



## KEY FEATURES

- ±13,500 SF
- ±1.68 Acre Site
- 51 Parking Spaces
- Existing Drive-Thru
- Monument Sign
- Zoning: C-G (General Commercial)
- Master Lease through 10/31/33

### LEARN MORE ABOUT THIS PROPERTY

#### STEVE VALLOS

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 336.793.0890, ext 105

RETAIL - DEVELOPMENT SITE

SUBLEASE - \$11.50 PSF MG

## WALGREENS DOUGLASVILLE, GA

3851 Chapel Hill Rd, Douglasville, GA 30135

Excellent sublease opportunity of a former Walgreens location in Mableton, GA. This ±13,500 SF building sits on a ±1.68 acres on the NW Corner of Chapel Hill Rd and Central Church Rd/Bomar Rd.

	1 MILE	2 MILES	3 MILES
POPULATION	5,372	18,960	38,379
HOUSEHOLDS	1,755	6,105	12,929
AVERAGE HH INCOME	\$113,422	\$114,833	\$108,282

**\*ALL OFFERS SUBJECT TO WALGREENS REAL ESTATE COMMITTEE APPROVAL\***





## WALGREENS - DOUGLASVILLE, GA

### LOCATION

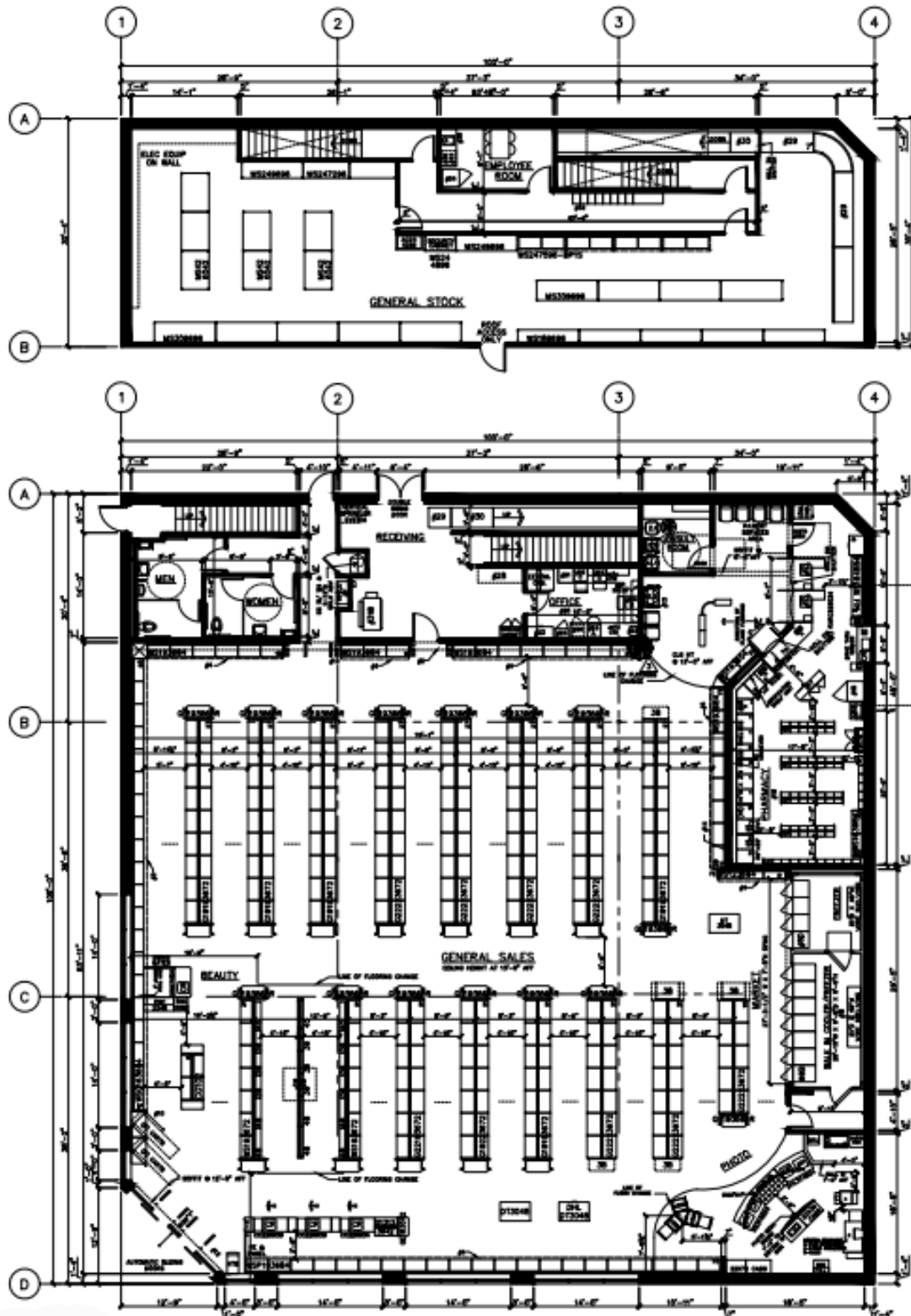
<b>Address</b>	3851 Chapel Hill Rd	<b>City</b>	Douglasville
<b>State</b>	GA	<b>Zip</b>	30135
		<b>County</b>	Douglas

