

Big A Center

5040 Highway 5, Douglasville, GA

**RETAIL SPACE
AVAILABLE FOR LEASE**

Available 1,500 SF
Rate \$12 / SF
Type NNN
Term Negotiable

Located on high-traffic Hwy 5 in Douglasville, this Chevron-anchored retail center offers excellent visibility, easy access, and strong co-tenancy. Just a few miles to the south of retailers like Walmart, Chick-fil-A, and Walgreens, the site benefits from steady vehicle flow and a growing residential population. Ideal for retail, dining, or service tenants looking to establish a presence in a thriving commercial corridor.

Features

- Anchored by Chevron
- NEC of Hwy 5 and Big A Road
- Great visibility
- High traffic location
- Rent = \$1,500 / month
- NNN = \$911 / month

Traffic Counts

- Hwy 5 13,563 VPD
- Big A Rd 2,081 VPD

2025 Regis Online

Demographics

	1 Mile	3 Mile	5 Mile
Population	2,912	16,831	40,413
Households	986	5,596	14,123
Avg Household Income	\$128,009	\$111,871	\$113,068

2025 Regis Online

Leasing Information

770-338-2620

leasing@majorsmgmt.com



Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Majors Management, LLC

1255 Lakes Pkwy, #180
Lawrenceville, GA 30043



Exterior



Exterior



Center



Interior—1,500 SF (to be emptied)

Leasing Information

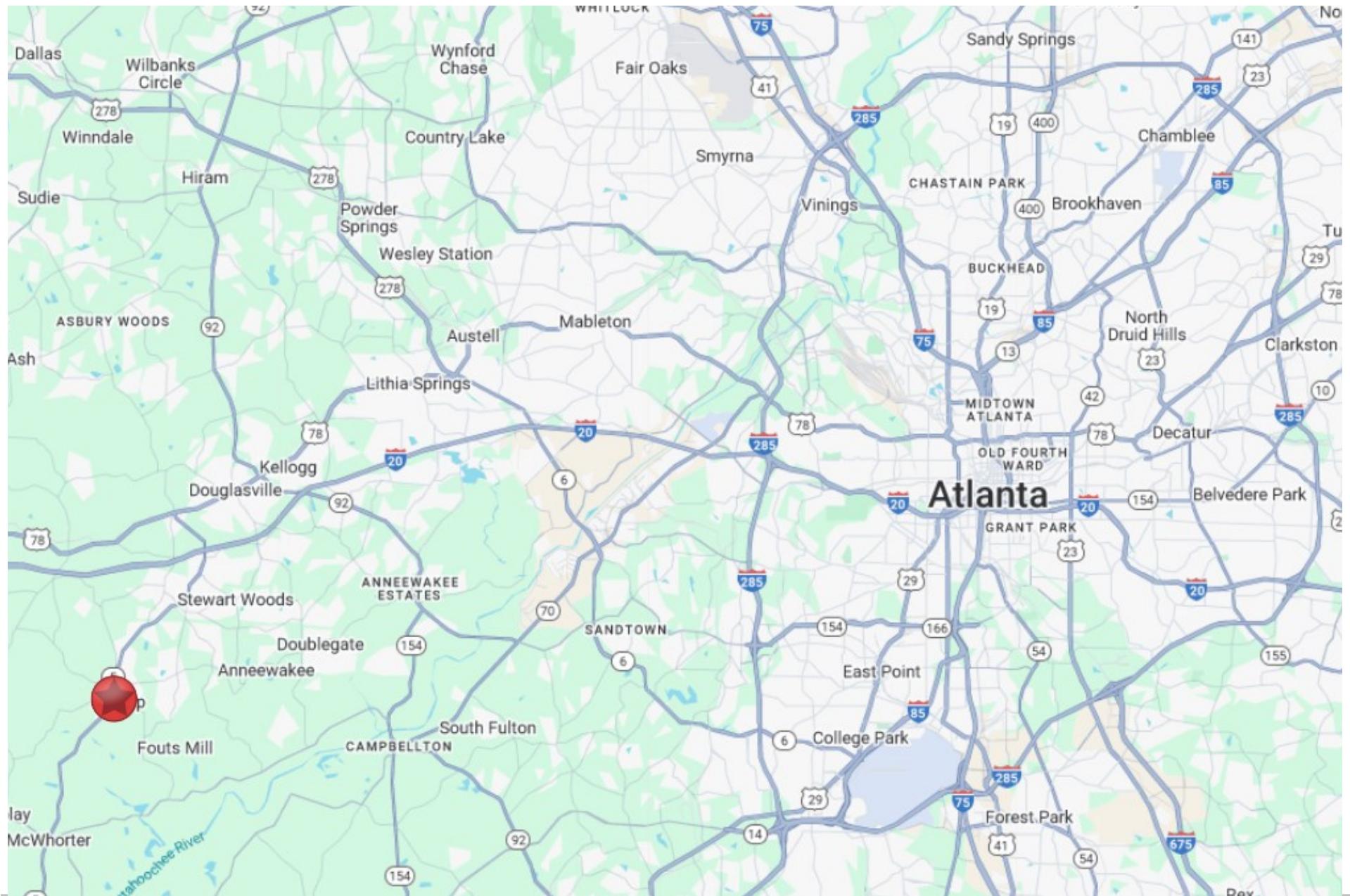
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MAJORS
MANAGEMENT

