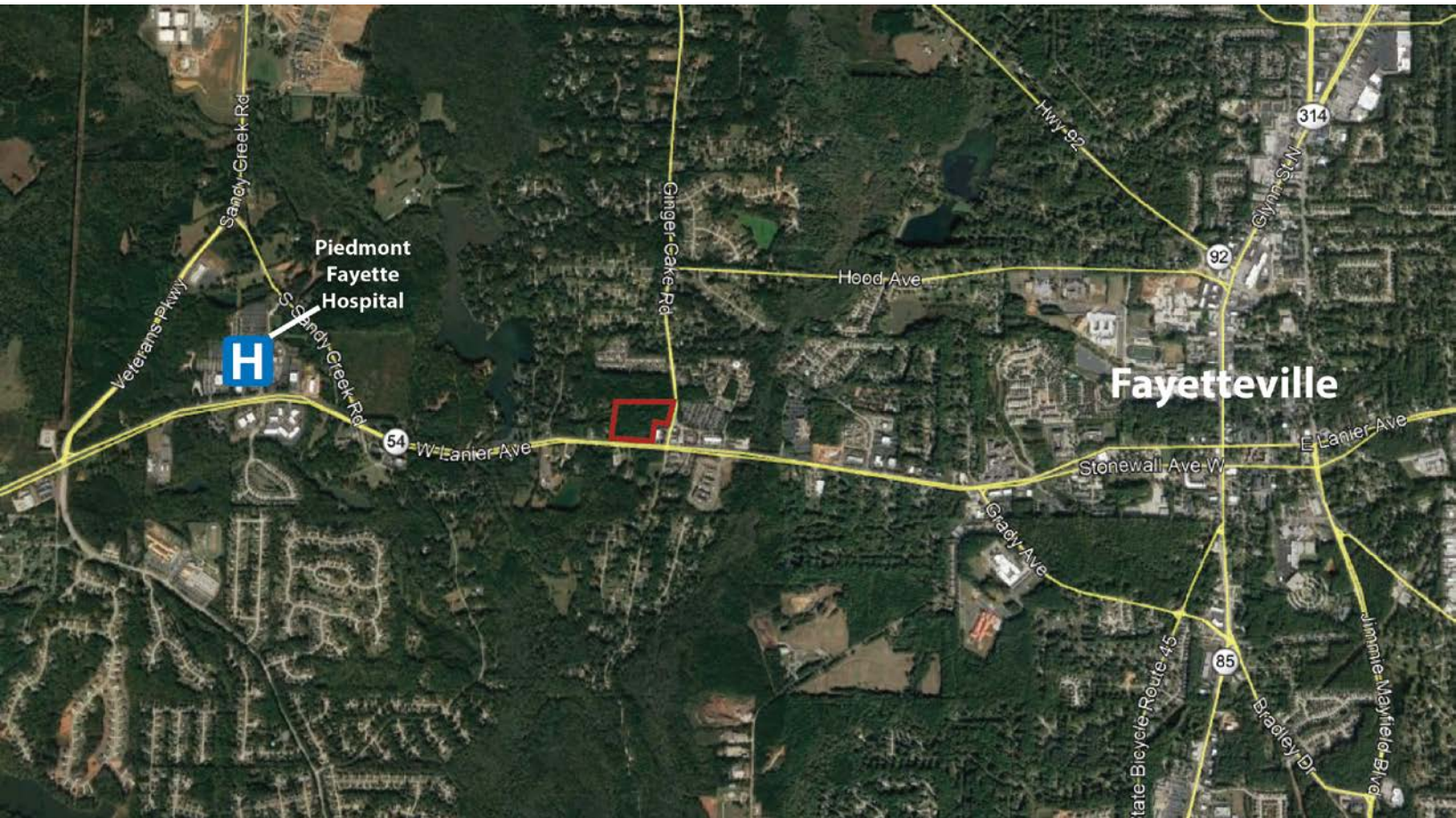


FOR SALE

± 5 - 15 Acres of LAND

Ginger Cake Road
Fayetteville, GA 30214



PROPERTY HIGHLIGHTS

- ± 5 Acres, Up to ± 15 Acres Available
- Ground -Up Retail and/or MOB
- Frontage: 505' on Hwy 54
- Located in the City of Fayetteville
- Zoning: C-3 Commercial



