

SALE DOUGLASVILLE LIGHT INDUSTRIAL, RETAIL, OR AUTOMOTIVE OPPORTUNITY

12081 Veterans Memorial Hwy Douglasville, GA 30134



PROPERTY DESCRIPTION

Corner parcel along one of Downtown Douglasville's main corridors including a 4,588-SF building and zoned HI-Heavy Industrial. Perfect Flex Industrial space with roll-up door access from side street with parking in front and back and potential for suitable Retail. Easy ingress and egress from all points. Offered to market as investment or owner-occupied use. Currently occupied; Please do not approach occupants. Inquire via phone or email for questions and a tour.

PROPERTY HIGHLIGHTS

- Corner parcel Along One of Downtown Douglasville's main corridors
- Zoned HI-Heavy Industrial
- Roll-up Door Access from Side Street with Parking in Front and Back
- Offered to Market as Investment or Owner-Occupied Use

OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	16,546 SF
Building Size:	4,588 SF

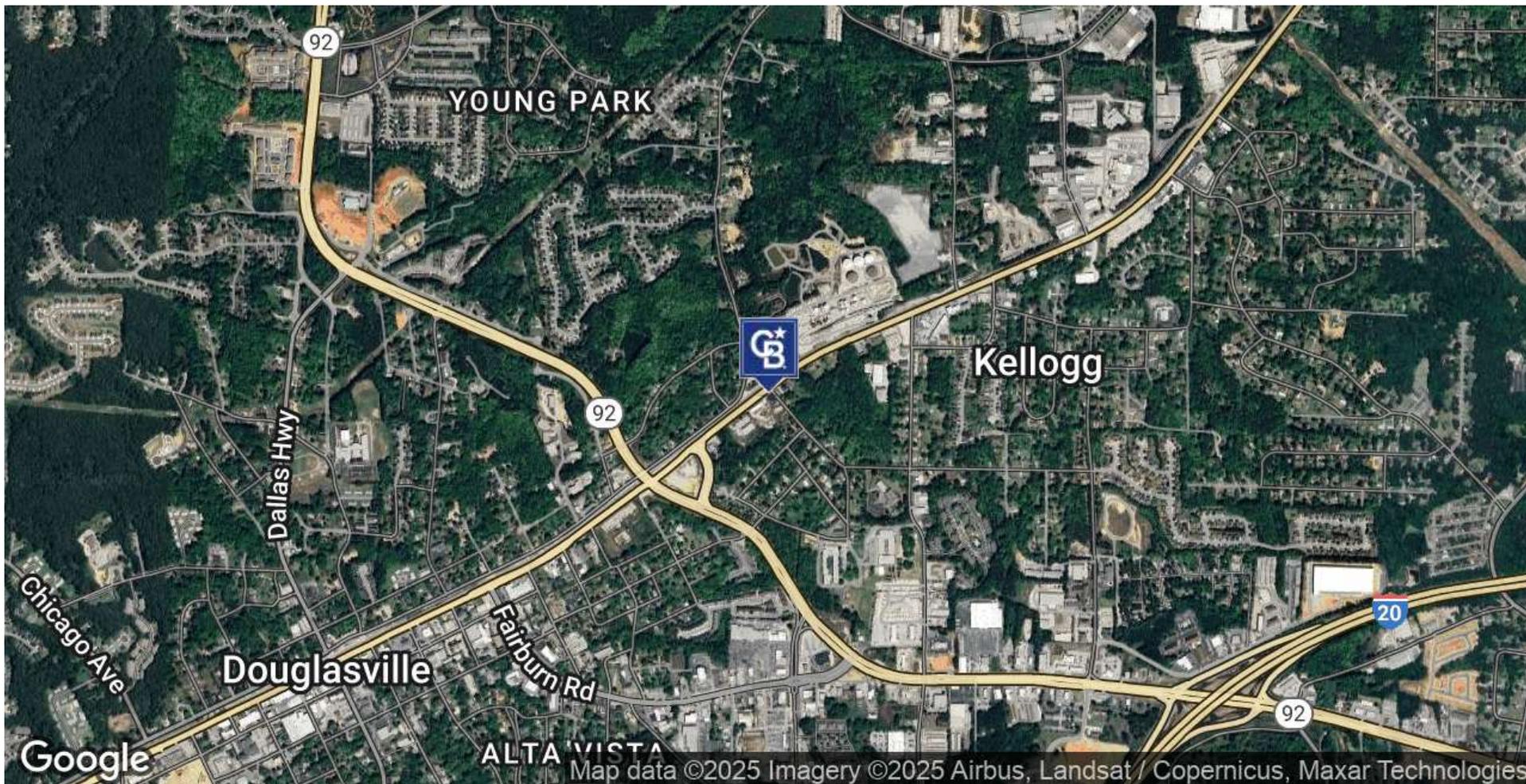
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,271	13,598	33,898
Total Population	6,675	38,421	96,833
Average HH Income	\$60,591	\$85,847	\$93,600