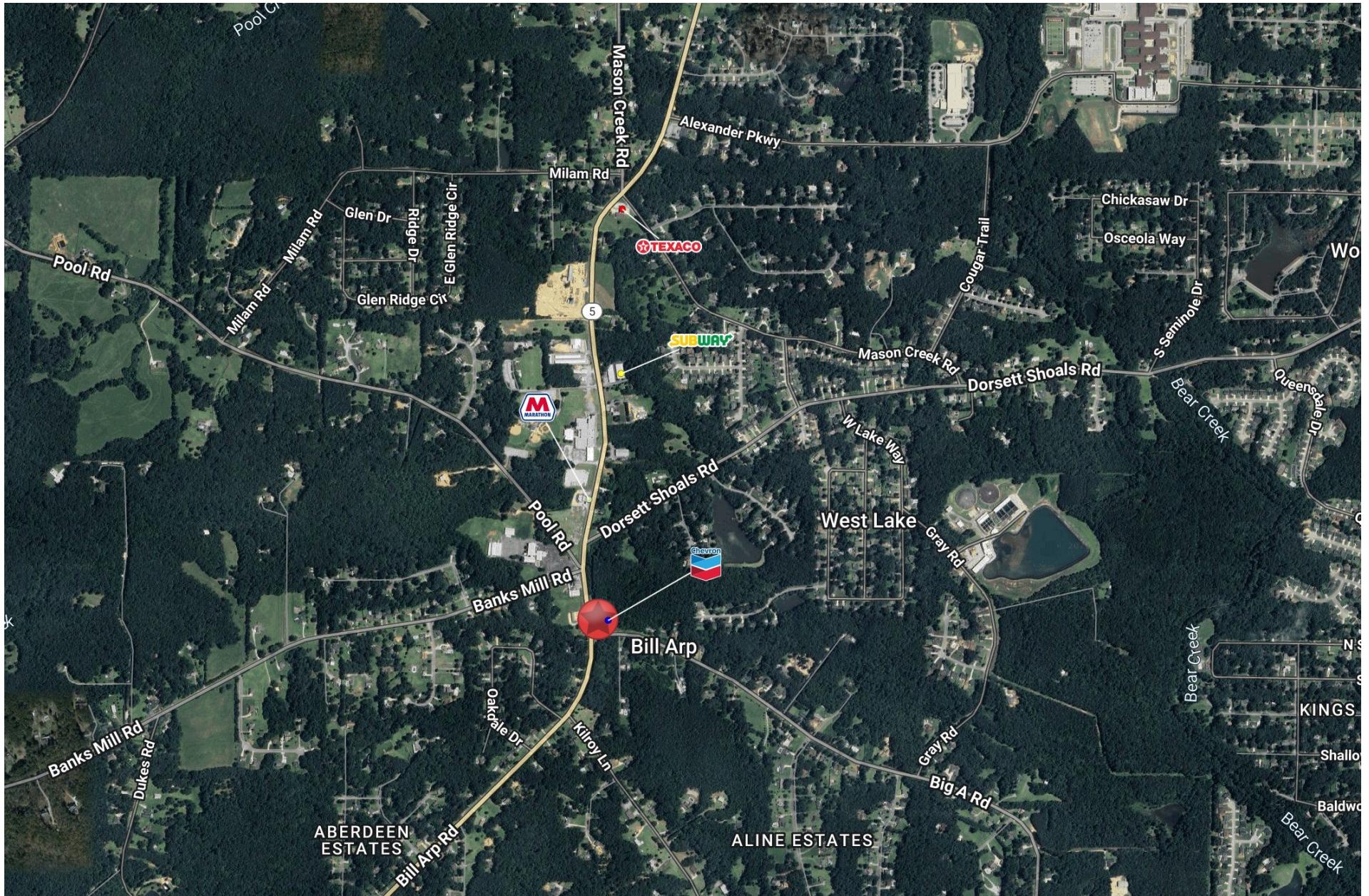
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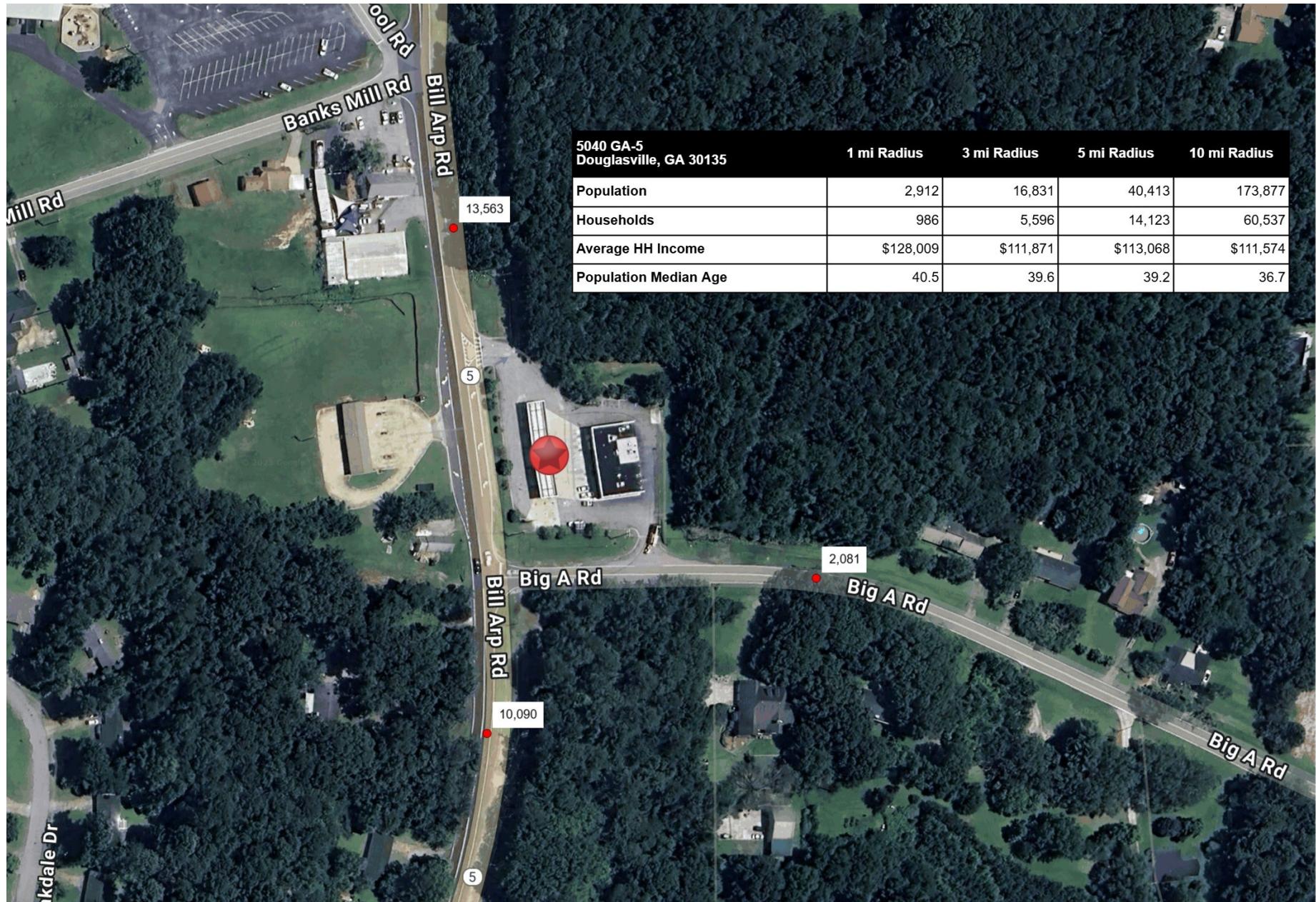
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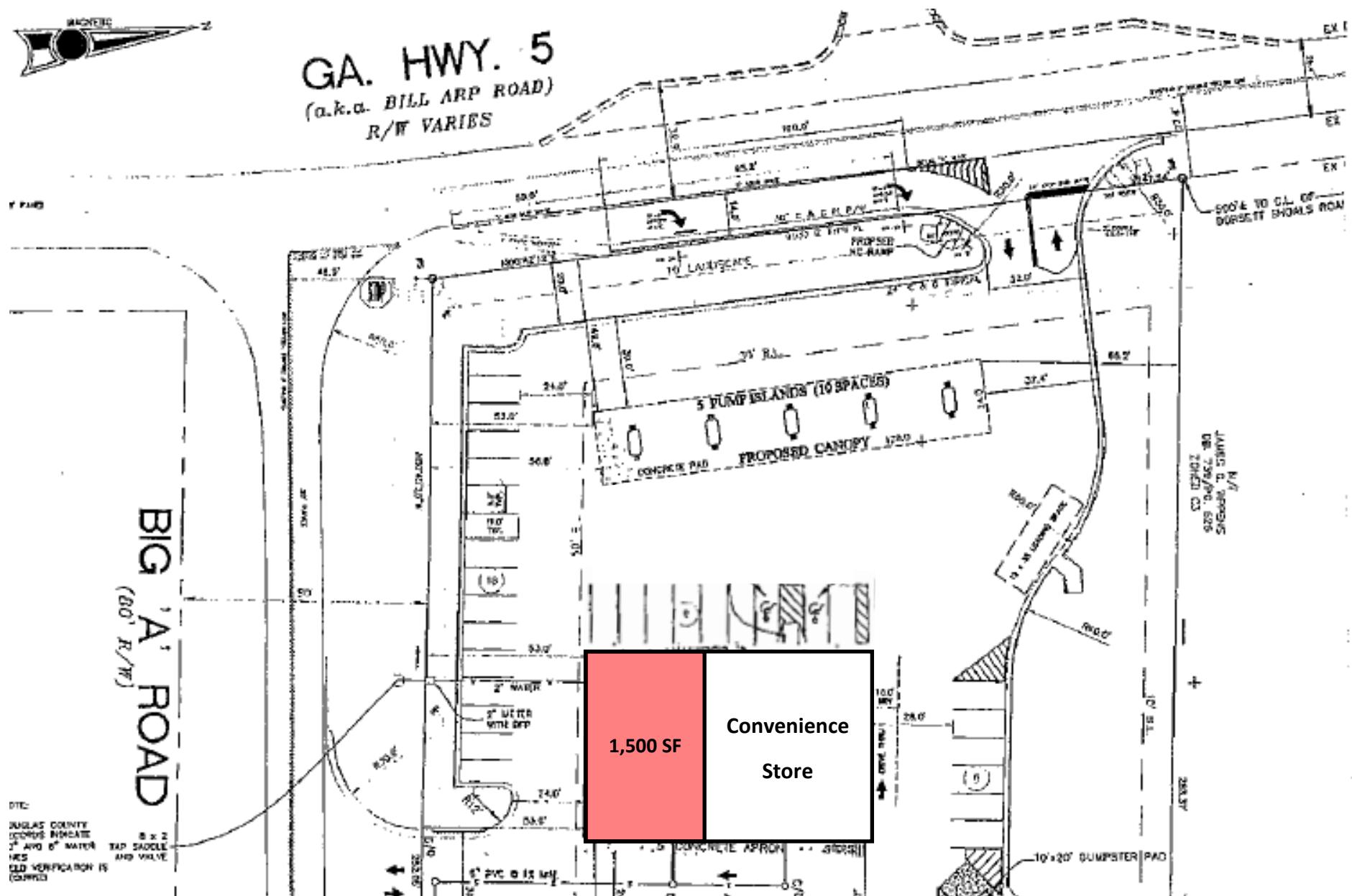
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GA. HWY. 5
(a.k.a. BILL ARP ROAD)
R/W VARIES



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5040 GA-5 Douglasville, GA 30135	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,912	16,831	40,413
2030 Projected Population	3,029	17,454	41,494
2020 Census Population	2,806	16,251	40,429
2010 Census Population	2,649	15,347	37,434
Projected Annual Growth 2025 to 2030	0.8%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	0.7%	0.6%	0.5%
2025 Median Age	40.5	39.6	39.2
Households			
2025 Estimated Households	986	5,596	14,123
2030 Projected Households	1,064	5,962	14,880
2020 Census Households	961	5,425	14,077
2010 Census Households	899	5,137	13,007
Projected Annual Growth 2025 to 2030	1.6%	1.3%	1.1%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.6%
Race and Ethnicity			
2025 Estimated White	50.8%	48.5%	44.2%
2025 Estimated Black or African American	36.3%	38.7%	43.5%
2025 Estimated Asian or Pacific Islander	1.4%	1.5%	1.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	11.3%	11.0%	10.0%
2025 Estimated Hispanic	11.3%	11.4%	10.6%
Income			
2025 Estimated Average Household Income	\$128,009	\$111,871	\$113,068
2025 Estimated Median Household Income	\$91,206	\$90,127	\$90,595
2025 Estimated Per Capita Income	\$43,324	\$37,288	\$39,554

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