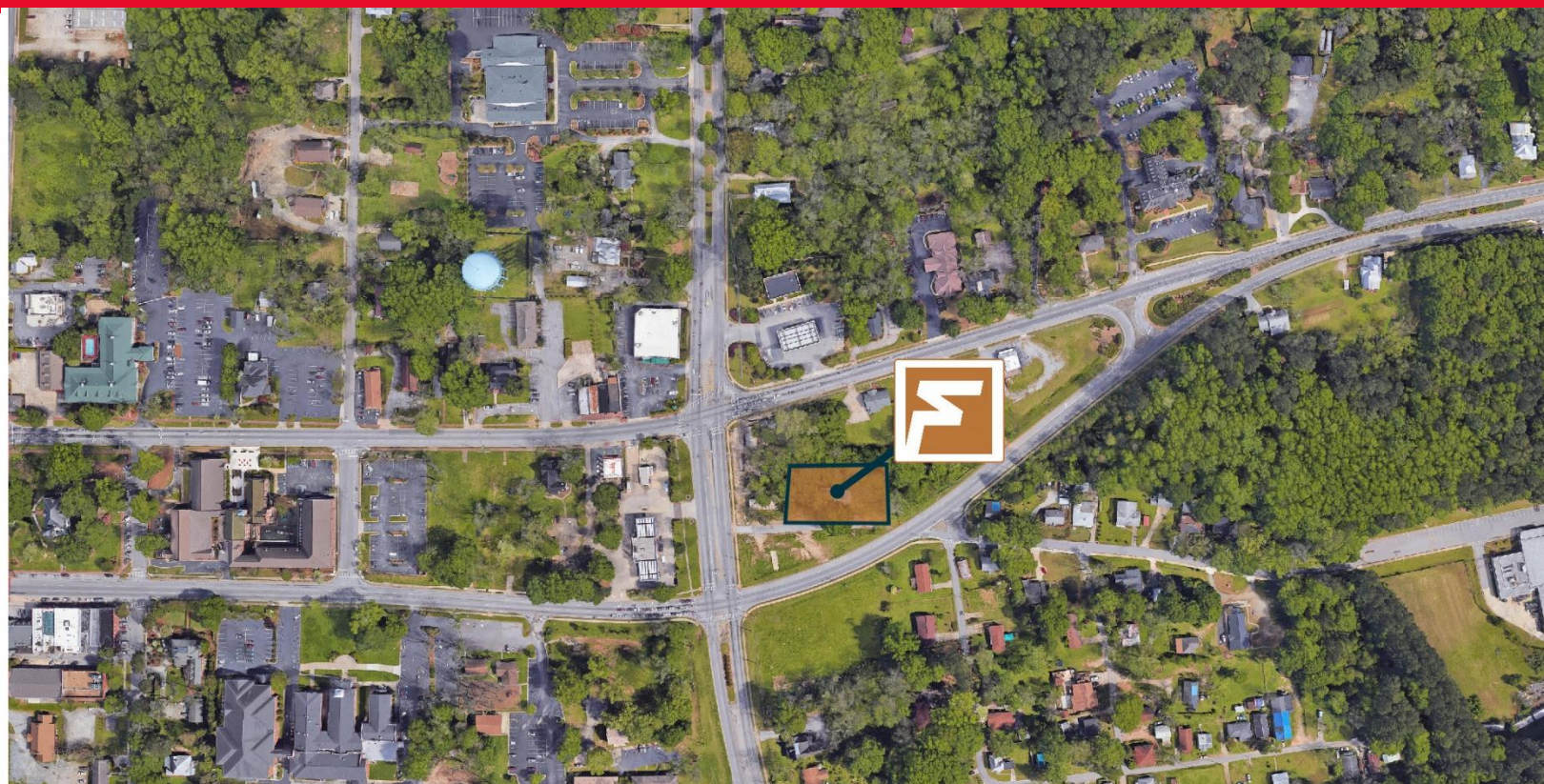


**FOR SALE**

**110-120 Booker Ave  
Fayetteville, GA 30215**



**PROPERTY HIGHLIGHTS**

- Affluent Atlanta MSA location
- Downtown Fayetteville development opportunity at a fully signalized intersection
- Combined traffic count of 40,000 at Booker Ave and Jeff Davis Dr
- Surrounded by a diverse mix of government, commercial and residential properties

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	18,730	<b>1-MILE (POP.)</b>	3,529
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	27,157
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$76,062
<b>TRAFFIC COUNTS</b>	40,000 VPD	<b>SPACE USE</b>	N/A



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# FOR SALE

110-120 Booker Ave  
Fayetteville, GA 30215

## SUBSTANTIAL, UNRECOGNIZED POTENTIAL

Positioned at the intersection of Jeff Davis Dr and Stonewall Ave, 110-120 Booker Ave is just a few blocks from downtown Fayetteville and brings enormous development potential. The property is 0.43 acres of land, surrounded by education, commercial, government, multi-family and single-family uses and offers great flexibility for future users.



## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	052403023 052403021
<b>2020 RE TAXES</b>	\$512.02
<b>ZONING</b>	Walkable Mixed Use



## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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