

Douglasville Crossroads

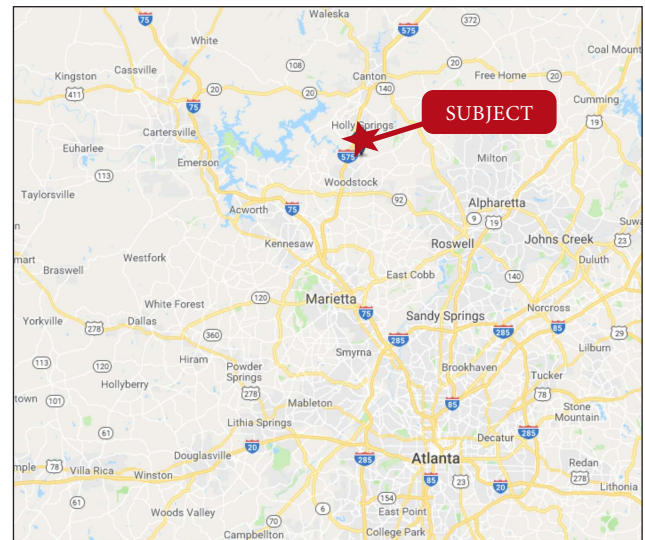
Walmart and Sam's Club Shadow Anchor Center

Excellent Visibility along GA State Route 5 - One 1,500 SF Space Available



6977 & 7003 Concourse Pkwy Douglasville, GA 30314

- Douglasville Crossroads is a 42,700 SF shopping center located at the northeast corner of I-20 and Highway 5 in Douglasville, GA.
- Over 77% of Douglasville Crossroads is occupied by a national/regional tenants.
- Direct access off of Interstate 20 (89,500 AADT) with a population of over 90,000 residents live within a 5-mile radius of the Property.
- The center is surrounded by retail centers, Arbor Place Mall, hotels and restaurants.



Demographics

Total Population 2020

20,932

88,563

241,168

Projected 2025 Population

21,991

93,369

255,116

Annual Growth 2010-2020

1.1%

1.1%

1.1%

Total Households

7,870

30,528

83,796

Average Household Income

\$66,027

\$75,976

\$79,567

Median Age

36.2

36.4

36.2

Traffic Count

30,026 VPD

Bill Arp Road

FOR MORE INFORMATION, CONTACT:

Adam Hale

404.281.2788 Cell

678.894.1580 Direct

ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201

Atlanta, Georgia 30350

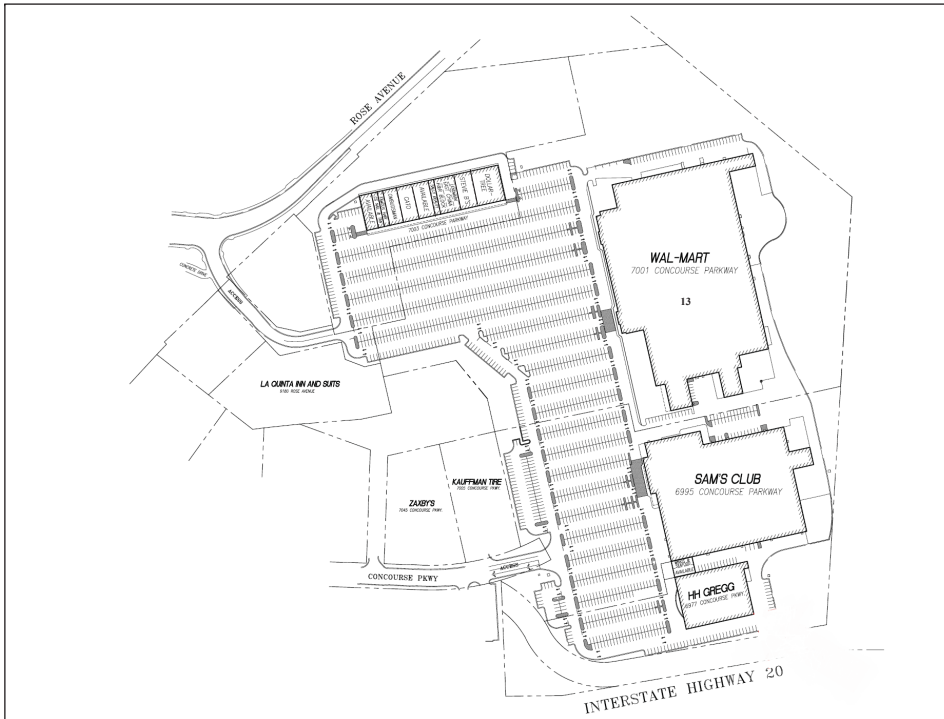
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770.594.1309 Office

FOR LEASE

LEASE AT Douglasville Crossroads

6977 & 7003 Concourse Pkwy
Douglasville, GA 30314



Unit	Tenant	Area
6977-A	Wings & Seafood, Inc.	1,200
6977-B	AVAILABLE	1,500
7003-A	All Washed Up	3,500
7003-C	CJ Nails	1,500
7003-D	Metro PCS	1,500
7003-E	Its Fashion	4,032
7003-G	Cato	4,500
7003-I	Buddy's Furniture	4,988
7003-K		1,500
7003-L	H&R Block	2,000
7003-M	China East	2,000
7003-N	Stevie B's	5,000
7003-N2	La Mixoacana	1,500
7003-Q	Dollar Tree Stores	8,000
		42,720

MAJ-A Wal-Mart
MAJ-B Sam's
MAJ-C The Furniture Company



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