

# The Village Shops at Cedar Grove

## RETAIL SPACE FOR LEASE

## OUTPARCEL FOR SALE



6000 & 6015 Lynmark Way, Fairburn, GA 30213  
(Intersection of Cedar Grove & S. Fulton Parkway)

**Outparcel Zoning:** 1 Acre Outparcel, Zoned C-1

**Available Spaces:** 5 spaces at 1,200 sf  
1 space at 1,485 sf  
1 space at 1,693 sf  
1 space at 2,346 sf  
1 space at 4,432 sf

**Max Contiguous Space:** 6,494 sf

**Property Highlights:**

- 4,432 sf space built out for wine/beverage shop
- End-cap Restaurant Space Available with patio
- Great Neighborhood Center ideal for coffee shop, wireless, mail center, deli, professional office, children's learning and much more!

<b>Demographics:</b>	<u>3 miles</u>	<u>5 miles</u>
2008 Population	9,947	30,830
2013 Projected Population	13,585	41,026
2008 Households	3,722	11,073
Average HH Income	\$74,882	\$71,071

The traffic count for the intersection of South Fulton Parkway and Cedar Grove Road is: 9,540 vehicles per day.

## CONTACT

David Sweet

(404) 815-1819

[wdsweet@redrockglobal.net](mailto:wdsweet@redrockglobal.net)

[www.redrockglobal.net](http://www.redrockglobal.net)

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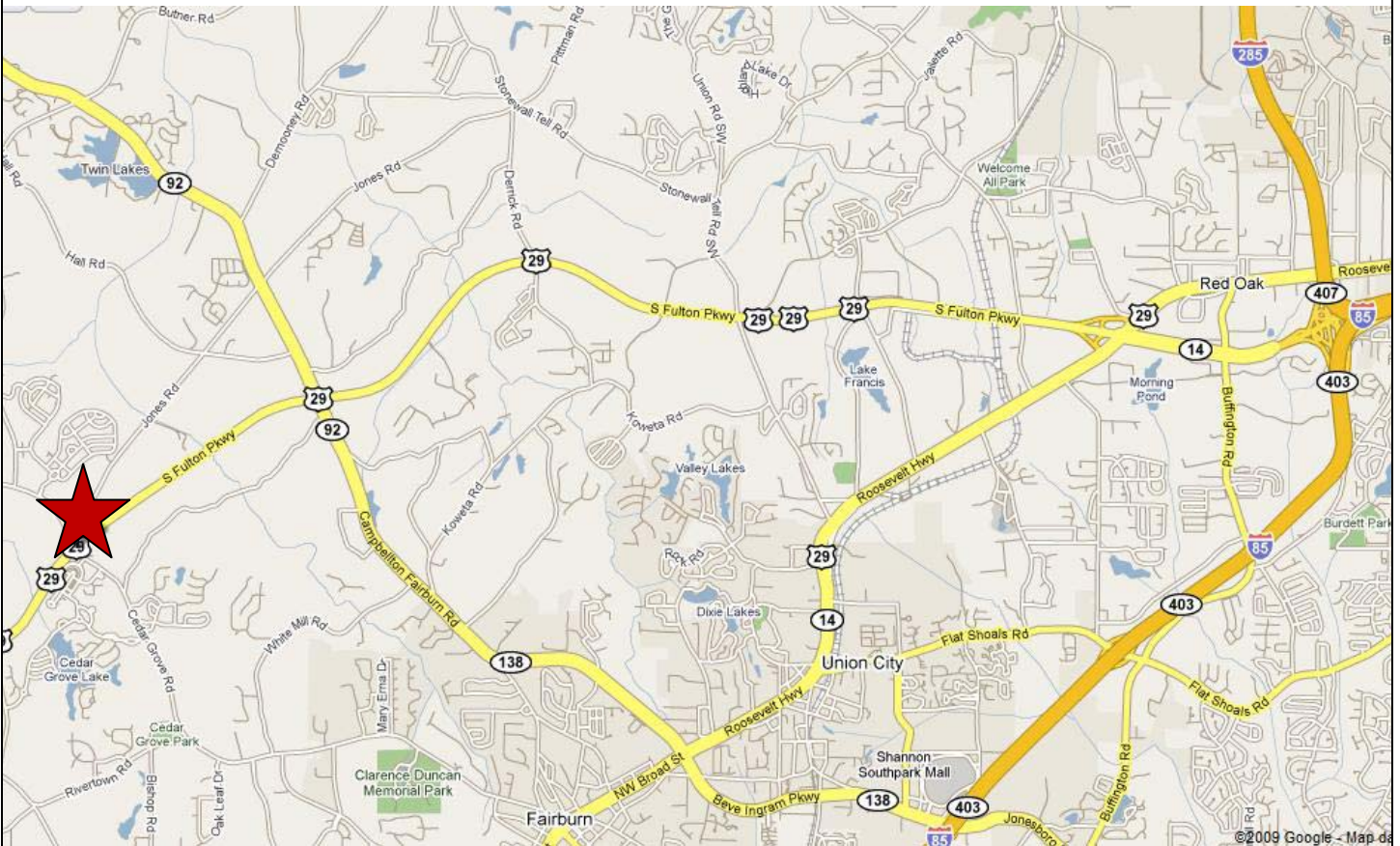
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### Area Description:

- Located along South Fulton Parkway, Fulton County's newest commercial corridor
- Minutes to Hartsfield - Jackson Airport, the nation's busiest airport
- Surrounded by dense residential neighborhoods and industrial office parks
- Located within 5 - 10 minutes of the neighboring cities of College Park, Union City and Chattahoochee Hill
- Area offers high growth potential for corporate businesses, residential and medical



This brochure has been prepared to provide summary information to prospective tenants to establish a preliminary level of interest in the property presented. All information contained herein is from sources deemed as reliable; however no representations or warranties are made to the accuracy or completeness thereof. All right reserved

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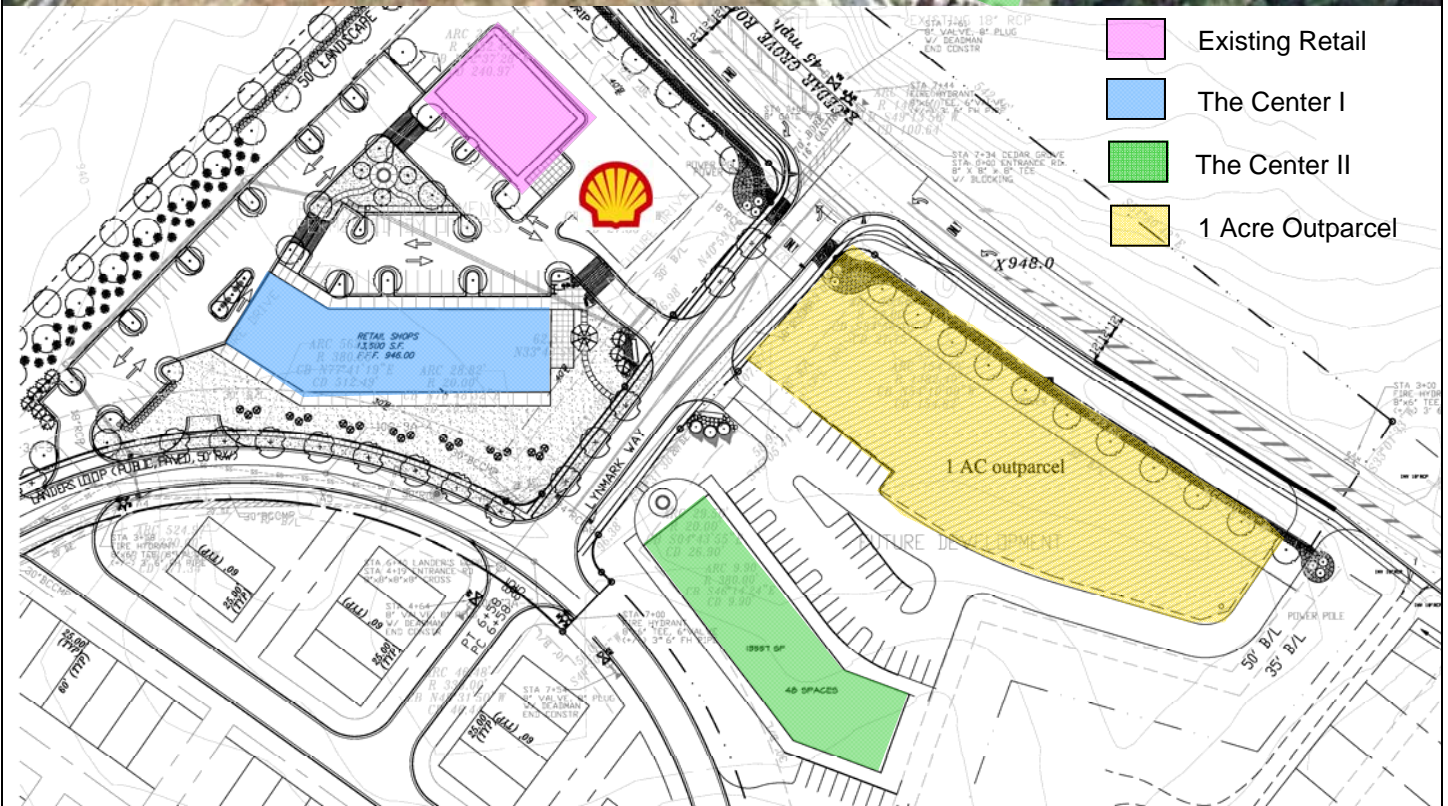
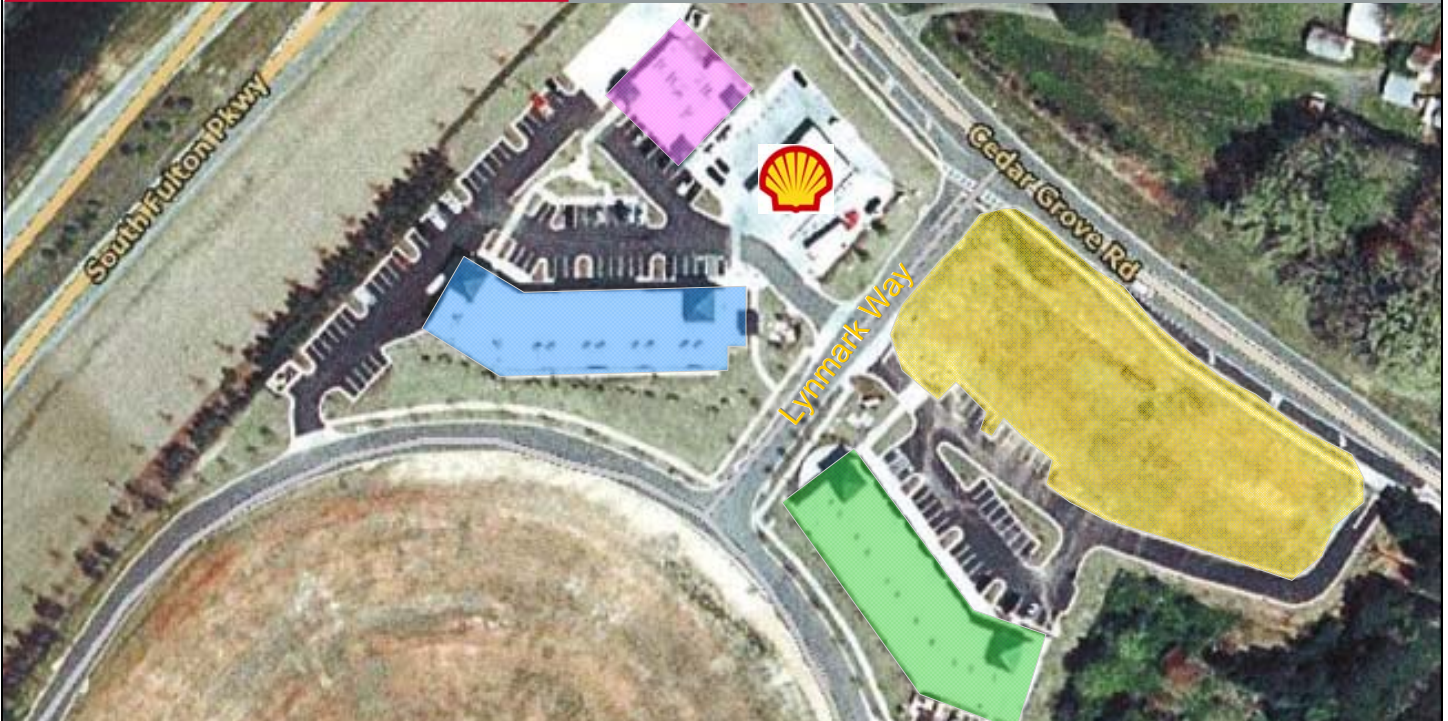
**OUTPARCEL FOR SALE**



