

# The Village Shops at Cedar Grove

# RETAIL PAD, 1 ACRE OUTPARCEL FOR SALE



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

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

- Situated at the entrance of The Lakes at Cedar Grove residential planned development and The Village Shops at Cedar Grove neighborhood shopping centers.
- Level (graded) lot with 355 feet frontage on Cedar Grove Road.
- Will build to suit
- All utilities available
- Yards to South Fulton Parkway
- Great location, ideal for medical center, buffet style restaurant, family entertainment venue, bank, video store, auto parts store, apparel and variety store and much more.
- Retail space available now at Center I&II

<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

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Cedar Grove

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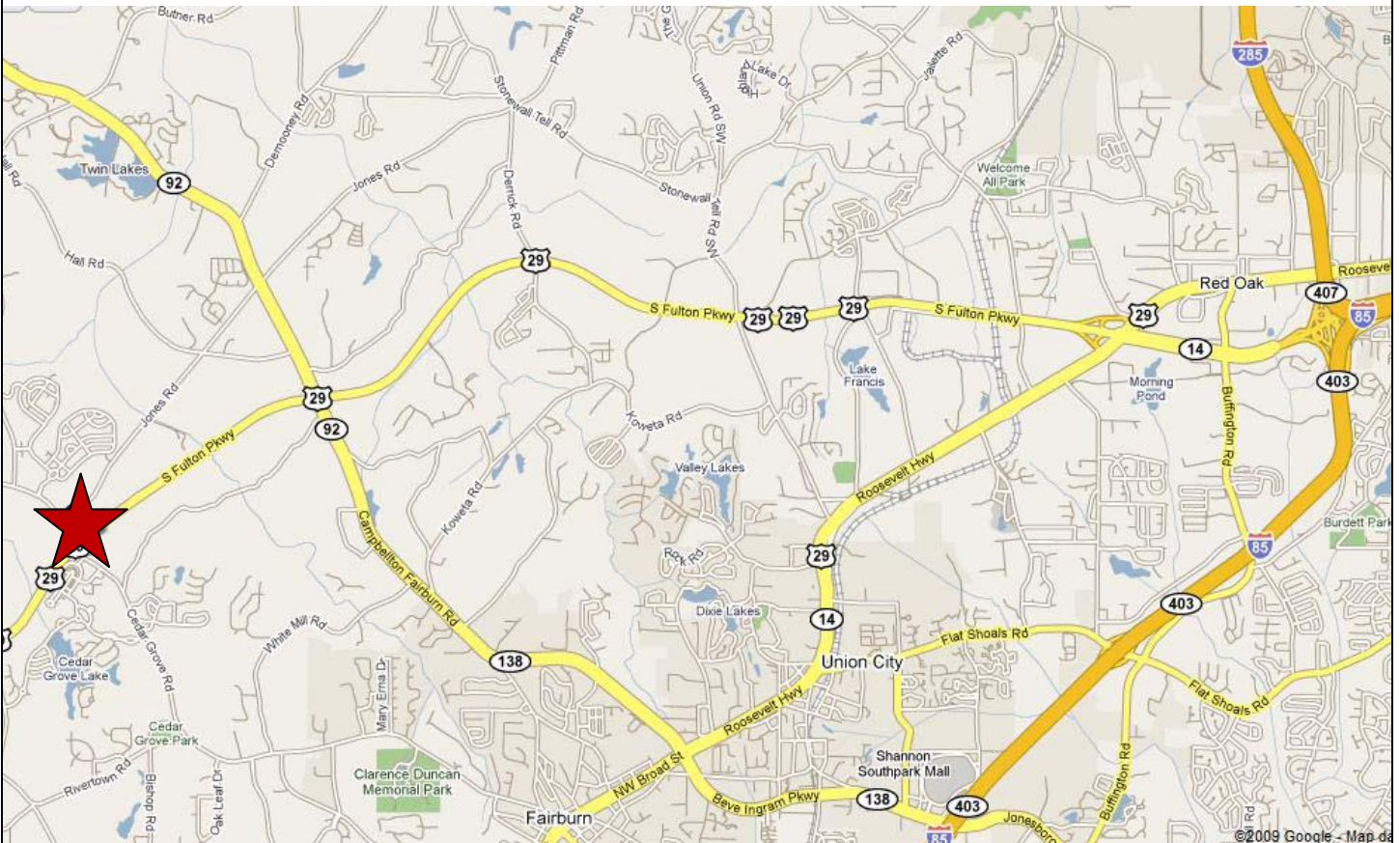


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### Area Description:

- 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



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