

FOR SALE | FOR LEASE

IMMEDIATE OCCUPANCY

GOLF RIDGE

3130 GOLF RIDGE BLVD

Douglasville, GA 30135 · Douglas County



Turnkey school opportunity in the growing Douglasville submarket. This former office building has been fully converted into a functioning school facility, offering approximately 20,000 square feet of classroom and administrative space across 17 classrooms on ± 4 acres of total land – including ± 2 acres of expandable site area – with dedicated on-site parking and existing school-use zoning. Available for immediate occupancy.

The building is equally well-suited for a traditional office or medical office user, offering flexible floor plates, an efficient two-story layout, ample on-site parking, and convenient access to Chapel Hill Road and I-20.

CONTACT

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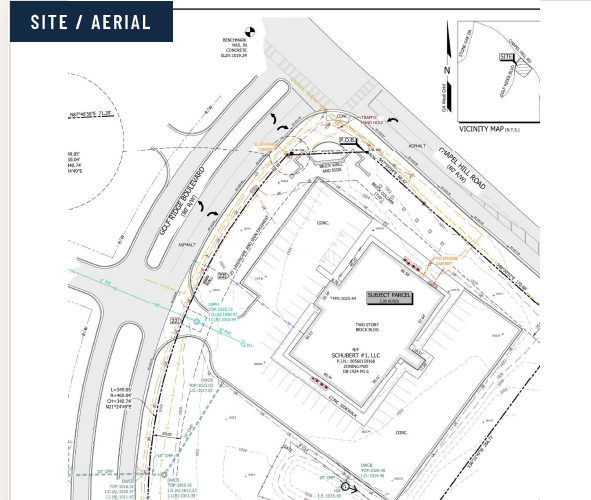


PROPERTY DETAILS

A **turnkey school opportunity** in the growing Douglasville submarket, offering $\pm 20,000$ SF of classroom and administrative space, ample parking, and existing school-use zoning — available for immediate occupancy.

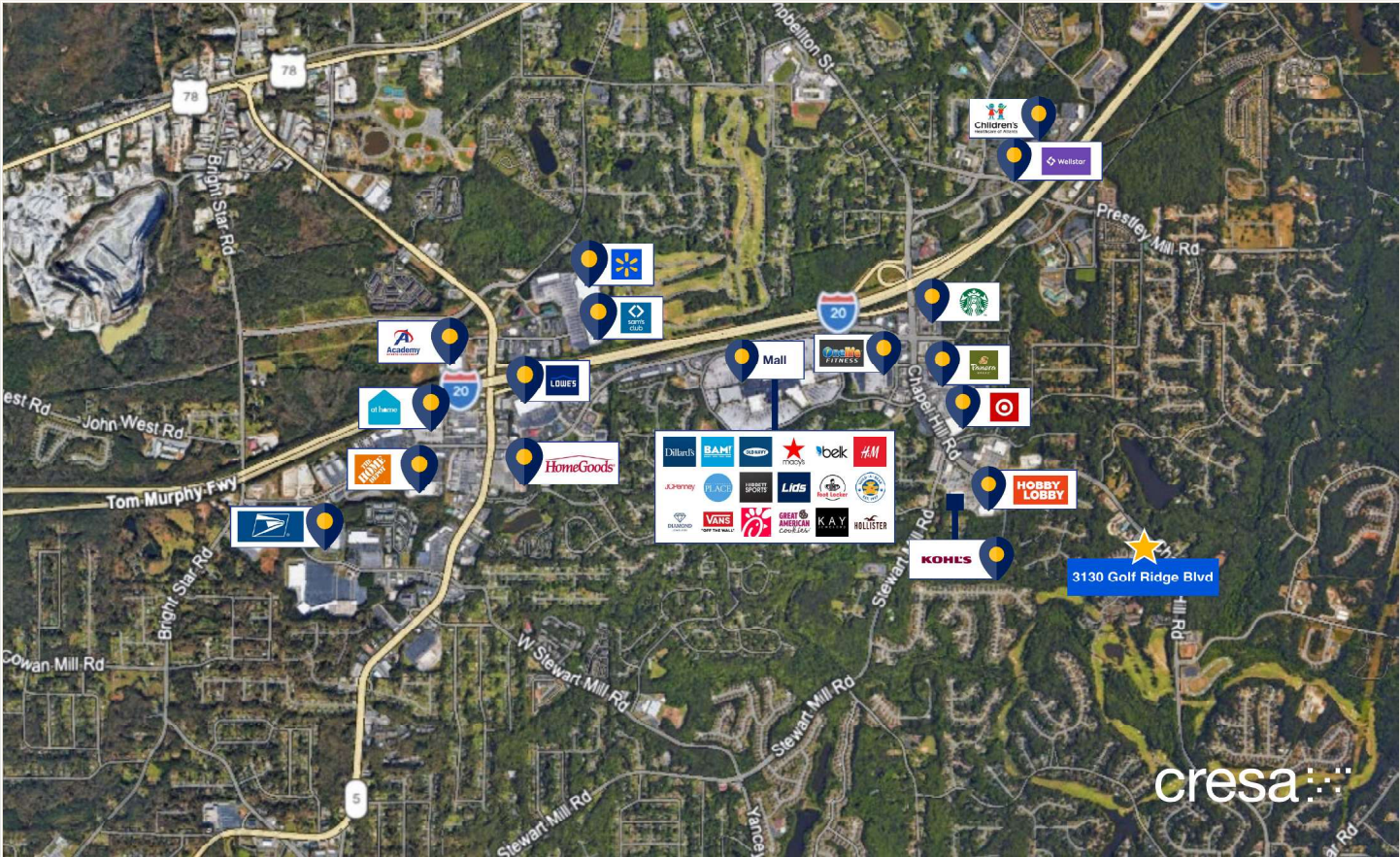
LEASE RATE / SALE PRICE	Contact Broker
SQUARE FOOTAGE	$\pm 20,000$ SF (classroom & common space)
TOTAL LAND	± 4 acres total, incl. ± 2 acres expandable site area
BUILDING TYPE	Two-story brick, former office building — now a licensed school facility
CLASSROOMS	17 classrooms across 2 floors
FACILITIES	Administrative suite, nurse's office, dedicated storage, elevator
PARKING	Dedicated on-site surface parking lot
OCCUPANCY	496 person capacity
ZONING / COUNTY	DCD · Douglas County
AVAILABILITY	Immediate Occupancy

SITE / AERIAL



WHY THIS PROPERTY

- Minimal buildout — currently a licensed, operating school
- ± 4 acres total, with room to expand on ± 2 acres
- Frontage on Chapel Hill Rd, near I-20
- Dense retail & residential submarket



3130 GOLF RIDGE BLVD

PROPERTY PHOTOS

EXTERIOR



CLASSROOM



3130 GOLF RIDGE BLVD

PROPERTY PHOTOS

CORRIDOR



MULTIPURPOSE ROOM

