

# Douglasville Retail/Office Spaces

# FOR LEASE

3382 Highway 5 Suites A & E, Douglasville, GA 30135



## PROPERTY OVERVIEW

- ±6,000 SF retail suite (Suite A) and ±2,000 SF office/warehouse suite with dock-high access (Suite E) available for lease within a ±13,708 SF commercial building
- Situated on ±2.29 acres along Highway 5, less than 1.5 miles south of Interstate 20
- Suite A available in March at \$12.00/SF/YR, Modified Gross
- Suite E available immediately at \$15.00/SF/YR, Modified Gross
- Utilities charged to tenant on a pro rata share of leased space
- Three-year minimum lease term
- Located just north of the signalized intersection at Tonya Ln/Sutton Drive
- Single ingress/egress access point from northbound Highway 5
- Pylon signage available for tenant exposure
- Positioned within a high-traffic commercial corridor with approximately 25,500 vehicles per day
- Surrounded by national and regional retailers including Publix, Kroger, Chase Bank, Red Lobster, Chick-fil-A, Burger King, Value Village, Douglasville Town Center, Market Square Shopping Center, and Arbor Square Shopping Center
- 3.5 miles south of Downtown Douglasville and less

Suite	Space Size	Space Type	Lease Rate	Available
A	±6,000 SF	Retail	\$12/SF/YR MG	3/1/2026
E	±2,000 SF	Office	\$15/SF/YR MG	Immediate

