

JOIN VERIZON IN DOUGLASVILLE

3130 GA-5
Douglasville, GA 30135

**+/- 2,094 SF
AVAILABLE FOR LEASE**



For Leasing Information Contact:

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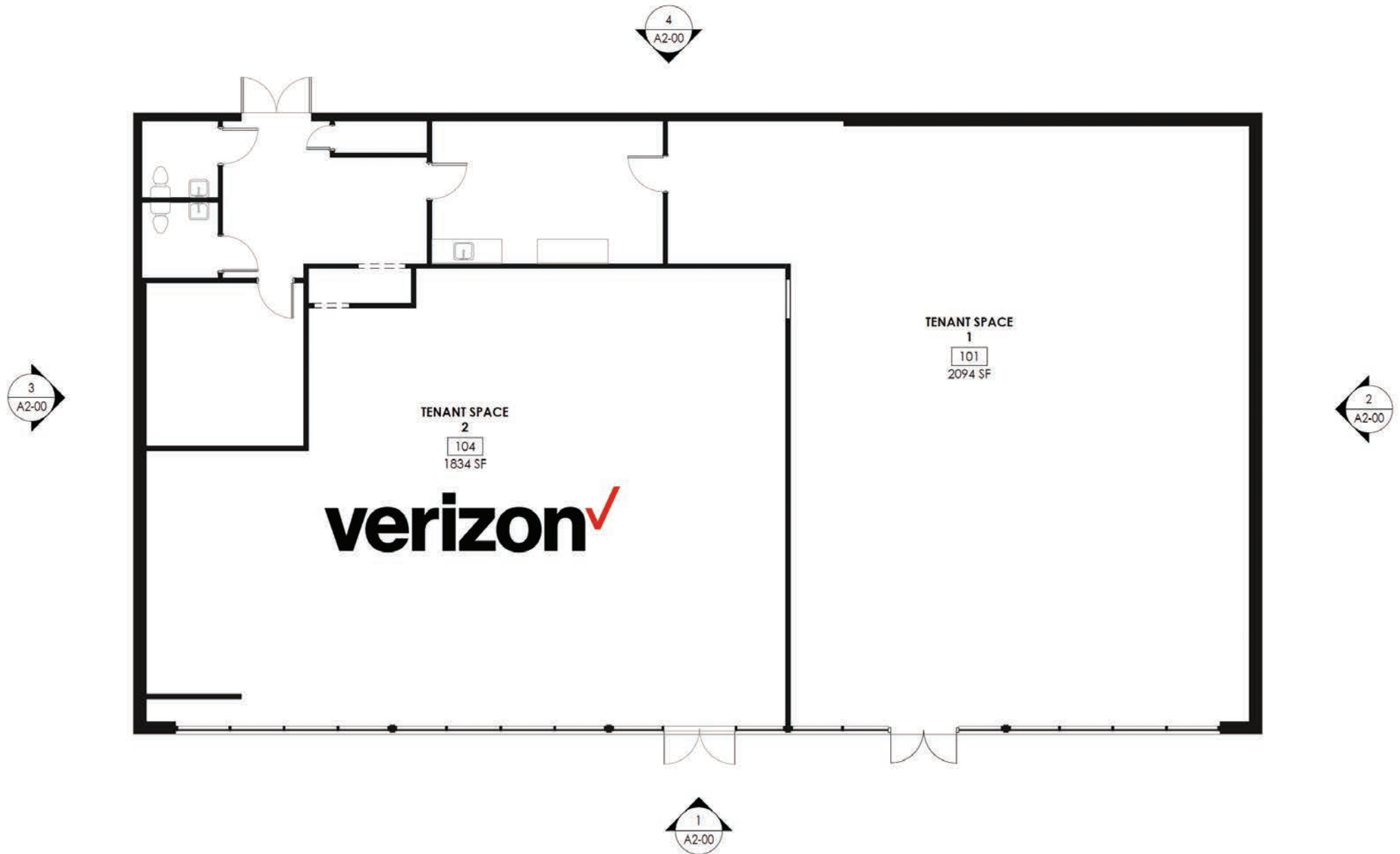
BRIDGER
PROPERTIES