### PROPERTY DETAILS

<b>Property Type</b>	Retail	<b>Acres ±</b>	1.68	<b>Avail SF ±</b>	13,500
<b>Year Built</b>	2008				

### PRICING & TERMS

<b>Sublease Rate</b>	\$11.50 PSF MG
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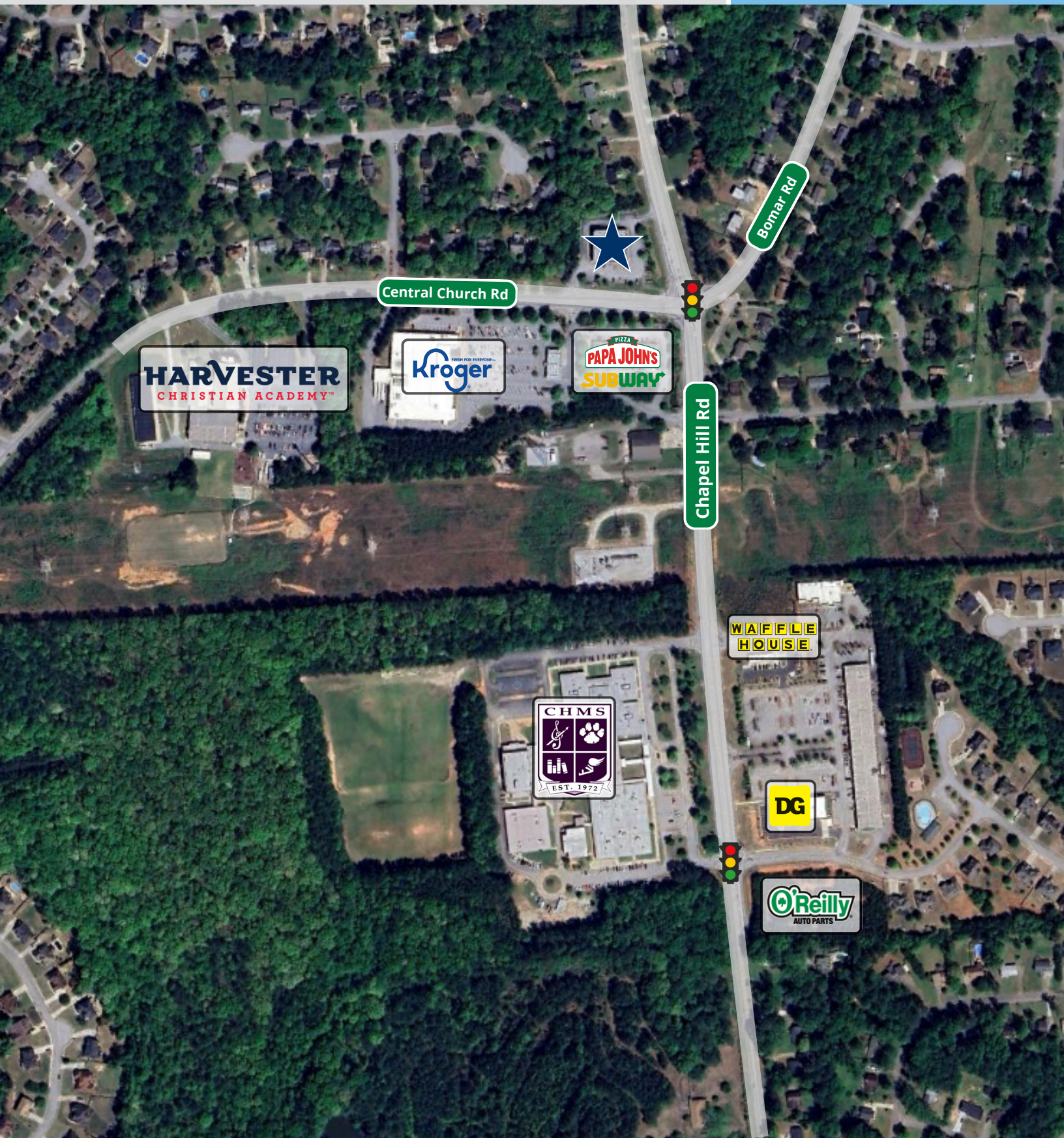
**FF&E Floor Plan**