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CONTACT



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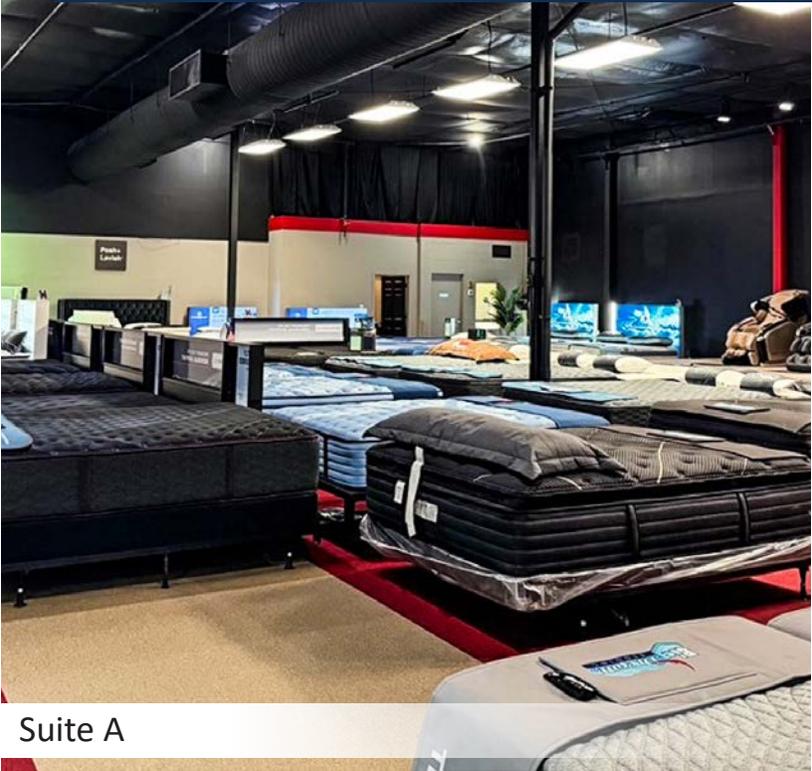
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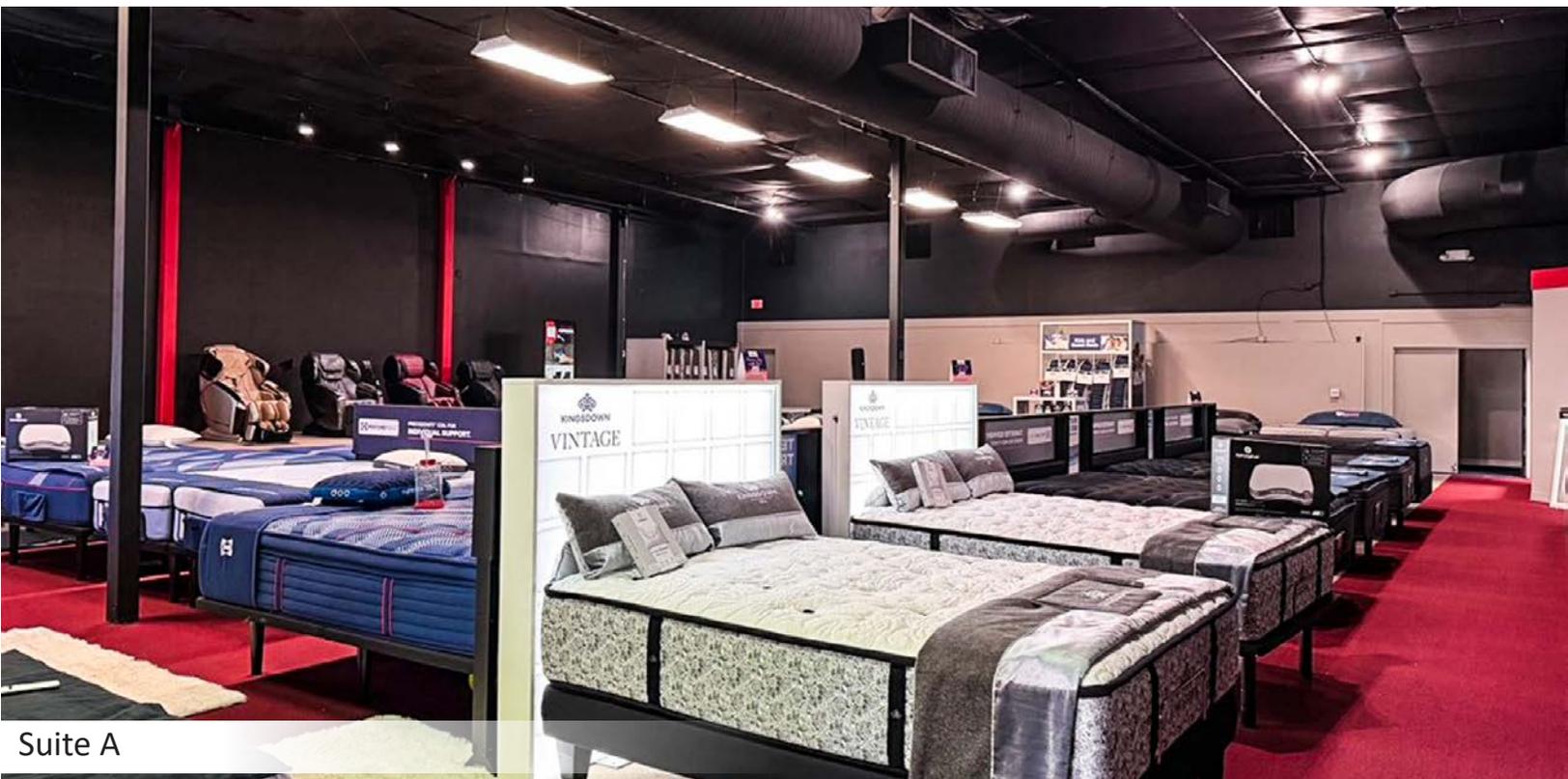
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ASSET & OCCUPANCY SOLUTIONS

**TCN**  
COMMERCIAL  
REAL ESTATE SERVICES



Suite A

Suite A



Suite A

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Suite A



Suite A



Suite A

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**BULL REALTY**  
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COMMERCIAL REAL ESTATE SERVICES



Suite E

Suite E



Suite E

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Suite E



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Suite E

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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	4,843	35,427	81,257
 <b>Households</b>	2,083	12,993	28,344
 <b>Avg. Household Income</b>	\$83,659	\$99,718	\$104,446

Source: 2025 ESRI

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