



DOUGLASVILLE OFFICE SPACE FOR LEASE

1,500 SF - MAIN FLOOR

3133 GOLF RIDGE BLVD
DOUGLASVILLE, GA 30135

DONALD B. EDWARDS, JR.

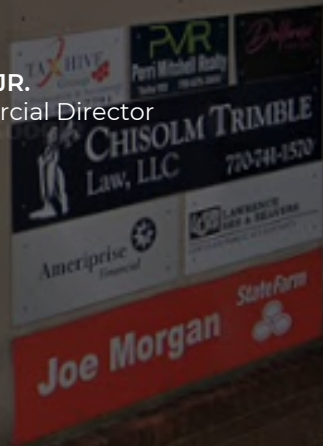
Associate Broker/Commercial Director

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119563, GA

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Property Overview

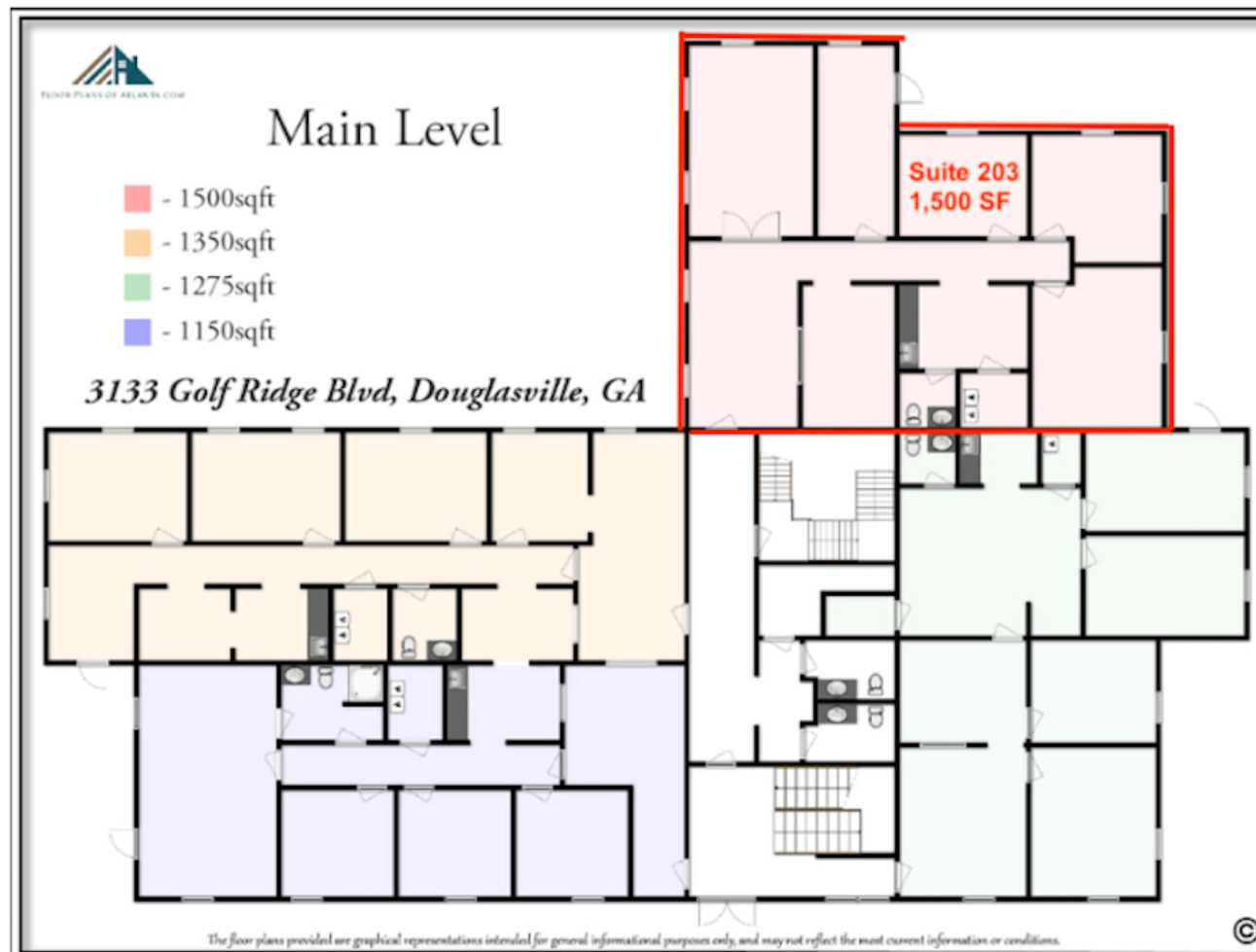
- 24/7 Building access
- TI allowances available
- Close to upscale housing, shopping and Arbor Place Mall
- Convenient to I-20
- Many long term tenants in place