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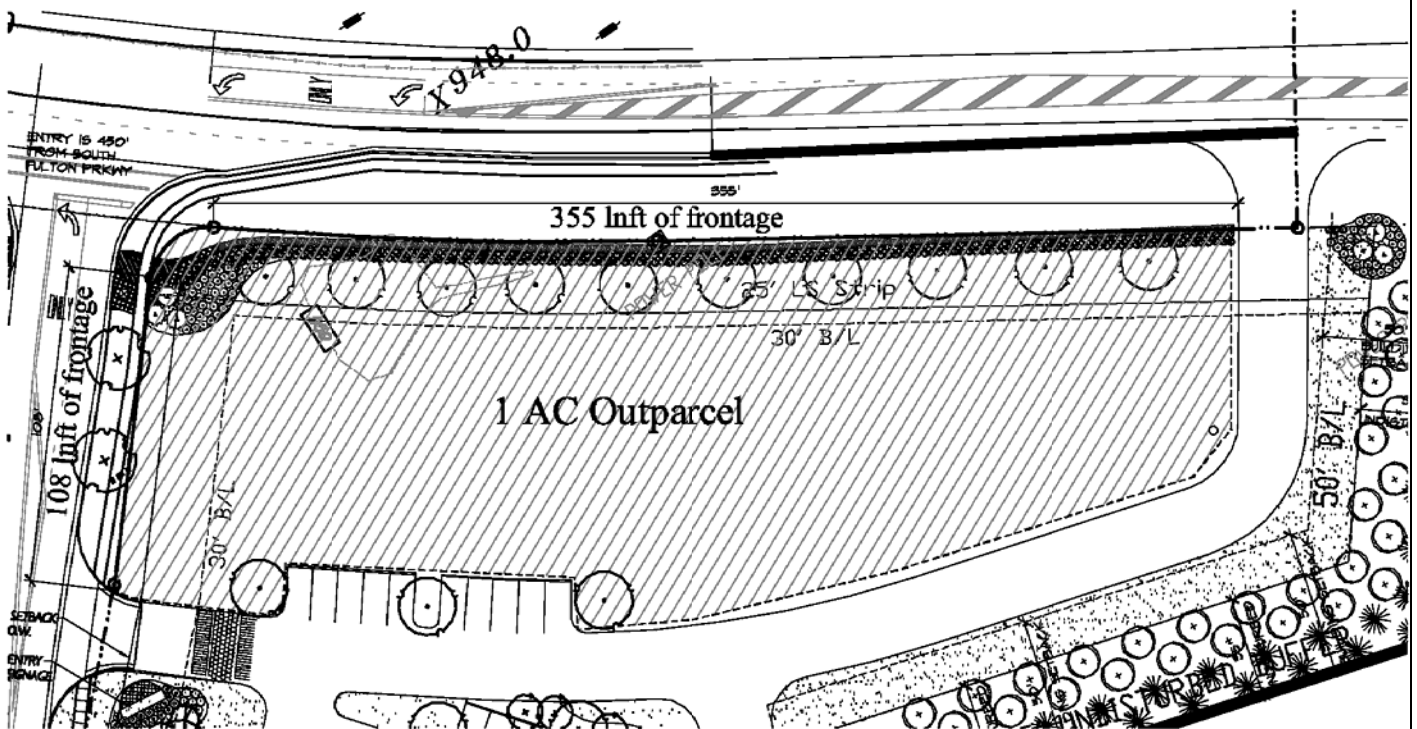
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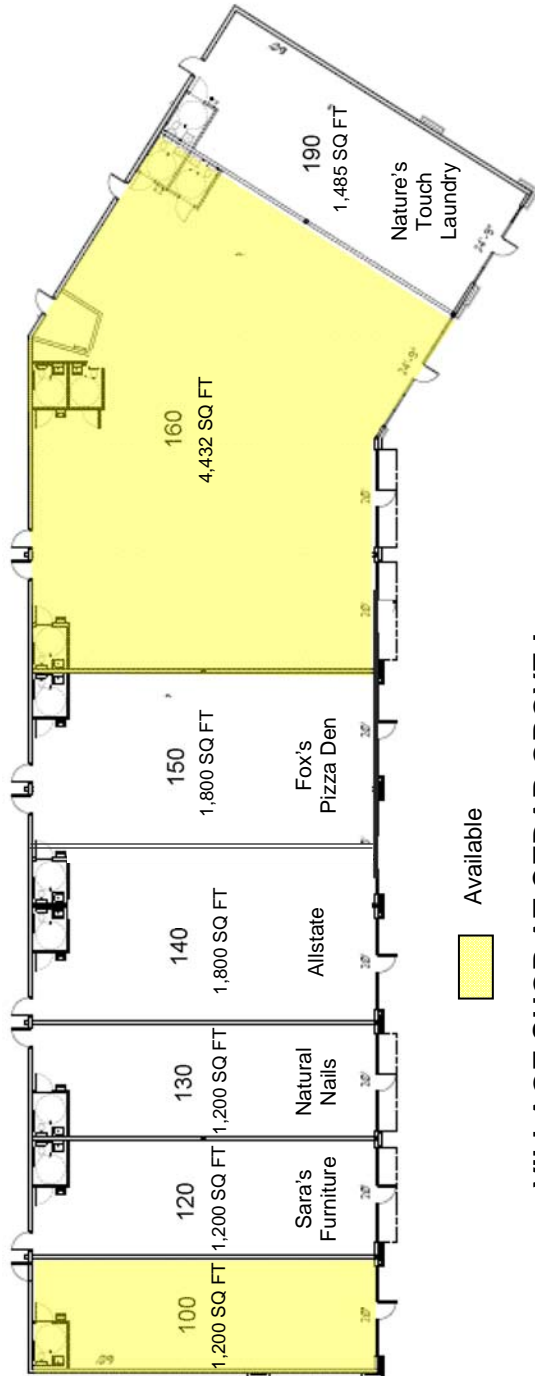