Richard Bowers & Co.
260 Peachtree Street | Suite 2400
Atlanta, GA 30303
(404) 816-1600
www.richardbowers.com



For More Information contact:

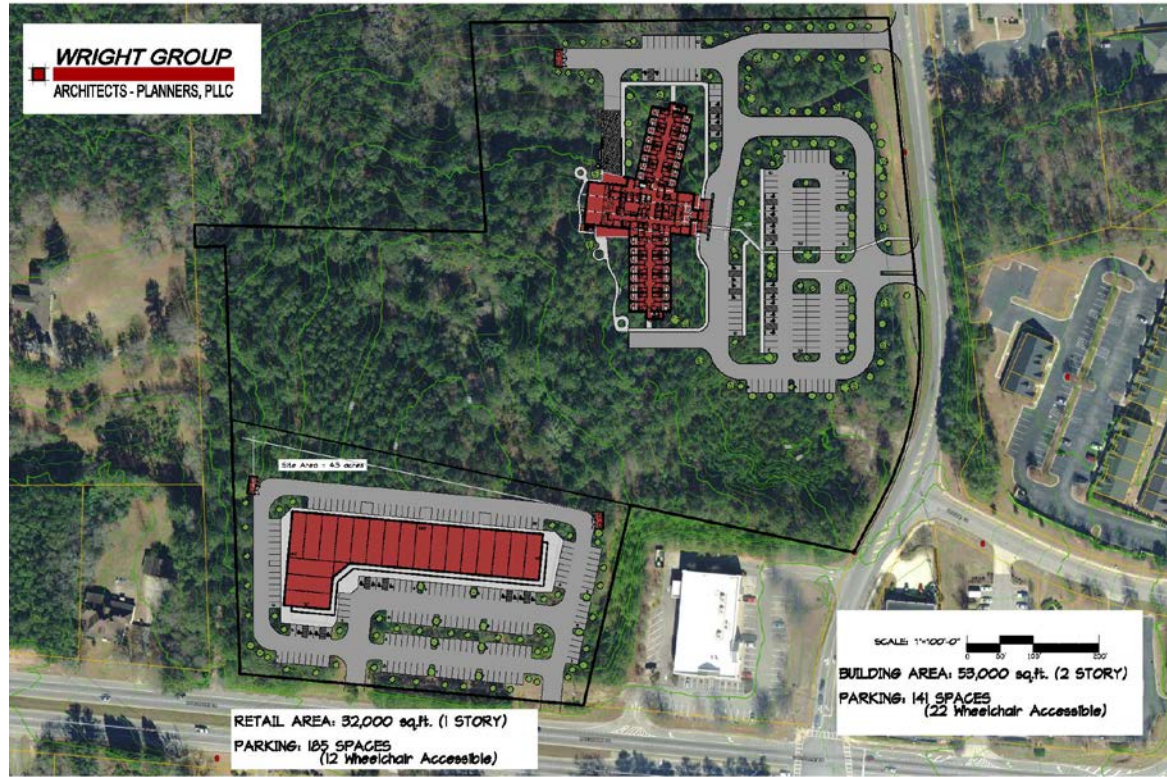
Michael Cheney, CCIM
(404) 644-6699 - Mobile
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mcheney@richardbowers.com

