. Both Fayetteville and Fayette County are named for Marquis De Lafayette, a French nobleman who aided Washington during the Revolutionary War.

Many businesses have come and since Fayetteville was established but one family seems to have flourished and prospered over the years. At any given time from the 1920s to the 1970s the Redwines owned the bank, a cotton gin, lumber mill, a mercantile store, funeral home, Standard Oil franchise, and a Ford dealership – all in Fayetteville.

In the 1950s the business district almost completely surrounded the courthouse square, with a row of other stores on Hwy 54 (Lanier Ave.) near the intersection of Railroad Street (now Jeff Davis). A few businesses, mostly service stations, were scattered a few blocks from the downtown area. In the 1950s and early 1960s it was customary for the business section of town to close on Wednesdays. This was due to the fact that they were open on Saturdays. Among the businesses around the square were a walk-in movie theater, a jeweler, grocery stores, bank, pharmacy, clothing store, variety store, restaurant, post office, tire store, furniture store, barbershop, and hardware store. The courthouse was the hub of the town and almost all county business was conducted here.

In the 1970s more and more business began to appear outward from the center of town especially on North Glynn Street (Hwy 85 north). The population also increased with that growth and stood at 2,160 in 1970. In recent years, downtown business traffic has waned a bit as newer, larger and more fashionable stores and shops opened in the “new” business district. At present there is an effort underway by the Main Street program to revitalize the downtown area. The city limits have been extended far beyond the courthouse and the city business district now runs from a couple of miles south of the courthouse to almost three miles north for a total of about 5 miles of business area. There are now seven schools in Fayetteville, an outdoor shopping center (the Pavilion), the Villages Amphitheater, a new courthouse and law enforcement complex, specialty shops of all descriptions, the Holliday-Dorsey-Fife House Museum, and a rapidly developing south side, all which make Fayetteville a thriving and emerging metropolis.





SEAN WILLIAMS

Sean Williams is a commercial real estate broker experienced in several property types including retail, industrial, and office properties. His specialty is providing value for institutional investors and corporate users of office properties. Since 2004 Sean has sold and leased substantial properties and land in the Atlanta MSA and the Southeast.

Each corporate user's needs are unique. Sean studies corporate trends and each user's specific needs, both initially and for the long term to ensure the user's ability to establish and maintain long term success. As a native and lifetime resident of Atlanta, Sean has nearly half a century of history and firsthand knowledge of real estate in Atlanta and the southeastern region.

Some of Sean's recent clients & projects include:

- QuikTrip Corporation
- 1-800-FLOWERS
- Century Trade Show Services
- Cobb Pediatric Therapy Services
- IndustryPro
- EZ Pawn
- Center for Allergy & Asthma of Georgia
- Southern Playgrounds
- DSI Renal Kennesaw
- Barrett Court
- Areté
- Woodpark Medical Offices
- Northwinds Summit
- Milan Eye Center
- Weber Law Firm, PLLC
- Alpharetta Medical Group
- Davis & Church Engineering
- Byram Healthcare

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Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage, automotive and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 375 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40 radio stations and is available on [iTunes](#) and the show website [CREshow.com](#).
- Bull Realty is licensed in nine southeast states and works with affiliates from all over the country.