

# FOR LEASE



421 Sandy Creek Rd, Fayetteville, GA 30214

IMMEDIATE AVAILABILITY



## *Trilith Town Centre Retail Space*

### OVERVIEW

A rare opportunity to lease retail space in Trilith Town Centre. Join the exciting mix of retailers and restaurateurs in the most talked about lifestyle center south of Atlanta. Home to largest production movie studio in the United States, Trilith features hundreds of luxury apartments and custom-built homes, miles of nature trails, health and wellness options and retail town centre that inspires exploration and creativity.



Suite 340

**FOR MORE INFORMATION, PLEASE CONTACT:** Todd Semrau | 404-371-4100 | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com)

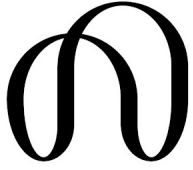
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**TRILITH**

Just south of Atlanta, a new stage of creative living has developed in the streets of Trilith. Built upon the design ethos of new urbanism, Trilith creates a culture of connectedness and creativity for Atlanta and the South.

The ecosystem includes retail, restaurant, performance, and intentional, walkable, green living. Ammenities include a boutique hotel, co-working space, performing arts center, independent retail and restaurants, an integrated wellness center, an innovative microschool, 51% greenspace, and 1,400 front doors.

All across the street from Trilith Studios, where every day, thousands of talented professionals are on set. Trilith offers a stage to present the most remarkable experiences.



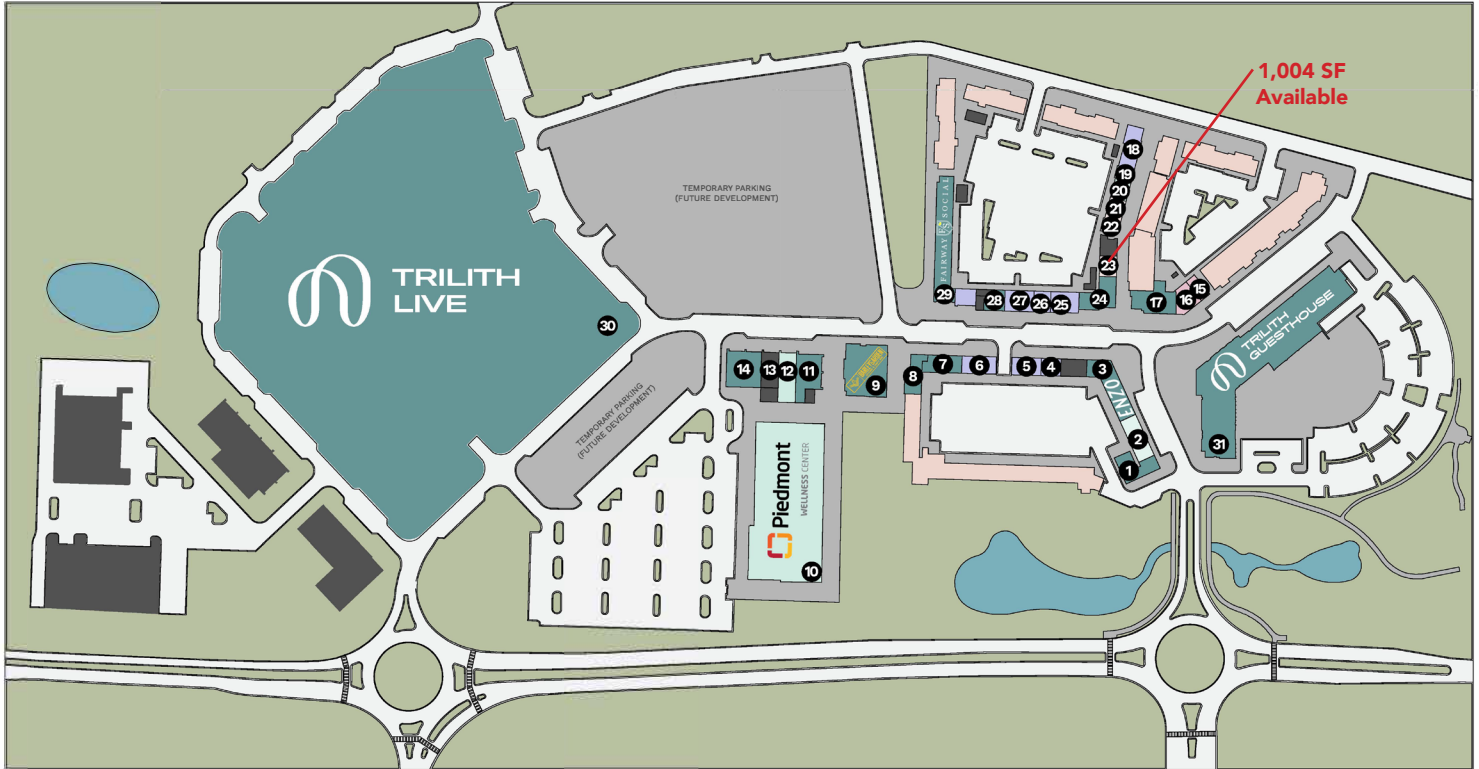
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### SITE PLAN



