

For Lease

Lease Rate: \$2,000 per month

100 Governors Trace #107 Peachtree City, GA 30215



Camille Reid
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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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why coldwell banker commercial

100 Governors Trace #107

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 offices, 45 Countries

Over 18,400

Transactions

\$7.67 Billion

Sales Volume

\$1.01 billion

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 - 12/31/2024

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property summary

100 Governors Trace #107

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PROPERTY HIGHLIGHTS

- Flexible Commercial Space: Approximately 1,000 sq. ft. ideal for educational, training, or professional use
- Professional Layout: Includes a private entrance, welcoming reception area, and multiple rooms for instruction, consulting, or office functions
- Well-Maintained & Move-In Ready: Clean, functional space offering immediate occupancy
- Convenient Amenities: Access to shared restrooms within the professional complex
- Ample Onsite Parking: Easy access for staff, clients, students, or visitors
- Sublease Opportunity: Available at \$1500 per month within an established professional center
- Versatile & Practical: Suited for small businesses seeking a professional environment with flexible usage options

OFFERING SUMMARY

Lease Rate:	\$1,500 per month (Gross)
Number of Units:	1
Available SF:	1,000 SF
Building Size:	24,084 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	279	923
Total Population	248	797	2,583

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descriptions

100 Governors Trace #107

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PROPERTY DESCRIPTION

Suite 107 at 100 Governors Trace offers approximately 1,000 square feet of flexible commercial space ideal for educational, training, or professional use. This clean, well-maintained suite features a private entrance, a welcoming reception area, multiple rooms for instruction or consultation, and access to shared restrooms. Ample parking is available onsite, providing convenience for both staff and visitors. The suite is part of a larger professional complex and is available for sublease at \$1500 per month. With a functional layout and move-in ready condition, this space is well-suited for businesses seeking a professional setting with immediate occupancy.

LOCATION DESCRIPTION

Discover the vibrant community surrounding the area in Fayetteville, GA. Located in a thriving business district, the property offers convenient access to nearby amenities and attractions. Enjoy a variety of dining options nearby such as Marie's Italian Deli, and encounter the convenience of shopping at Fayette Pavilion. For leisure and recreation, take advantage of the stunning nearby parks, including McCurry Park and Lake Horton Park. With its close proximity to the heart of Fayetteville, the area provides an inviting and dynamic environment for professionals seeking an ideal location for their office space.

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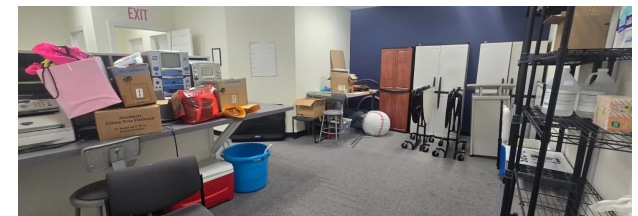
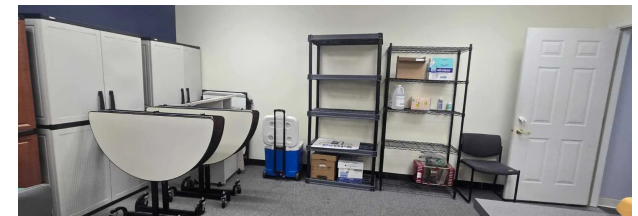
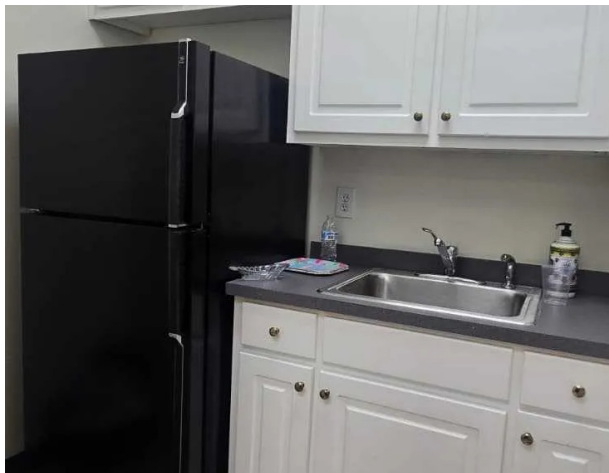
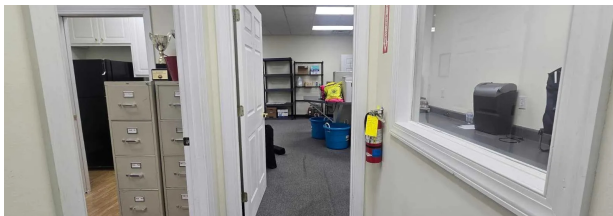
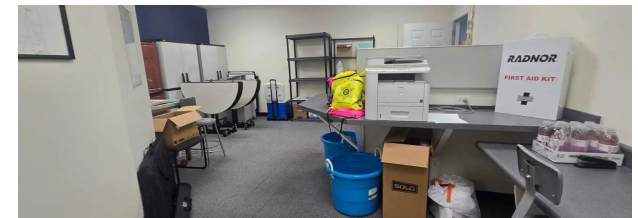
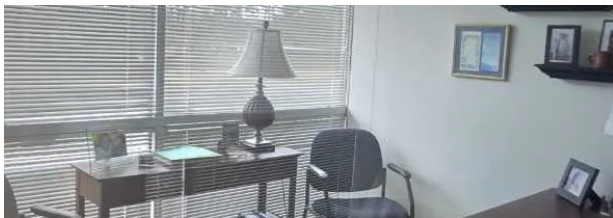