Available Suites

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

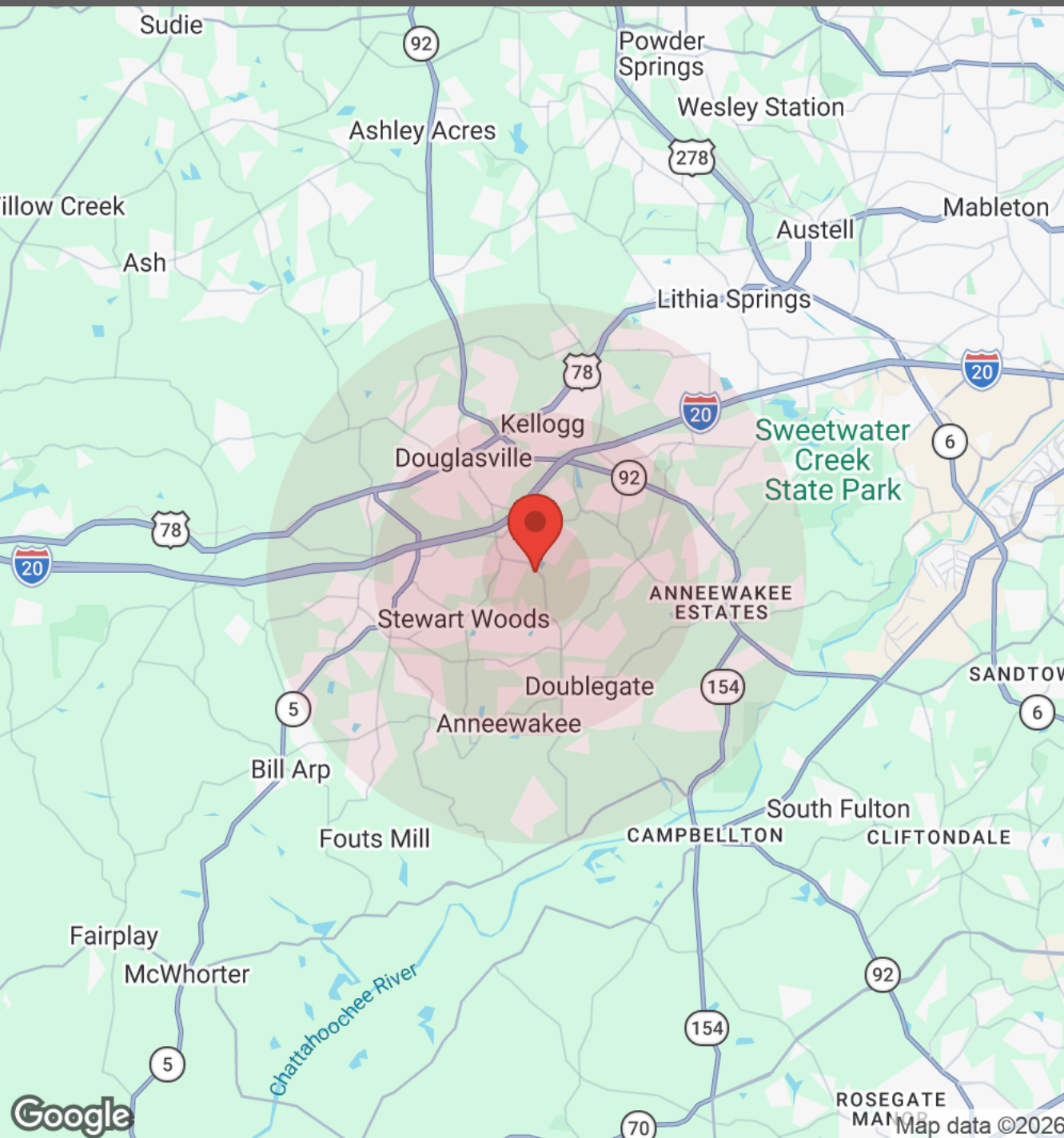
Building SF:	16,000
Lease Rate:	\$18.00
Lot Size:	1.23 Acres
Parking Ratio:	Ample
Year Built:	1995
Zoning:	OI



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.

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.



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