

FOR LEASE

General & Auto Broker Offices

8206 Durelee Lane
Douglasville, GA 30134



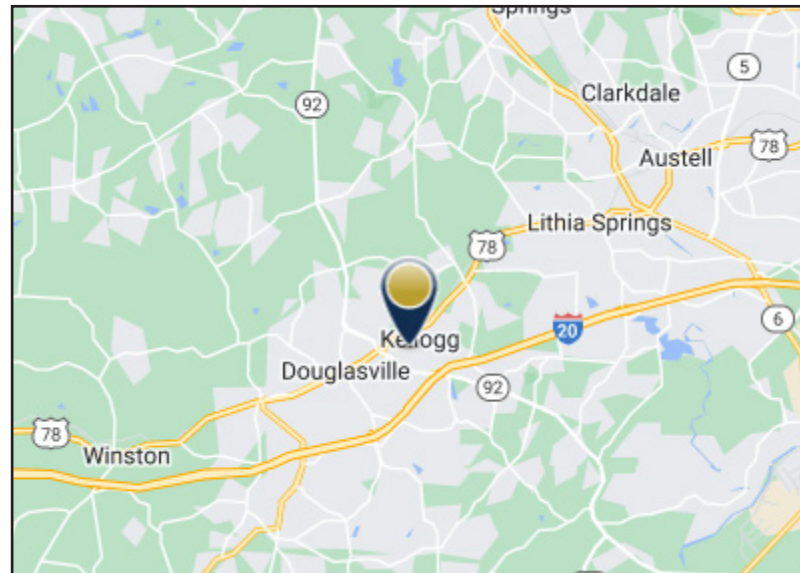
OVERVIEW

Bull Realty is pleased to present this ±100 SF of office suite available for lease as of February 1, 2025. The property is on Durelee Lane midway between the intersections of the commercial thoroughfares Highway 92 and Veterans Memorial Highway. Nearby demand drivers include Bright Kids Academy, Millwood Park Apartments, Eastside Elementary School, Douglasville Church of Christ and Church of God of Prophecy. Retail establishments less than a half mile away on Highway 92 include Walgreens, Goodwill and Chick-fil-A. Retail establishments nearby on Veterans Memorial Hwy include Eastfield Shopping Center, Texaco and Flowers Baking.

HIGHLIGHTS

- ±9,800 SF building with walk-in level office suites
- Suite 103B: ±100 SF upper level offered at \$450/month MG + \$25/month for water, available Feb 2025
- ±1.36-acre property in the City of Douglasville

SUITE	SPACE SIZE	LEASE RATE
103B	±100 SF	\$450/month MG + \$25/month for water



CONTACT



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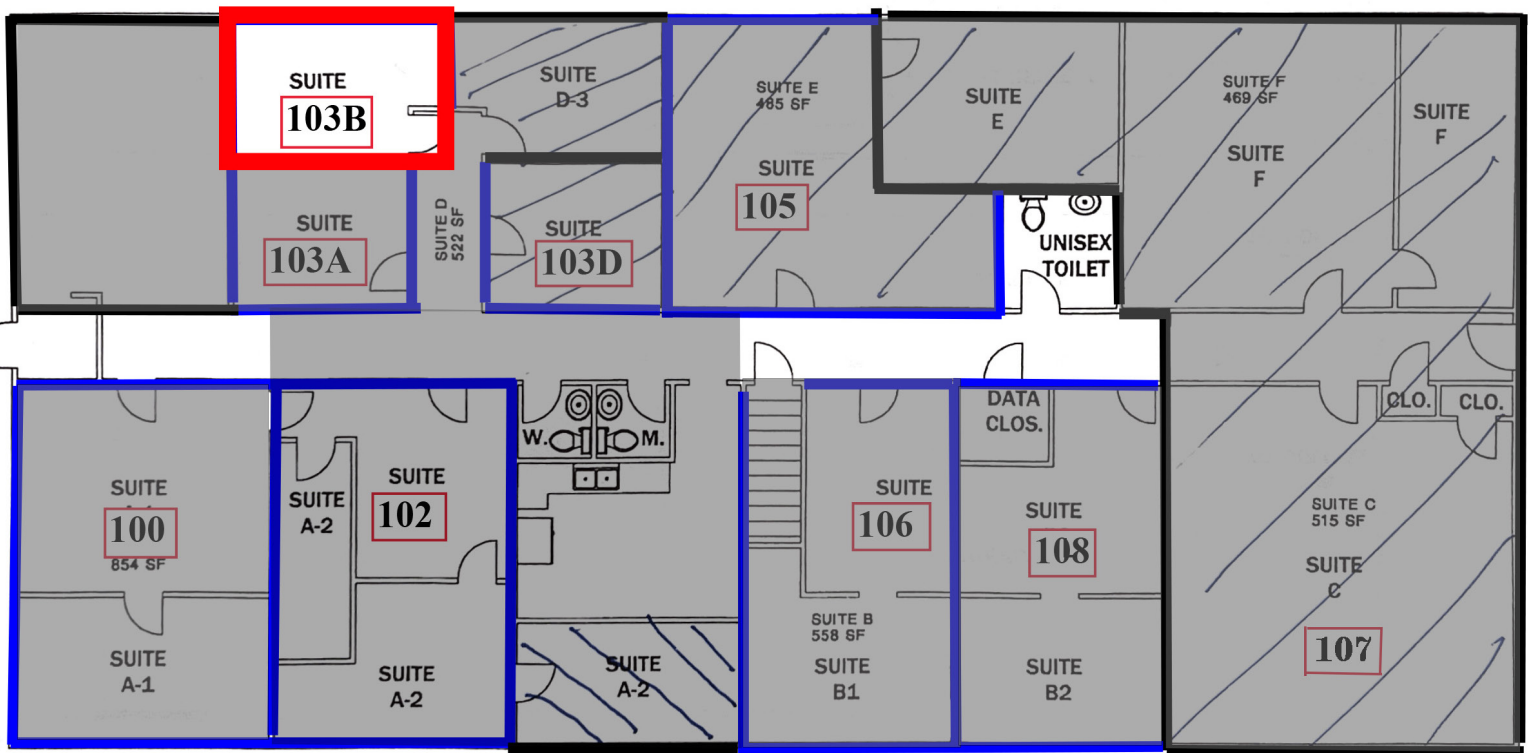
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SUITE A1
380 SF

SUITE A2
474 SF

SUITE B1
271 SF

SUITE B2
287 SF

FLOOR PLAN LAYOUT - UPPER LEVEL

SCALE: 1/8" = 1'-0"

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
Population	6,065	40,532	96,645
Households	2,141	14,478	34,040
Avg. Household Income	\$65,475	\$93,936	\$98,562

Source: 2024 ESRI

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