



FAYETTE PAVILION

PHASE III
ANCHOR STORES | FOR LEASE



375 PAVILION PARKWAY
FAYETTEVILLE, GEORGIA 30214

CBRE

CENTER AT A *GLANCE*

#1 Most Visited Open-Air
Center in Georgia

1,570,413 Square Feet



76 Total Tenants

Massive Drawing Power

One-Stop Shopping Convenience



Retail Epicenter
WITH UNMATCHED
DRAWING POWER



Georgia's
LARGEST OPEN-AIR
CENTER





70 minute Average Dwell Time





8.3M
ANNUAL VISITS

PROPERTY SUMMARY

FAYETTE PAVILION PHASE III

Anchor Stores | For Lease

GLA (Entire Center)	1,570,513 SF
Years Built	1995 - 2003
Land Area	± 150 Acres
5-Mile & Trade Area Pop	103,199 / 211,219
5 Mile & Trade Area HHI	\$90,969 / \$92,066



GA HIGHWAY 85
32,700 VPD



GA HIGHWAY 314
21,300 VPD



23 ANCHORS > 10,000 SF



APPAREL RETAILERS



ENTERTAINMENT



HOME RETAILERS



GENERAL MERCHANDISE/ GROCERY RETAILERS



GEORGIA'S LARGEST OPEN-AIR CENTER = ULTRA RARE CRITICAL MASS OF RETAIL

- 

1,570,413 SF
- 

21 Anchors
OVER 10K SF
- 

± 150 Acres
- 

76 Tenants
- 

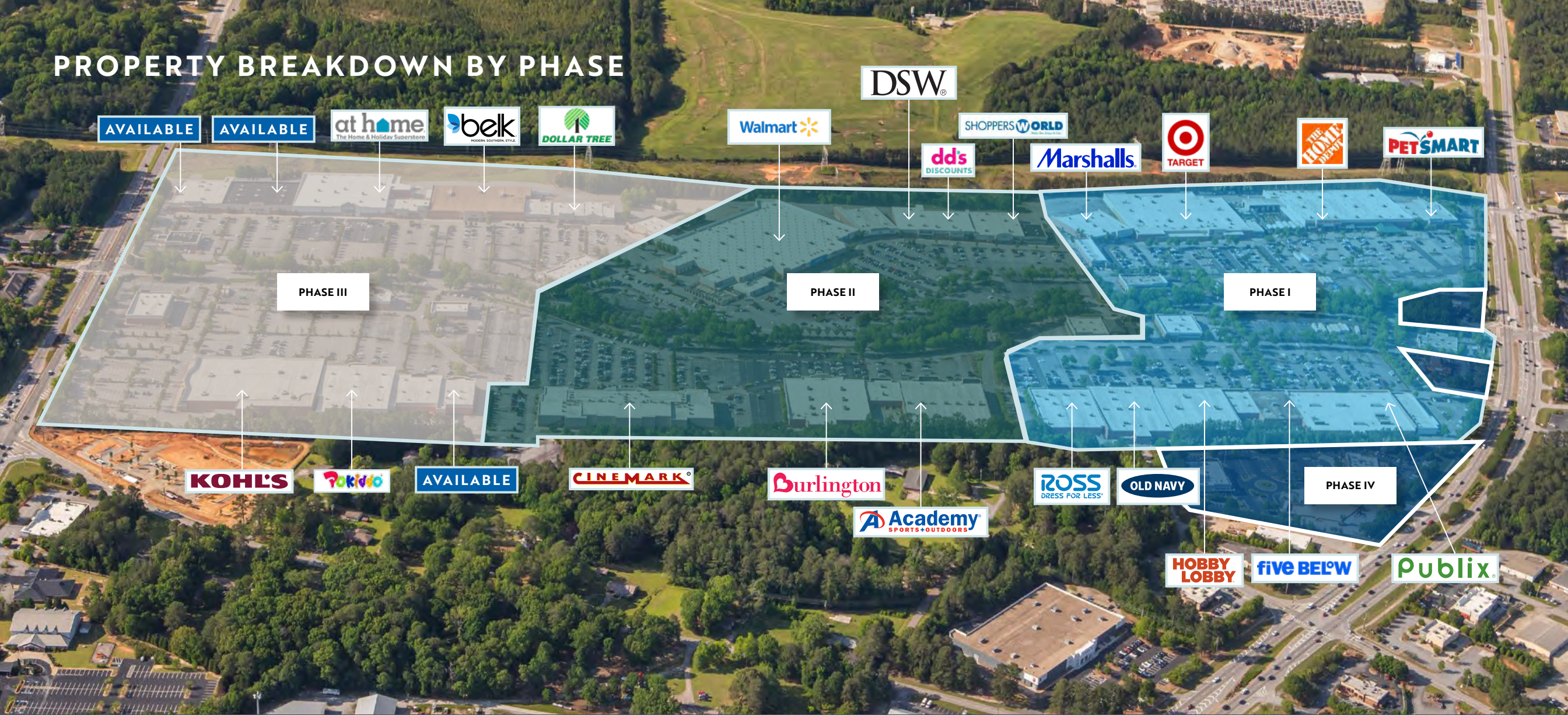
0.75 Miles
OF FRONTAGE
- 

4 Best-In-Class Retailers
HOME DEPOT, TARGET, WALMART AND PUBLIX



FAYETTE
PAVILION

PROPERTY BREAKDOWN BY PHASE



PHASE I

Year Built: 1995
GLA: 557,396 SF

PHASE II

Year Built: 1995
GLA: 493,683 SF

PHASE III

Year Built: 2003
GLA: 481,480 SF

PHASE IV

Year Built: 2003
GLA: 10,325 SF

SITE PLAN

VIRTUAL TOUR



TENANT ROSTER PHASES III

UNIT	PHASE III TENANT	SF
395	AVAILABLE	30,760
375	AVAILABLE	39,995
305	At Home	78,284
279	DTLR	3,893
275	Phenix Salon	6,003
265	Bath & Body Works	3,084
205	Belk	65,927
175	Lane Bryant	5,670
165	VisionWorks	3,960
147	Dollar Tree	12,000
127A	Beauty World	7,150
127B	Ashley Stewart	3,500