- |  |                                     |                              |
|--|-------------------------------------|------------------------------|
| 01 - THUMBS UP DINER                             | 11 - HERO DONUT & BUNS              | 21 - AG JIU JITSU            |
| 02 - THE SKIN SOCIETY                            | 12 - (available)                    | 22 - (available)             |
| 03 - ENZO STEAKHOUSE                             | 13 - PALMTOO FAMILY DENTAL          | 23 - (available)             |
| 04 - NATIVE COLLECTIVE                           | 14 - ROAM @ TRILITH CO-WORKING      | 24 - CT CANTINA & TAQUERIA   |
| 05 - NOURISH & BLOOM MARKET                      | 15 - PET WANTS                      | 25 - LEYLAND BLUE            |
| 06 - (available)                                 | 16 - PET WANTS GROOMING             | 26 - 180 PURE HOME           |
| 07 - SENSU SUSHI RESTAURANT & BAR                | 17 - AMICI PIZZA                    | 27 - THE FUNKY SHACK         |
| 08 - HONEYSUCKLE GELATO                          | 18 - EDWIN JARVIS CONCIERGE         | 28 - WOODSTONE BAKERY & CAFE |
| 09 - HOP CITY & BARLEYGARDEN KITCHEN & CRAFT BAR | 19 - ILLUMINATE FUNCTIONAL MEDICINE | 29 - FAIRWAY SOCIAL          |
| 10 - PIEDMONT WELLNESS CENTER                    | 20 - SOZO YOGA                      | 30 - TRILITH LIVE            |

- |              |                             |        |                   |       |
|--------------|-----------------------------|--------|-------------------|-------|
| MULTI FAMILY | RESTAURANTS & ENTERTAINMENT | RETAIL | HEALTH & WELLNESS | OTHER |
|--------------|-----------------------------|--------|-------------------|-------|

### DEMOGRAPHICS - WITHIN 5 MILES



**54,446**

Population



**\$132,595**

Average Household Income



**19,716**

Total Households



**2.74**

Average Household Size



**44.1**

Median Age

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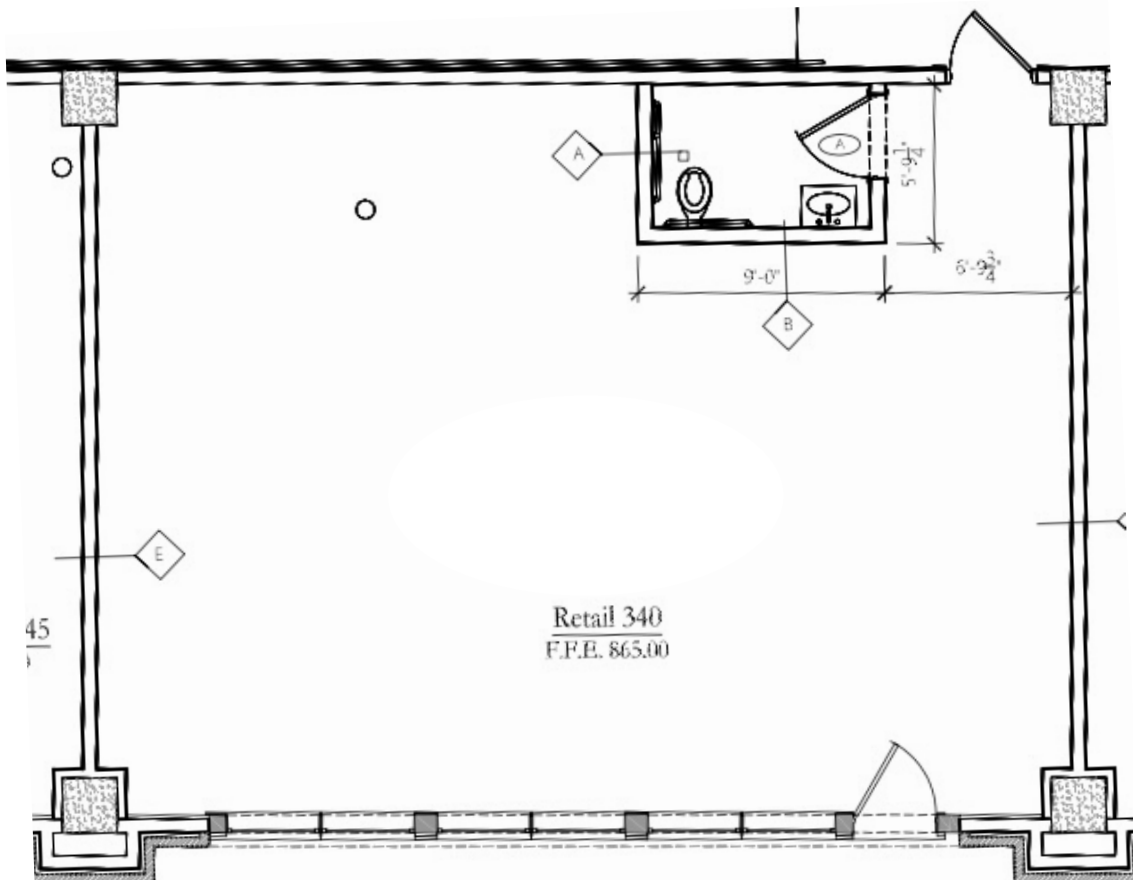


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Located along the Paseo, Suite 340 is a turnkey retail space measuring 1,004 SF. The shop features custom wood storefronts with large windows, a patio/display area, high ceilings, distributed HVAC, a mezzanine, one ADA restroom and rear entry. There is no restaurant infrastructure associated with this space.



**Suite 340 - 1,004 SF**

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