

# 2022 Fairburn Road

Douglasville, Georgia 30135 · Freestanding building at I-20 & Hwy 92

**3,500 SF**

AVAILABLE · 2 SUITES

**96,500+**

VEHICLES DAILY, I-20

**2011**

YEAR BUILT

**5.4 / 1,000**

PARKING RATIO

A rare multi-suite availability at the signalized corner of Interstate 20 and Highway 92 — one of Douglasville's busiest interchanges. The building has built a loyal roster of medical and professional-service tenants, and sits minutes from WellStar Douglas Medical Center and the area's main grocery anchors.

- Signalized corner access, I-20 & Hwy 92
- Turnkey medical buildout, Suite 1
- Flexible terms, 3-10 years
- Monument signage available
- Central HVAC & wheelchair accessible
- 4 minutes to WellStar Douglas Medical Center

## SITE LOCATION



## AVAILABLE SPACES

SUITE	SIZE	RATE	AVAILABLE	NOTES
Suite 1	2,400 SF	<b>\$24.00 /SF/YR</b>	Now	Turnkey medical buildout
Suite 3	1,100 SF	<b>\$22.00 /SF/YR</b>	Now	Full build out

Rates quoted plus utilities. Sizes approximate.

Lisa Tax Services · Onyx Imaging · Practitioners Community Care · Regional Medical Group

Nearby: Publix · Kroger · Ingles · Tractor Supply · Walgreens