



## 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

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.

### LEARN MORE ABOUT THIS PROPERTY

**STEVE VALLOS**

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336.793.0890, ext 105

	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

Address	3851 Chapel Hill Rd	City	Douglasville
State	GA	Zip	30135

### PROPERTY DETAILS

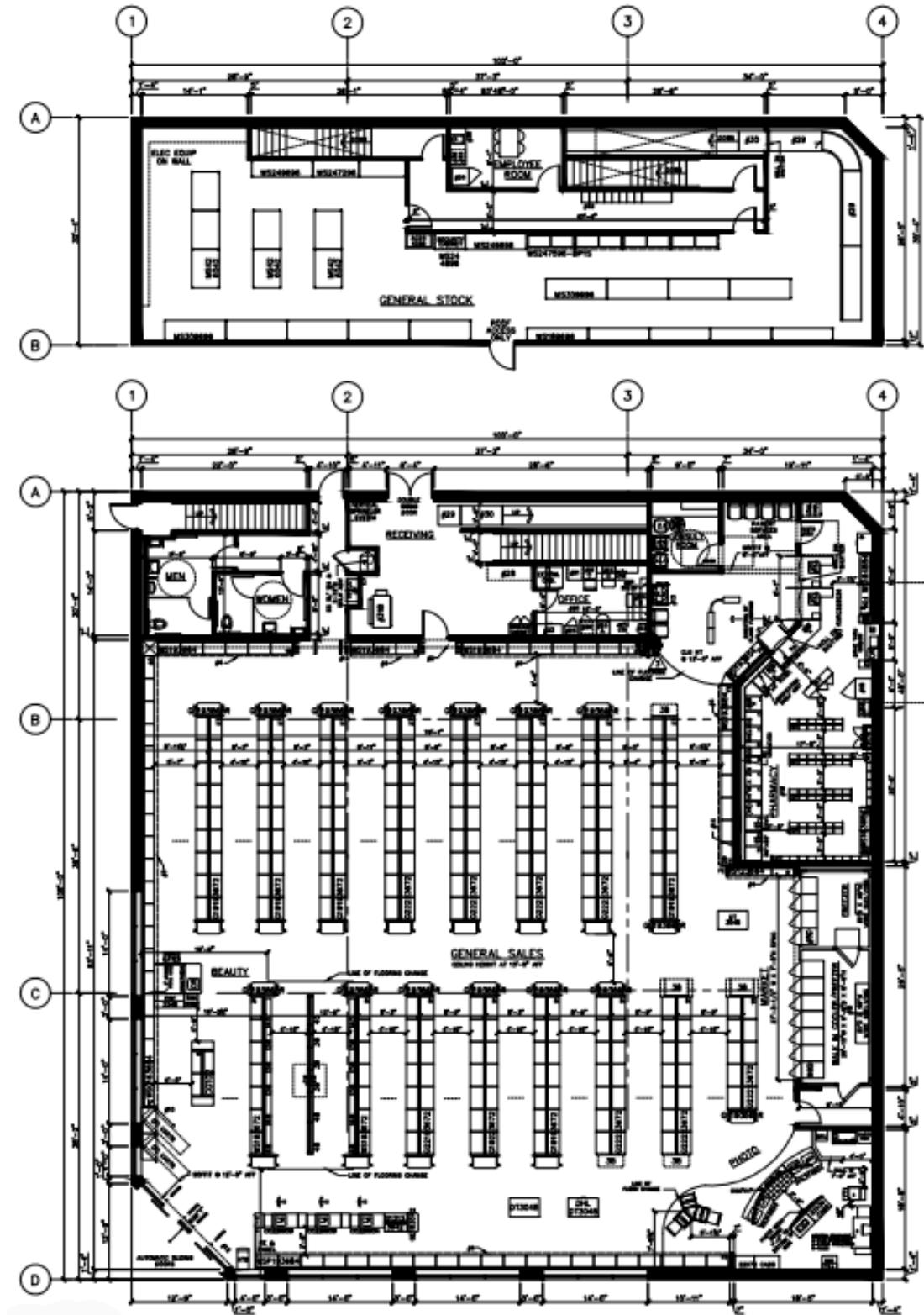
Property Type	Retail	Acres ±	1.68	Avail SF ±	13,500
Year Built	2008				

### PRICING & TERMS

Sublease Rate	\$11.50 PSF MG
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## RETAIL - DEVELOPMENT SITE

