



LOCATION OVERVIEW

This property is located one mile west of I-20, just off Fairburn Rd/Hwy-92 in Douglasville, GA. Just a few miles west of Downtown Atlanta, Douglasville is a welcoming city with a friendly, small-town atmosphere and entertainment that emulates big-town fun. While the city continues to grow, Douglasville uniquely preserves its signature hometown feel.

This property is located just 2.8 miles away from Arbor Place Mall which is flanked by a major retail area. Downtown Douglasville is located just 1.5 miles from the property.

OFFERING SUMMARY

Total Building Size:	±9,860 SF
Lot Size:	±0.52 Acres
Lease Type:	Modified Gross
Year Built:	1971
Number of Suites Available:	3

PROPERTY HIGHLIGHTS

- ± 9,860 SF Office Building in Douglasville, GA
- Convenient location just off Fairburn Road/Hwy-92 in Douglasville
- Suite 104B is approximately 150 SF and \$350/ month plus \$25/month for water. It is occupied through February 2025, but tenant will vacate if space needed immediately.
- Suite 107 is approximately 250 SF and \$650/ month plus \$25/month for water. It is available immediately
- Suite 203 is approximately 100 SF and \$350/month plus \$25/month for water. It is available immediately
- All other utilities are included for the suites, but the tenant is responsible for phone/internet and in-suite janitorial expenses
- Great for Auto Broker's Office



AVAILABLE SF: ±100-500 SF



JARED DALEY
 Commercial Real Estate Advisor
 404-876-1640 x111
 Jared@BullRealty.com
 BullRealty.com

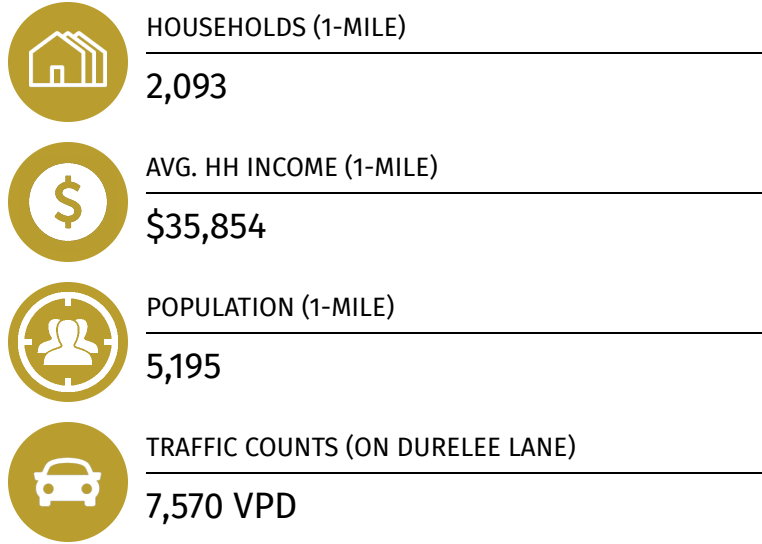


MEGAN DALEY
 Commercial Real Estate Advisor
 404-876-1640 x153
 Megan@BullRealty.com
 BullRealty.com



ANGIE SARRIS
 Commercial Real Estate Advisor
 404-876-1640 x176
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AREA INFORMATION



RETAILER MAP



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