Kris Holt
(678) 320-4800



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SALE

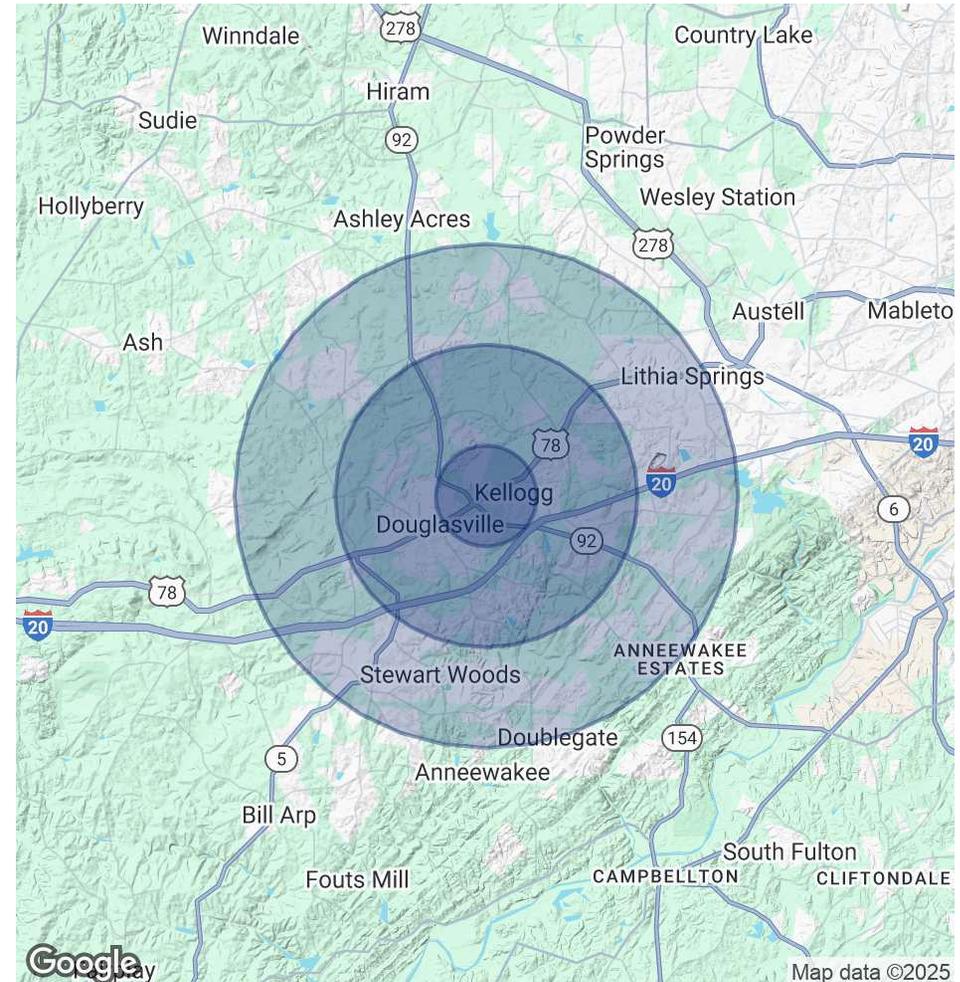
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,675	38,421	96,833
Average Age	36	38	39
Average Age (Male)	33	36	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,271	13,598	33,898
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$60,591	\$85,847	\$93,600
Average House Value	\$201,754	\$257,398	\$260,001

Demographics data derived from AlphaMap



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PHOTOS

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HI - HEAVY INDUSTRIAL ZONING - CITY OF DOUGLASVILLE

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HI - HEAVY INDUSTRIAL ZONING- CITY OF DOUGLASVILLE

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HEAVY INDUSTRIAL - PERMITTED USES (SOURCE: MUNICODE)