127C	Yuki Buffet	9,900
135	USA Nails	2,720
135	American Deli	1,094
137	GNC	1,200
139	RC's Waxing	1,200
141	Game Stop	1,200
145	Men's Warehouse	5,000
400	Gym South Gymnastics	14,031
190	Kiku Japanese Steakhouse	6,000
174	TPK Wireless	934
170	Nothing Bundt Cakes	2,334
160	Lens Crafters	3,500
150	Omega Nails	3,000
140	Your Pie	2,700
300	Kohl's	86,584
250	Pokiddo (coming soon)	42,000
240	HyperKidz (coming soon)	18,300
230	AVAILABLE	12,565
405A	Cosmo Prof	4,155
405B	J&J Fish and Chicken	2,837

TENANT ROSTER PHASES I,II & IV

UNIT	PHASE I TENANT	SF
100	Queen Latifa Hair Braiding	800
102	North Georgia Orthodontics	2,150
104	UBreakIFix	1,000
106A	T-Mobile	3,000
106B	FedEx Office	3,427
108	Publix	56,146
110A	Five Below	10,642
110B	Hibbett Sporting Goods	4,610
112	Daiso	8,050
114	Hobby Lobby	57,000
116	Old Navy	19,555
118	Ross	32,587
120C	Bonchon	3,600
139	RC's Waxing and Threading	2,400
120	Rack Room Shoes	6,000
117	Pacific Dental	3,000
117A	Sweet Frog Yogurt	1,775
117B	AT&T	3,625
113	Famous Footwear	5,870
113A	Kay Jewelers	1,960
109	Marshalls	30,090
107	Target	130,799
105	America's Best	4,000
103	Home Depot	131,997
101	PetSmart	25,416
98	Vacant	1,300
96A	Xfinity	4,200
96B	Vacant	2,397

UNIT	PHASE II TENANT	SF
125	Walmart	216,251
123	Vacant	23,528
121B	DSW	23,370
121A	dd's Discounts	20,000
119A	Shopper's World	30,000
119B	Majestic Nails Spa	7,000
126	Hopebridge	9,765
128	Academy Sports (Coming Soon)	56,450
130	Rainbow	9,012
132	Burlington	49,000
134	Cinemark	60,560

UNIT	PHASE IV TENANT	SF
1360D	Vacant	3,825
1360C	Queen Latifa Hair Braiding	1,800
1360A	Moe's	2,500
1360B	Koi Ramen & Sushi	2,200
1350	Millers Ale House	-
1380	Olive Garden	-
94	LaParilla	-
99	Wendy's	-