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additional photos

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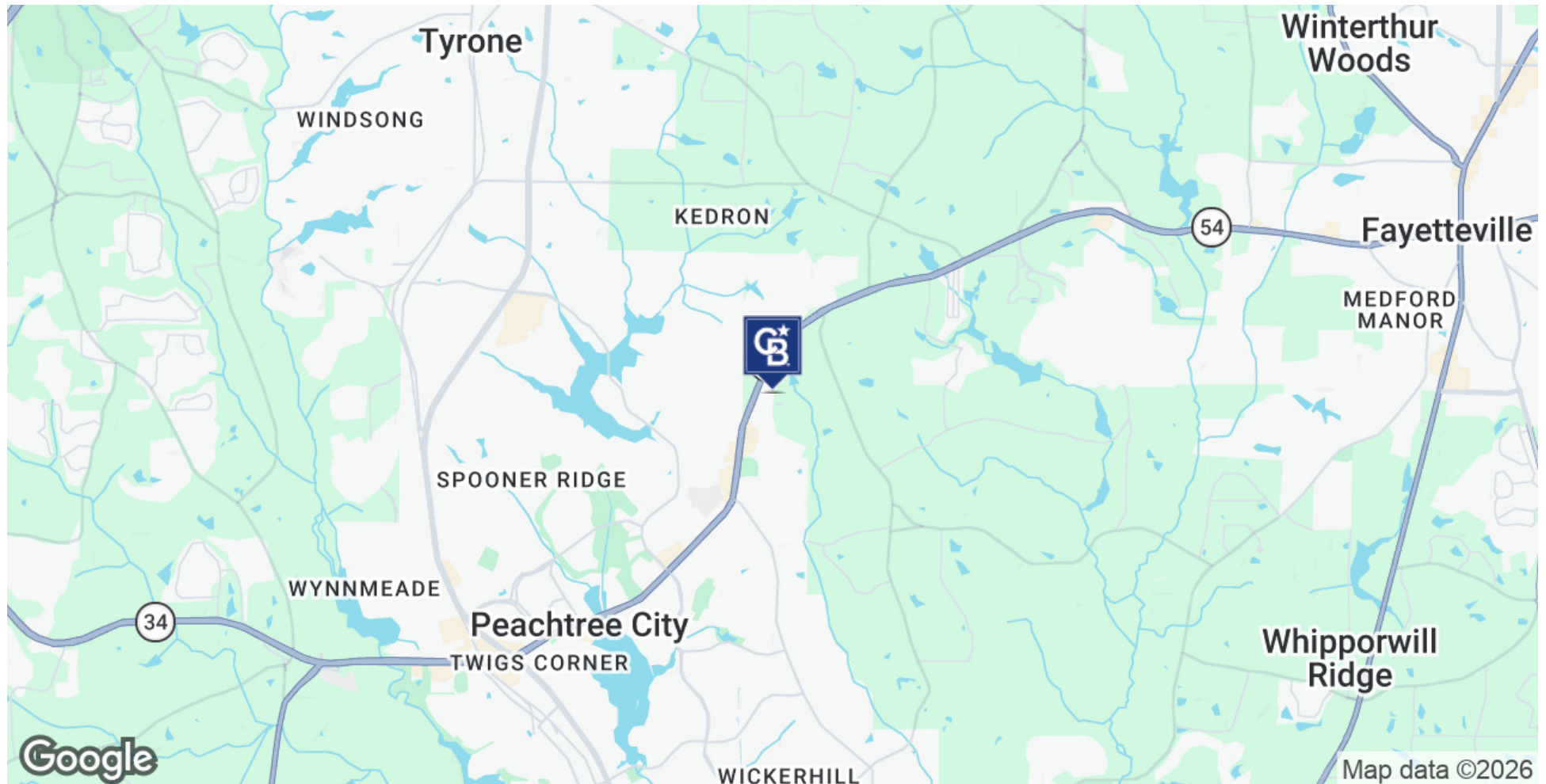