\*All Fixtures and Equipment have been removed.\*



RETAIL - DEVELOPMENT SITE

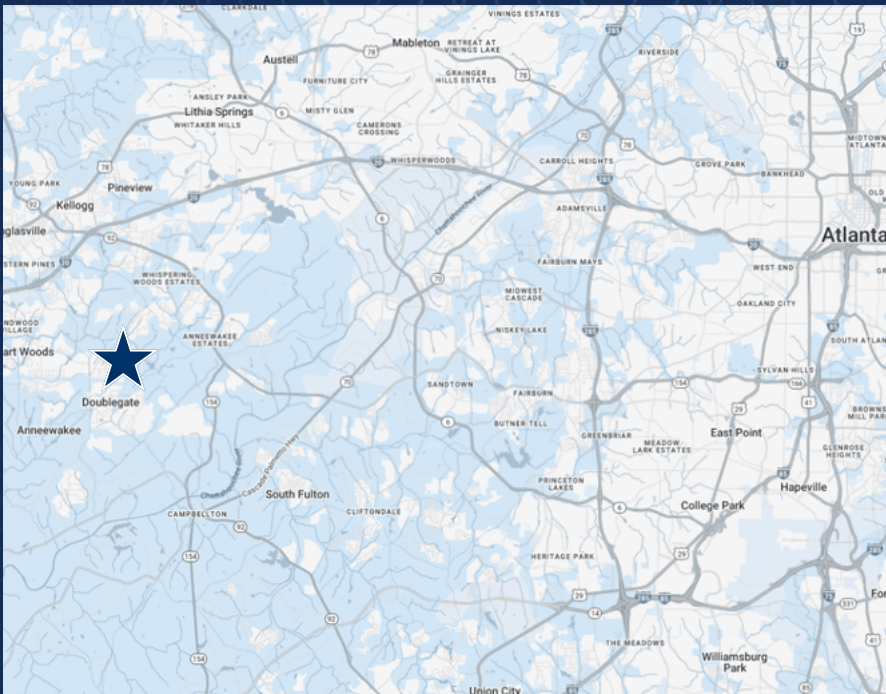
SUBLEASE - \$11.50 PSF MG





RETAIL - DEVELOPMENT SITE

SUBLEASE - \$11.50 PSF MG



## LOCATION FEATURES

- AADT: Chapel Hill Rd (±18,890)
- ~25 Miles West of Atlanta
- 3 Miles from I-20