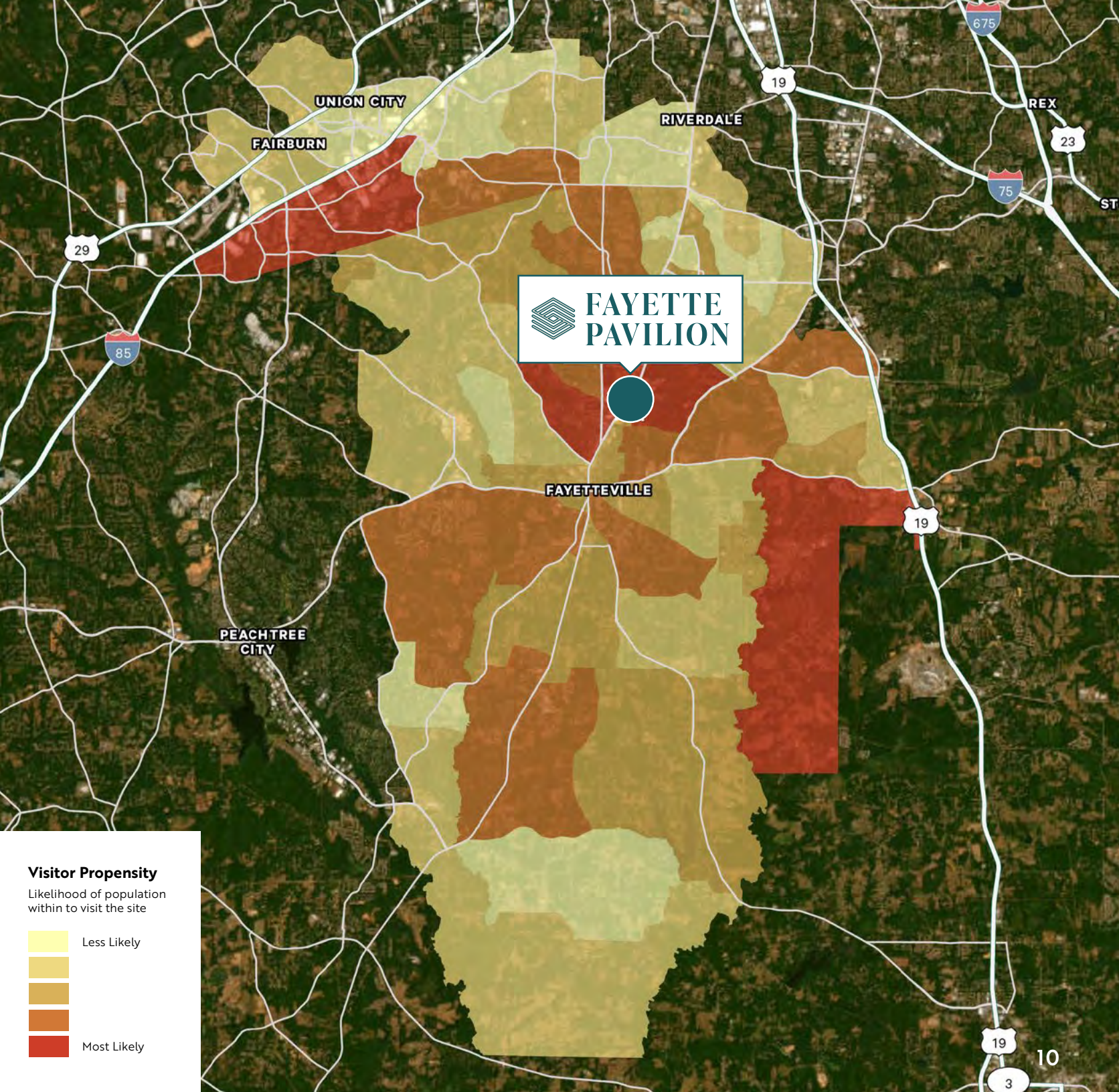
STRATEGIC, SUPER-REGIONAL LOCATION WITH EXPANSIVE TRADE AREA

LOCATION

- 22 Miles South of Atlanta CBD
- 11 Miles South of Hartsfield-Jackson International Airport (**World's Busiest**)
- 12 Miles West of I-75 and 11 Miles East of I-85 (**336,000 Combined VPD**)
- Positioned Along Pavilion Parkway (**0.75 Miles of Frontage**), Strategically Connecting Highway 85 (**32,700 VPD**) and Highway 314 (**21,300 VPD**)
- 54% of Anchors Do Not Have Other Locations Within 10+ Miles

