

The Shoppes at Chapel Hill

4040 Chapel Hill Rd., Douglasville, GA 30135

LEASING INFORMATION

| | |
|---------------|-------------------------------------|
| Rental Rate | \$15 / SF / Year |
| Year Built | 2007 |
| Property Type | Strip Center |
| Building/GLA | 38,250 SF |
| Parking | -- |
| Intersection | Chapel Hill Road and Fielding Drive |
| Traffic Light | Yes |
| Traffic Count | 18,517 VPD |

LEASING CONTACT

Wes Allen

404-375-0745 wallen@plnms.com

LOCATION MAP



DEMOGRAPHICS

| Radius | 1-Mile | 3-Mile | 5-Mile |
|-------------|----------|----------|----------|
| Population | 2,842 | 25,689 | 68,096 |
| Household | 889 | 8,555 | 23,791 |
| Avg. Income | \$80,902 | \$86,396 | \$74,516 |





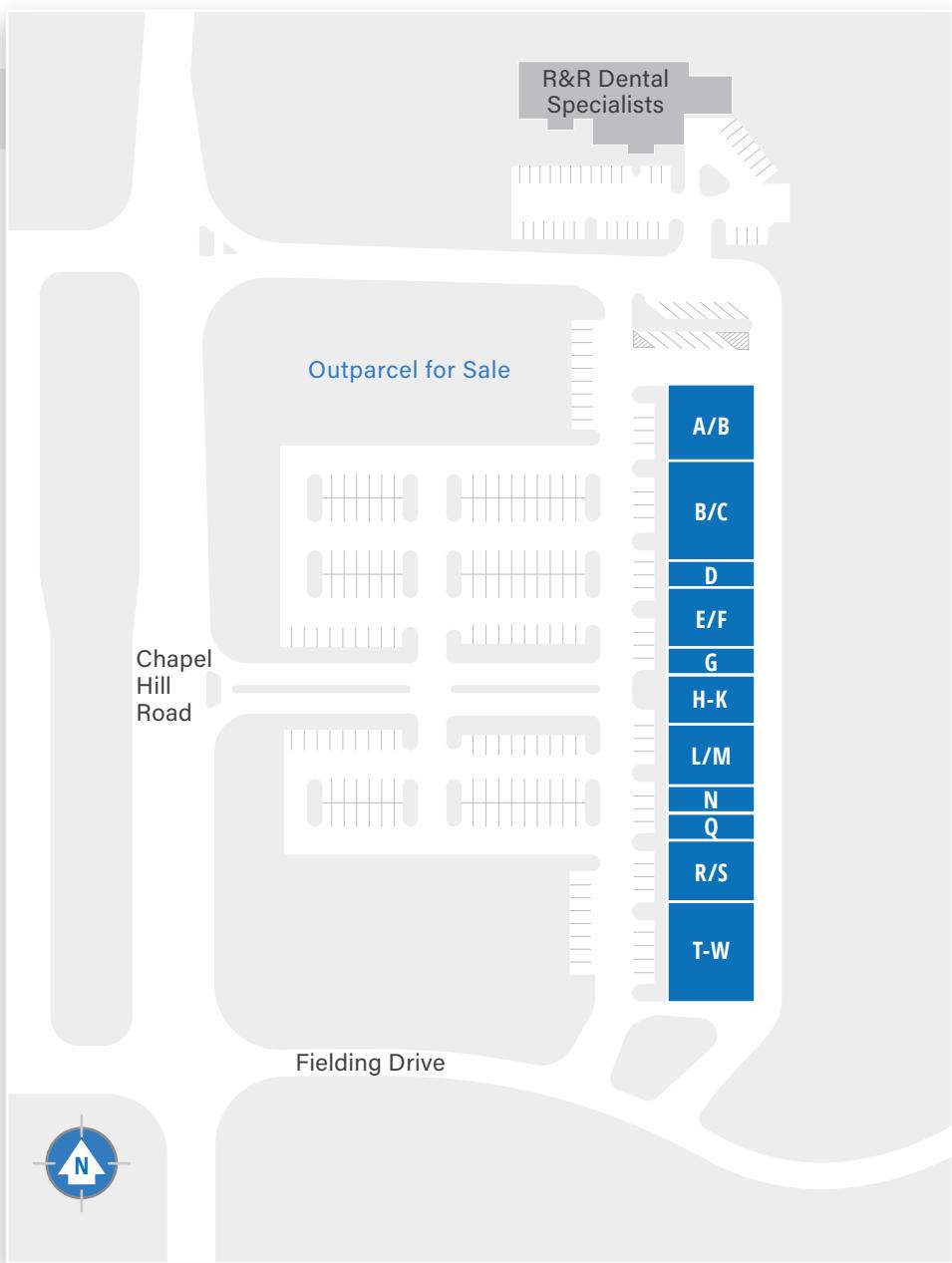
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CENTER HIGHLIGHTS

- Easy access with 4-way traffic lights.
- Property is across from Chapel Hill Middle School, and two blocks away from Kroger and Publix.
- Located at the entrance to the gated Chapel Hills community, with many neighborhoods near by.
- Douglasville is approximately 25 miles from Downtown Atlanta. It is one of fastest growing suburbs in Georgia.
- Outparcel for sale at \$375,000.

LEASING INFORMATION

| STE | TENANT |
|-----|-------------------------------------|
| A/B | Mr. PJ's Buffalo Wings |
| B/C | KnuckleUp MMA & Fitness |
| D | London's Tea Party |
| E/F | Omega Learning |
| G | Dwight's Delights Café and Catering |
| H-K | Casa Jalisco Mexican Grill |
| L/M | Atlanta West Hair Company |
| N | Available (1,500 FT) |
| Q | All State - The C&S Agency |
| R/S | Butcher Shop BBQ |
| T-W | M & T Entertainment |



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