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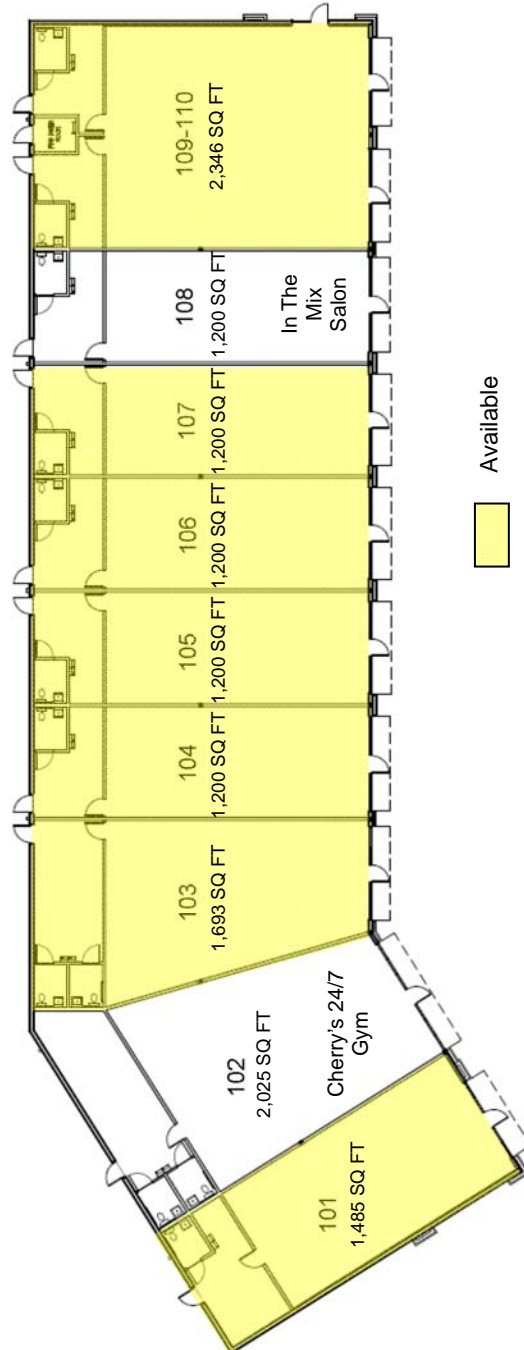
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**VILLAGE SHOP AT CEDAR GROVE I**



**VILLAGE SHOP AT CEDAR GROVE II**