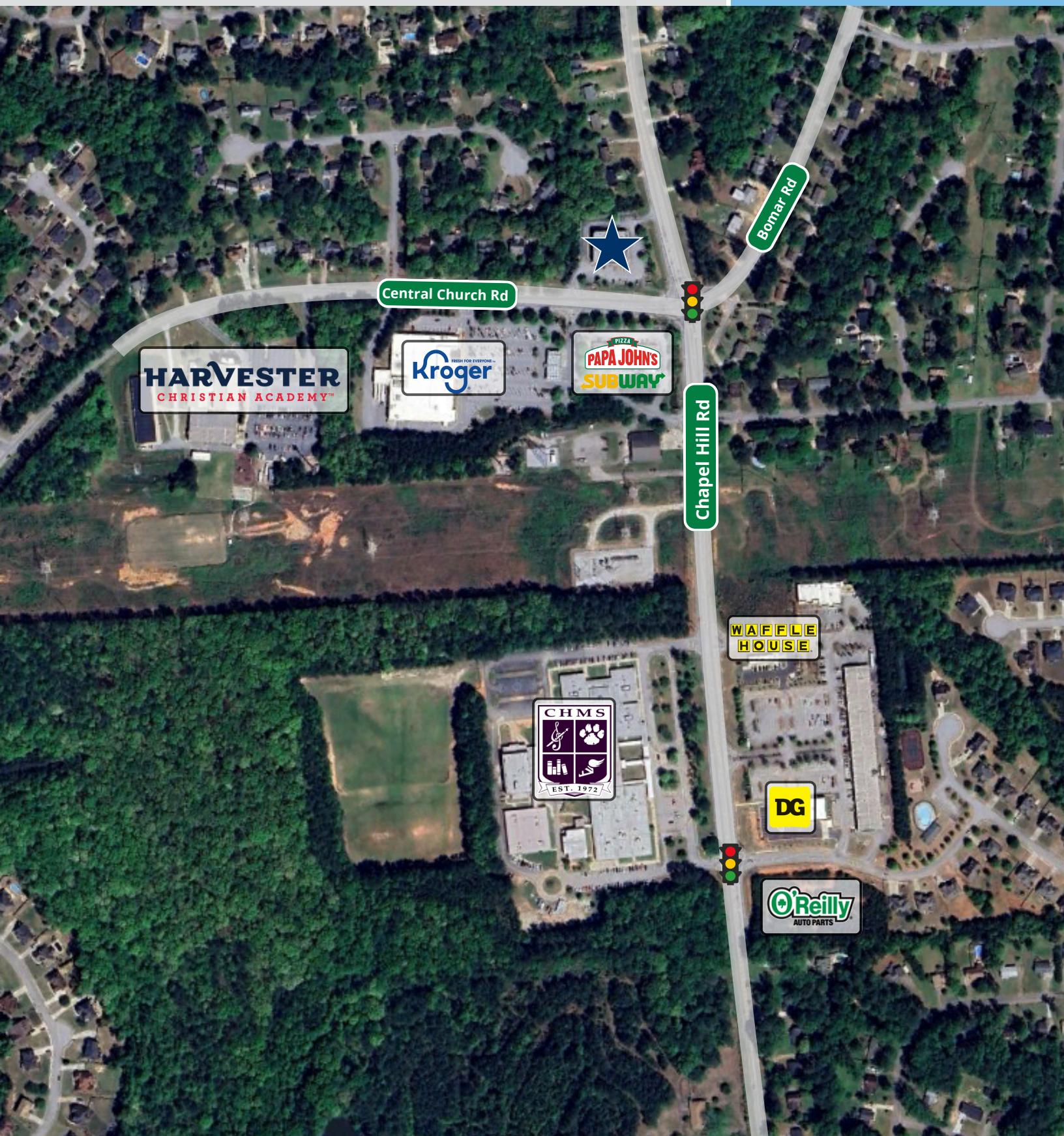
SUBLEASE - \$11.50 PSF MG

**FF&E Floor Plan**

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

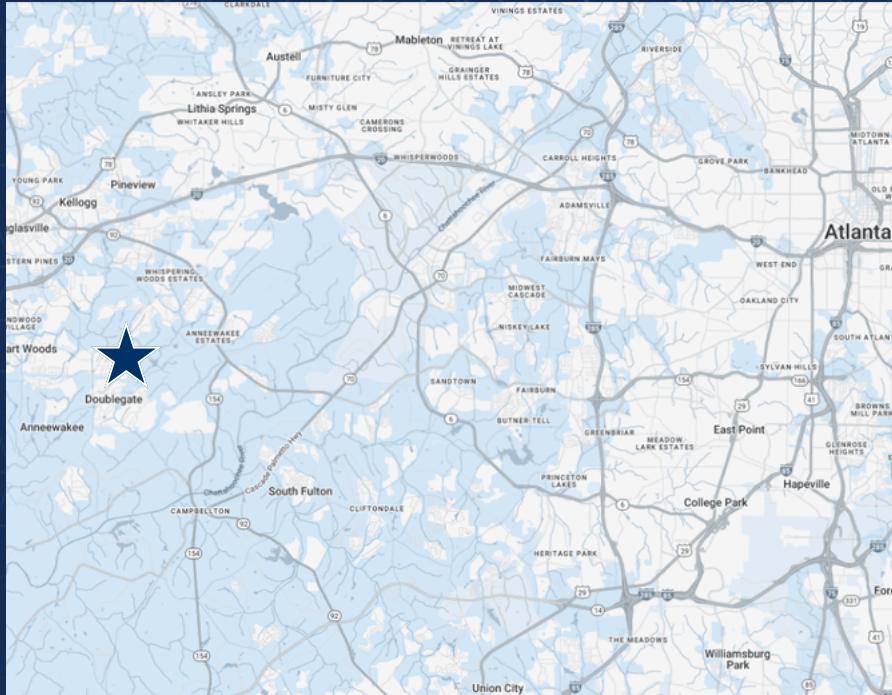
RETAIL - DEVELOPMENT SITE

SUBLEASE - \$11.50 PSF MG



## RETAIL - DEVELOPMENT SITE

SUBLEASE - \$11.50 PSF MG



## LOCATION FEATURES

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