- Armature Rewinding Manufacturing
- Asphalt Paving and Roofing Materials Manufacturing
- Apparel and Other Fabric Products Manufacturing
- Bakery, Industrial
- Canned/Frozen and Preserved Fruit, Veg., and Food Specialties Manufacturing
- Beverage Manufacturing (excluding Brewpub and Brewery)
- Computer and Office Equipment Manufacturing
- Construction Contractor—with Machinery, Equipment, or Storage
- Dairy Products Manufacturing
- Distilled and Blended Liquors Manufacturing, Winery, Microdistillery
- Dry Cleaning Plant
- Fabricated Metal Products Manufacturing (except Machinery and Transportation Equipment)
- Food Product Manufacturing, Miscellaneous
- Grain Mill Products Manufacturing
- Industrial and Commercial Machinery Manufacturing (except Computer and Office Equipment)
- Industrial Launderers
- Jewelry, Musical Instruments, Toys, and Miscellaneous Products Manufacturing
- Laundry, Family, and Commercial Power Plant
- Leather Products Manufacturing (not including Tanning and Finishing)
- LP Gas or Fuel Oil Dealer
- Malt Beverage Manufacturing (Brewery), Microbrewery
- Meat Products Manufacturing
- Millwork, Plywood
- Motion Picture or Video Tape Distributor
- Motion Picture Studio
- Motor Freight Truck Terminal
- Outdoor Storage Yard, Equipment
- Packing, Crating, and Other Incidental Transportation Services
- Petroleum Bulk Stations and Terminals
- Power Laundry
- Precision Instruments Manufacturing
- Printing and Publishing Plants
- Research and Development or Testing Service
- Reupholster or Furniture Repair Shop
- Sanitary Paper Products Manufacturing
- Sugar and Confection Products Manufacturing
- Telecommunications
- Switching Station
- Textile Mill
- Tobacco Products Manufacturing
- Toiletries and Perfumes Preparation Manufacturing
- Transportation Equipment Manufacturing
- Trucking and Courier Services (except Air Courier or Refuse and Garbage Collection)
- Utility Company Substation
- Warehousing or Indoor Storage Facility
- Welding Repair Shop
- Wines, Brandy, and Brandy Spirits Production Plant
- Wood Buildings and Manufactured Homes Plant
- Wood Containers Manufacturing

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HI - HEAVY INDUSTRIAL ZONING - CITY OF DOUGLASVILLE

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HEAVY INDUSTRIAL - SPECIAL USES (SOURCE: MUNICODE)

- Chemicals and Allied Products Manufacturing
- Concrete Manufacturing
- Distilled and Blended Liquors Manufacturing, Winery, Microdistillery
- Fabricated Metal Products Manufacturing (except Machinery and Transportation Equipment)
- Food Product Manufacturing, Miscellaneous
- Grain Mill Products Manufacturing
- Jewelry, Musical Instruments, Toys, and Miscellaneous Products Manufacturing
- Logging
- Mining and Quarrying
- Paper and Allied Products (except sanitary paper products)
- Petroleum Related Industries (except Refining)
- Precision Instruments Manufacturing
- Primary Metal Industries
- Railroad Car Rental and Services
- Railroad Yards and Switching Stations
- Reconstituted Wood Products
- Refuse or Garbage Disposal, Recycling, Composting, and Landfills
- Research and Development or Testing Service
- Rock Crushing
- Rubber and Plastics Products Manufacturing
- Sawmills and Planning Mills
- Stone, Clay, Glass, and Concrete Products Manufacturing
- Waste Facility
- Water Supply Plant
- Wines, Brandy, and Brandy Spirits Production Plant
- Wood Preserving Manufacturing
- Wood Product Manufacturing, Miscellaneous

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KRIS HOLT

Commercial Associate

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GA #293205

PROFESSIONAL BACKGROUND

Kris Holt has worked in real estate sales and marketing since 2004, specializing in assisting clients with investment property acquisitions and dispositions in metro Atlanta and throughout the southeast. His in-depth real estate background extends throughout Residential and Commercial Investments including Land, Retail, Single-Tenant Net Lease, and Industrial property types. Kris is a native to Georgia and Atlanta. He is a graduate of Georgia State University and an active member of the Atlanta Commercial Board of Realtors.

MEMBERSHIPS

Atlanta Commercial Board of Realtors

CCIM Institute Candidate

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