TRADE AREA

- 242,629 Population
- \$101,073 Average Household Income
- 92,692 Existing Housing Units
- 5,000+ Existing Multifamily Units in 5-Mile Radius
- 948 Multifamily Units Delivered in 5-Mile Radius (Past 5 Years)
- 221 Multifamily Units Proposed in 5-Mile Radius



MASSIVE DRAWING POWER WITH UNMATCHED FOOT TRAFFIC

SHOPPING CENTER

- **8.3M** Annual Visits
- **#1** Most Visited Open-Air Shopping Center in Georgia
- **#257** Most Visited Shopping Center in the U.S.
(Of 35,558 Tracked by Placer.ai)
- **70** Minutes Average Length of Shopping
- **55%** Shoppers Make At Least Two Visits Per Month
- **15+** Mile Radius Shopper Drawing Power

NOTABLE TENANTS

Publix

809K T-12 Visits
(#64 of 194 in GA)

ROSS
DRESS FOR LESS®

369K T-12 Visits
(#16 of 56 in GA)

Burlington

290K T-12 Visits
(#6 of 24 in GA)

CINEMARK

562K T-12 Visits
(#4 of 73 Theatre &
Music Venue in GA)

five BELOW

216K T-12 Visits
(#11 of 37 in GA)

Walmart

2.1M T-12 Visits
(#40 of 151 in GA)



FAYETTE COUNTY AND THE RISE OF THE *FILM* *INDUSTRY*

Dubbed the “Hollywood of the South,” Georgia and its favorable tax incentives have been a catalyst for the entertainment and film industries. For fiscal year 2022, film and television studios alone spent \$4.4 billion in Georgia. The state hosted 412 productions during this period, including 32 feature films, 36 independent films, and 269 television series. Recent growth and new studio developments have created a shortage of production space across the state. Despite the total of 4 million square feet of stage space throughout the state of Georgia, there is not enough studio space in Georgia to keep up with demand.

Fayette County has been a tremendous beneficiary of this bustling film culture. Trilith Studios (formerly Pinewood Studios) is part of a 935-acre master development located in Fayetteville (just 5 miles west of Fayette Pavilion) designed for the creative industries, comprising businesses, homes, facilities, and amenities. It is the second largest purpose-built movie studio in North America and home to blockbuster films and shows like Avengers, Zombieland, Double Tap and Moon and Me. Fayetteville and the surrounding area will continue to see a significant economic impact from the continually expanding Town of Trilith. More details on the project can be found in the submarket overview.



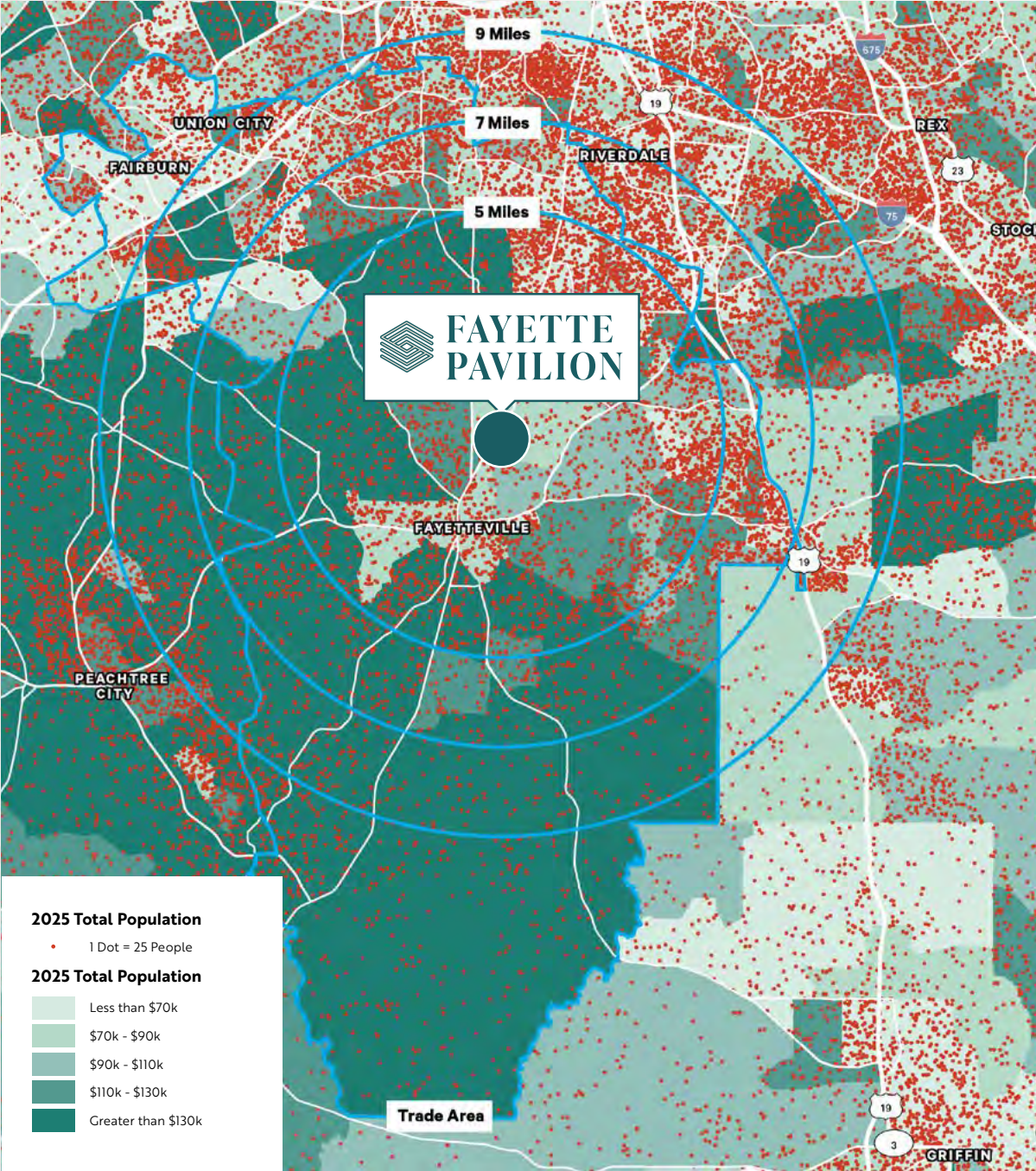
With 3 million square feet of sound stages, Georgia now has the second-most film and television production space in the U.S., topping New York.