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location map

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retail map

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aerial map

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demographics

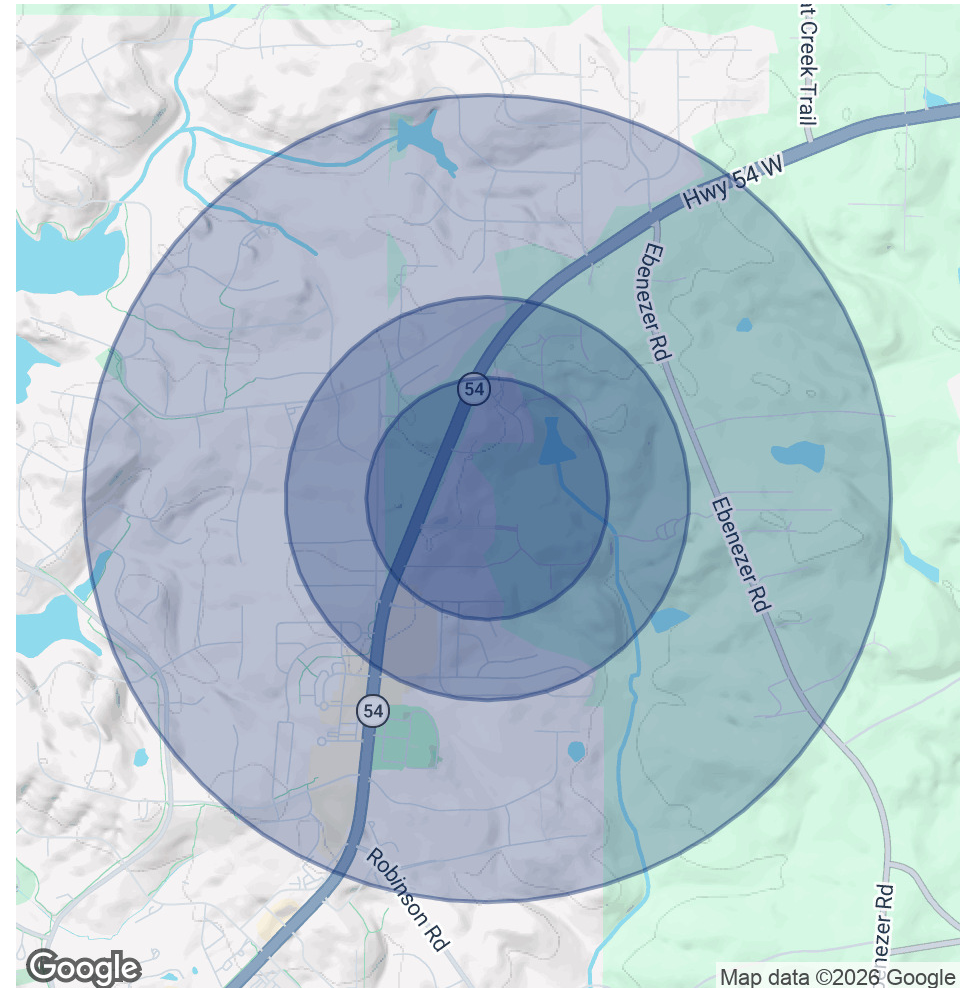
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	248	797	2,583
Average Age	40	42	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	279	923
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$162,410	\$171,939	\$185,675
Average House Value	\$607,772	\$651,582	\$696,565

2020 American Community Survey (ACS)



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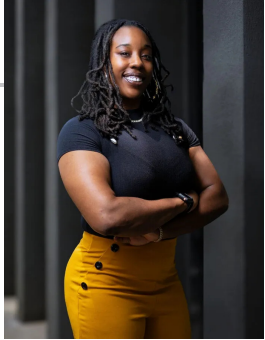


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advisor bio

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