



AC ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# DOUGLASVILLE OFFICE SPACE FOR LEASE

1,500 SF - MAIN FLOOR

3133 GOLF RIDGE BLVD  
DOUGLASVILLE, GA 30135

---

**DONALD B. EDWARDS, JR.**

Associate Broker/Commercial Director

(770) 324-3457

don@dbeproperties.com

119563, GA

Office- (770) 240-2004



**Joe Morgan** State Farm





## Property Overview

- 24/7 Building access
- TI allowances available
- Close to upscale housing, shopping and Arbor Place Mall
- Convenient to I-20
- Many long term tenants in place

## Available Suites

Suite	Size	Rate	Type
203	1,500 sf	\$18.00 /sf/yr	NNN

Building SF: 16,000

Lease Rate: \$18.00

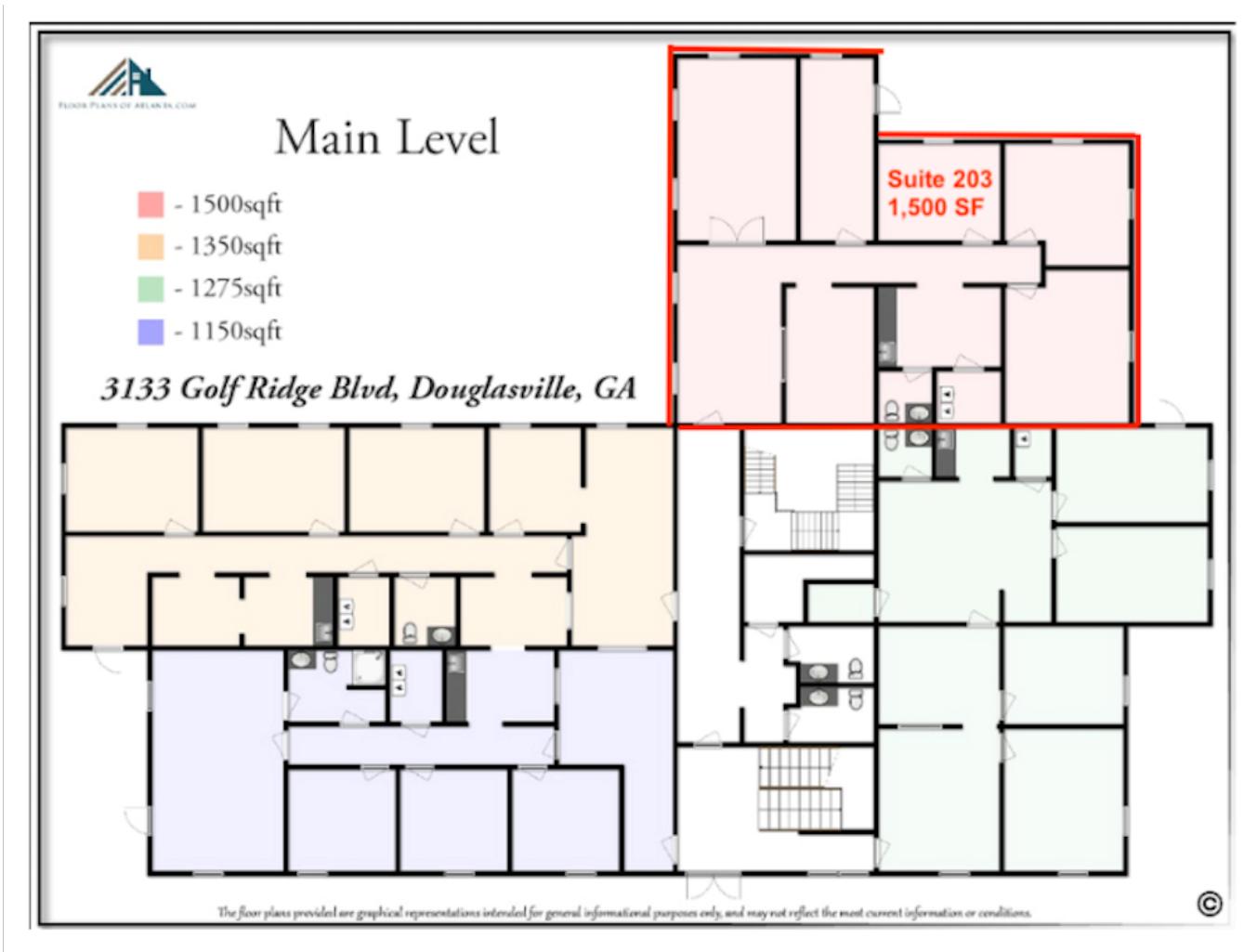
Lot Size: 1.23 Acres

Parking Ratio: Ample

Year Built: 1995

Zoning: OI

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

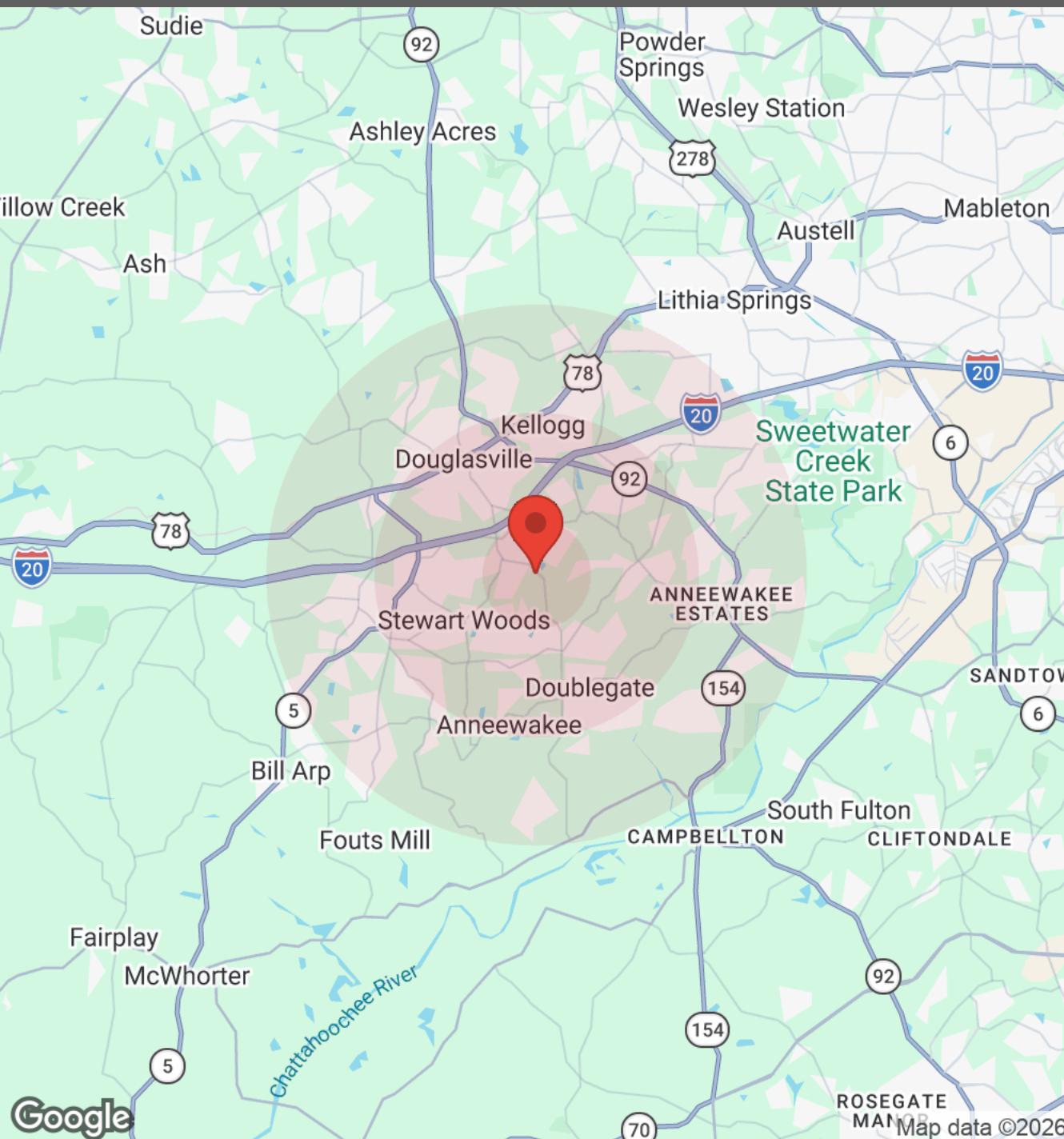


**Move your business to this highly functional 1,500 SF office suite located on the main level of a professional 3-story building. Suite 203 offers an efficient layout designed to meet a variety of business needs.**

**The suite features a welcoming lobby area, a dedicated reception space, a private restroom, a convenient break room, and five private offices.**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,227	21,796	47,158
Female	2,443	24,205	52,690
Total Population	4,670	46,001	99,848
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	902	9,112	19,995
Ages 15-24	650	6,690	14,689
Ages 25-54	1,705	18,539	40,236
Ages 55-64	647	5,701	12,452
Ages 65+	768	5,961	12,475
Race	1 Mile	3 Miles	5 Miles
White	1,321	11,923	25,821
Black	2,560	26,460	57,582
Am In/AK Nat	8	78	150