FOR SALE

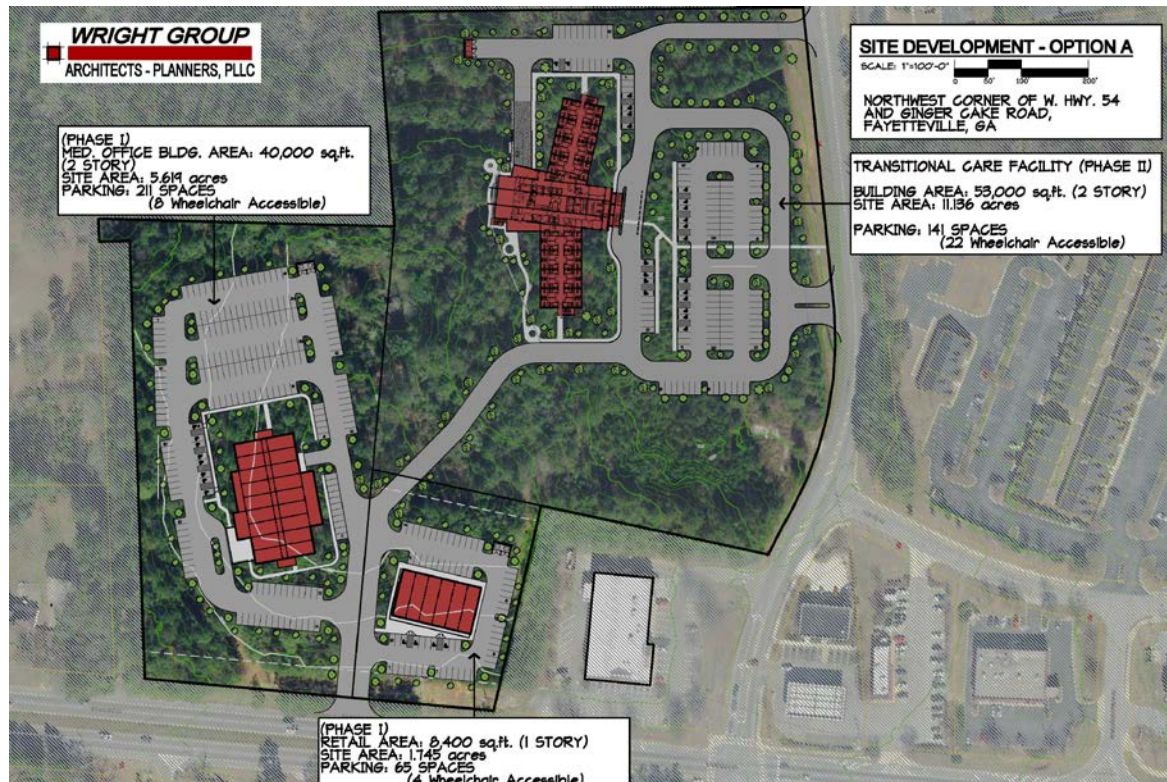
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RETAIL SITE STUDY 1



SITE PLAN OPTION A



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SITE PLAN OPTION B

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC

(PHASE I)
MED. OFFICE PARK TOTAL BLDG. AREA:
51,200 sq.ft. (1 & 2 STORY)
TOTAL SITE AREA: 6.91 acres
TOTAL PARKING: 295 SPACES
(20 Wheelchair Accessible)

AVAILABLE
SITE: 1.51 acres

SITE 3 = 2.24 acres

SITE 4 = 1.93 acres

8,040 sqft.
(2 STORY)

11,200 sqft.

SITE 1 = 1.59 acres

SITE 2 = 1.54 acres

SITE DEVELOPMENT - OPTION B

SCALE: 1"=100'-0"
0 50' 100' 200'

NORTHWEST CORNER OF W. HWY. 54
AND GINGER CAKE ROAD,
FAYETTEVILLE, GA

TRANSITIONAL CARE FACILITY (PHASE II)

BUILDING AREA: 53,000 sq.ft. (2 STORY)
SITE AREA: 10.071 acres
PARKING: 141 SPACES
(22 Wheelchair Accessible)



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