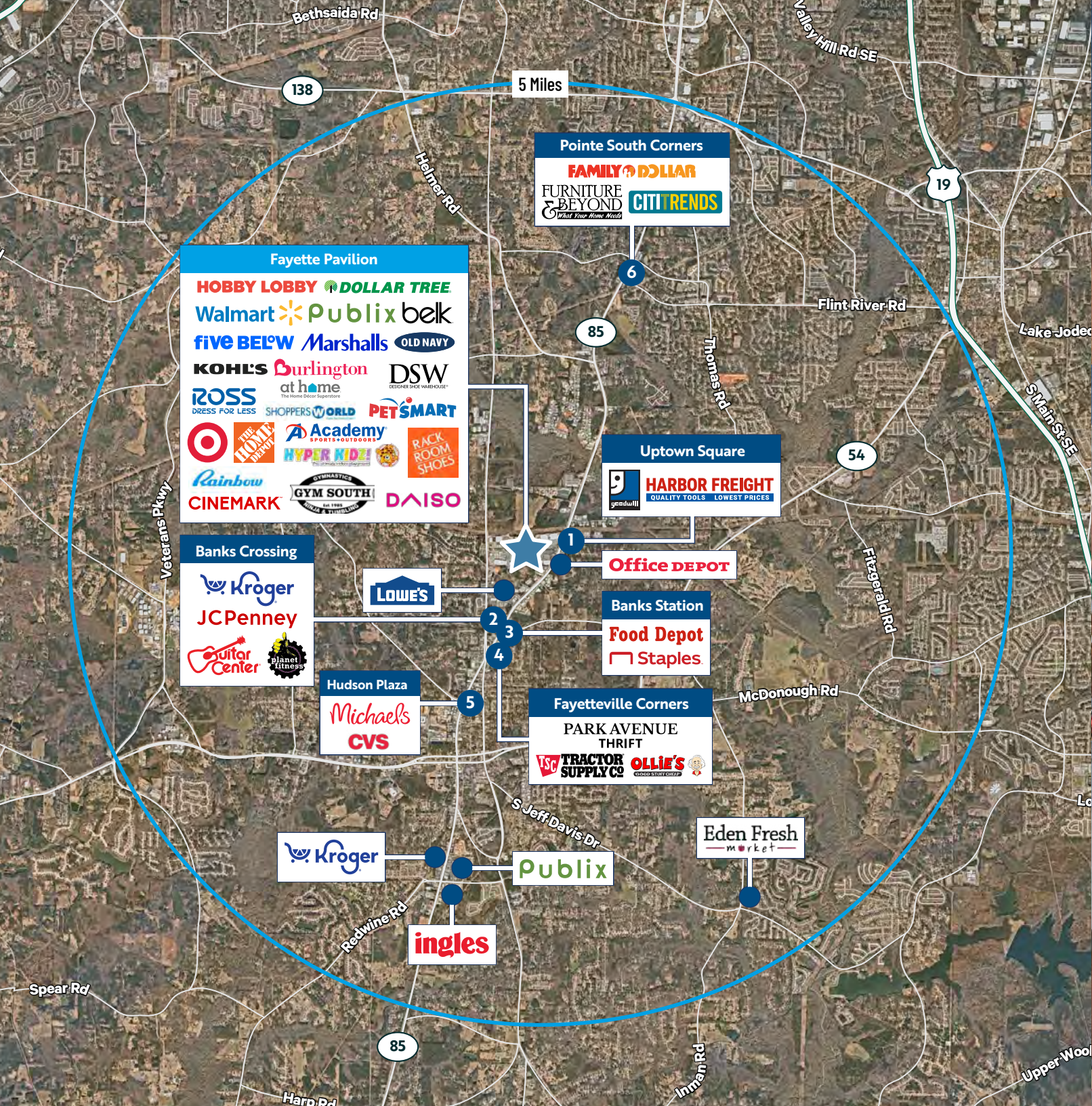
– Atlanta Business Chronicle (March 2023)