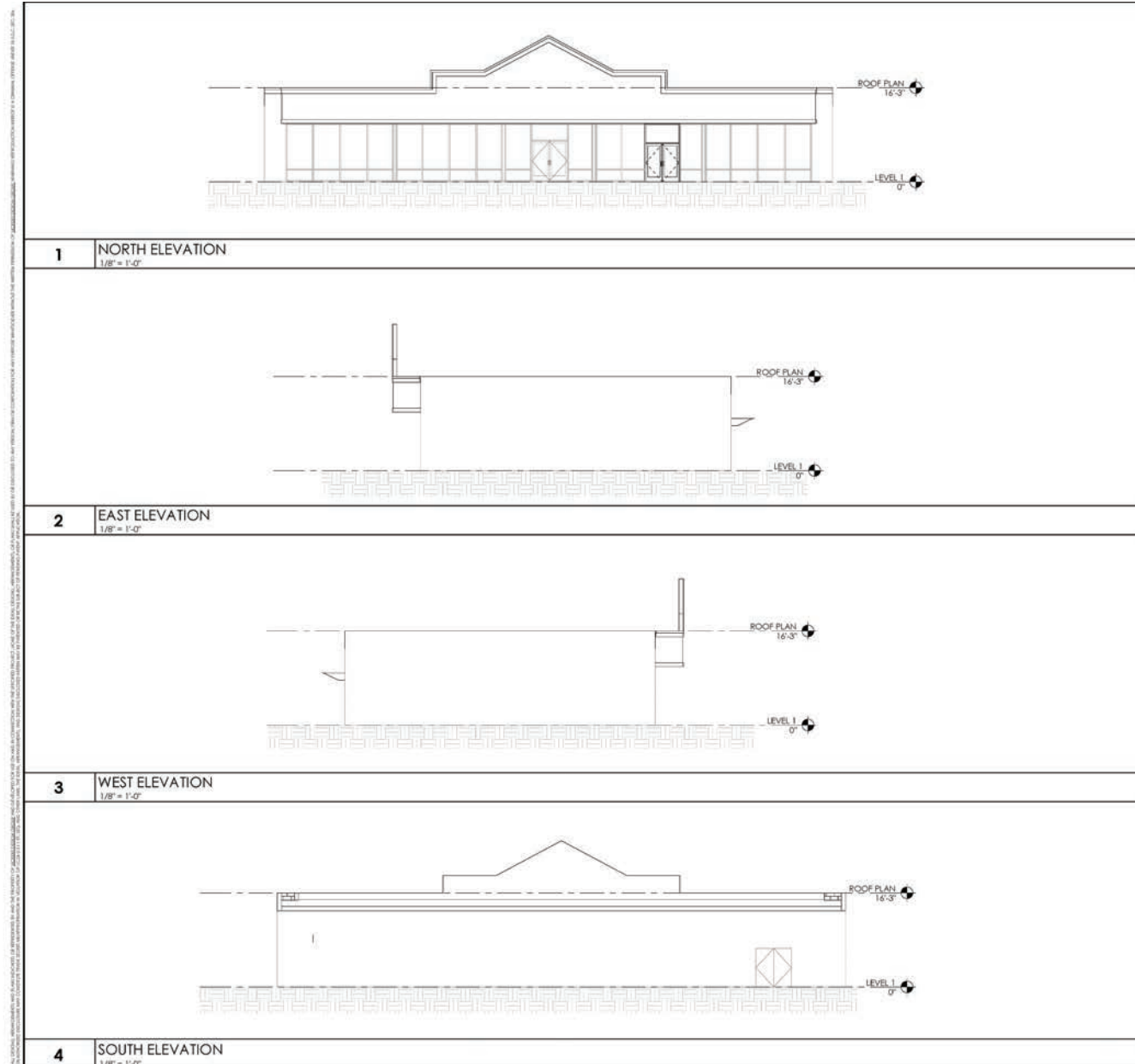


- Highly visible and accessible retail opportunity located directly on GA-5, just minutes from I-20. Surrounded by national retailers and high-traffic commercial activity.
- Verizon will be leasing 1,834 SF on the left side of the building—bringing strong daily foot traffic and brand recognition
- Douglasville is a rapidly growing suburb of Metro Atlanta with dense residential rooftops, schools, and a thriving retail corridor. Area retailers include Walmart, Kroger, Publix, Lowe's, Chick-fil-A, and Starbucks
- 115,000 VPD ON I-20 and 26,200 VPD on Bill Arp Road

TRADE AREA OVERVIEW









DEMOGRAPHICS

POPULATION	3 MILE	5 MILES	10 MILES
2024 POPULATION ESTIMATE	37,770	83,691	229,585
2029 POPULATION PROJECTION	39,651	88,380	246,044
2024-2029 POPULATION GROWTH	4.98%	5.60%	7.17%
2024 DAYTIME POPULATION	5,295	21,327	30,688

INCOME

2024 AVG HOUSEHOLD INCOME	\$81,738	\$87,154	\$95,240
2024 MED HOUSEHOLD INCOME	\$59,641	\$65,864	\$74,254

HOUSEHOLDS

2024 HOUSEHOLD ESTIMATE	13,642	28,963	80,247
2029 HOUSEHOLD PROJECTION	14,335	30,608	86,014
2024-2029 HOUSEHOLD GROWTH	5.08%	5.68%	7.19%

RACE & ETHNICITY

2024 EST. WHITE	32.67%	30.75%	36.51%
2024 EST. BLACK	49.62%	51.35%	47.25%
2024 EST. ASIAN	2.23%	1.82%	1.42%
2024 EST. OTHER	15.27%	15.86%	14.41%

PROPERTY PHOTOS