Hawaiian	3	28	50
Hispanic	485	5,249	11,852
Asian	168	1,012	1,677
Multi-Racial	116	1,145	2,426
Other	9	106	280
Income	1 Mile	3 Miles	5 Miles
Median	\$131,817	\$81,276	\$84,947
< \$15,000	65	1,756	3,016
\$15,000-\$24,999	1	996	1,507
\$25,000-\$34,999	17	651	1,515
\$35,000-\$49,999	65	1,608	3,353
\$50,000-\$74,999	162	2,706	5,742
\$75,000-\$99,999	177	2,158	5,625
\$100,000-\$149,999	476	3,382	6,966
\$150,000-\$199,999	258	1,742	3,600
> \$200,000	352	1,518	3,418
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,694	17,928	37,814
Occupied	1,572	16,518	34,742
Owner Occupied	1,329	9,989	22,734
Renter Occupied	243	6,529	12,008
Vacant	121	1,410	3,072

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# DONALD B EDWARDS JR

## Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



**Cell: 770.324.3457**  
**Office: 770-240-2004**  
**[don@dbeproperties.com](mailto:don@dbeproperties.com)**

**Administrative/Additional  
Contacts:**  
**[admin@dbeproperties.com](mailto:admin@dbeproperties.com)**

**Showing Contact:**  
**Aaliyah Zapata 470-626-5746**  
**[aaliyah@thebrightsiderg.com](mailto:aaliyah@thebrightsiderg.com)**

## DISCLAIMER

All materials and information received or derived from DBE Properties, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither DBE Properties, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. DBE Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. DBE Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. DBE Properties does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by DBE Properties in compliance with all applicable fair housing and equal opportunity laws.