DEMOGRAPHICS

	5 MILES		7 MILES		9 MILES		TRADE AREA	
POPULATION								
2024 Population - Current Year Estimate	104,202		204,392		339,693		242,629	
2029 Population - Five Year Projection	106,926		209,197		348,256		250,100	
2020 Population - Census	100,006		197,401		325,395		231,845	
2010 Population - Census	90,028		172,015		281,434		198,255	
2020-2024 Annual Population Growth Rate	0.79%		0.67%		0.82%		0.87%	
2024-2029 Annual Population Growth Rate	0.52%		0.47%		0.50%		0.61%	
HOUSEHOLDS								
2024 Households - Current Year Estimate	37,309		72,952		123,617		87,655	
2029 Households - Five Year Projection	38,602		75,282		127,862		91,172	
2020 Households - Census	35,515		69,811		117,289		82,552	
2010 Households - Census	31,449		60,012		100,177		70,074	
2020-2024 Compound Annual Household Growth Rate	0.94%		0.84%		1.01%		1.15%	
2024-2029 Annual Household Growth Rate	0.68%		0.63%		0.68%		0.79%	
2024 Average Household Size	2.77		2.78		2.71		2.76	
HOUSEHOLD INCOME								
2024 Average Household Income	\$99,914		\$95,797		\$95,158		\$101,073	
2029 Average Household Income	\$111,264		\$106,866		\$106,163		\$113,781	
2024 Median Household Income	\$75,683		\$73,235		\$71,119		\$77,402	
2029 Median Household Income	\$85,435		\$82,264		\$80,287		\$88,176	
2024 Per Capita Income	\$35,798		\$34,186		\$34,767		\$36,512	
2029 Per Capita Income	\$40,198		\$38,446		\$39,118		\$41,472	
HOUSING UNITS								
2024 Housing Units	39,462		77,263		131,047		92,692	
2024 Vacant Housing Units	2,153	5.5%	4,311	5.6%	7,430	5.7%	5,037	5.4%
2024 Occupied Housing Units	37,309	94.5%	72,952	94.4%	123,617	94.3%	87,655	94.6%
2024 Owner Occupied Housing Units	25,456	64.5%	48,108	62.3%	74,769	57.1%	58,998	63.6%
2024 Renter Occupied Housing Units	11,853	30.0%	24,844	32.2%	48,848	37.3%	28,657	30.9%
EDUCATION								
2024 Population 25 and Over	72,229		139,390		229,841		165,397	
High School Diploma	17,068	23.6%	34,370	24.7%	57,191	24.9%	36,993	22.4%
Associate’s Degree	7,996	11.1%	14,833	10.6%	24,370	10.6%	19,274	11.7%
Bachelor’s Degree or Higher	14,179	19.6%	25,910	18.6%	44,861	19.5%	35,861	21.7%
PLACE OF WORK								
2024 Businesses	3,468		5,936		9,745		6,378	
2024 Employees	27,805		48,268		88,541		54,441	







FAYETTE PAVILION

PHASE III

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**EXCLUSIVE
LEASING AGENT**

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