

Douglasville Retail/Office Space

FOR LEASE

3382 Highway 5, Douglasville, GA 30135



PROPERTY OVERVIEW

This $\pm 1,600$ SF office suite in a $\pm 13,708$ SF commercial building in Douglasville (Atlanta MSA) is immediately available for lease. The building sits on a ± 2.29 acre site on Highway 5 less than 1.5 miles south of Interstate 20. Suite D is currently divided into two rooms with one restroom per room. It has 3 entry doors and is located on the ground level with ample parking out front. The lease rate is \$15/AF/Yr (which is comprised of \$13/SF/Yr base rent + \$2/SF/Yr CAM) plus utilities.

The property is on Highway 5 just north of its signalized intersection with Tonya Ln/Sutton Drive. There is one ingress egress point from the northbound side of Highway 5 and a pylon sign available for tenant signage.

It is located in a heavily trafficked commercial corridor (25,500 VPD) with neighboring retail that includes Publix, Douglasville Town Center Shopping Center, Kroger, Chase Bank, Red Lobster, Chick-fil-A, Value Village, Burger King, Market Square Shopping Center and Arbor Square Shopping Center. Downtown Douglasville lies 3.5 miles north of the property and downtown Atlanta is just less than 25 miles east of it.



LEASE RATE:
\$10-\$12 SF/YR/MG



LEASE SPACE:
 $\pm 1,600$ SF



AVAILABILITY:
IMMEDIATE



ZONING:
C-G

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CONTACT



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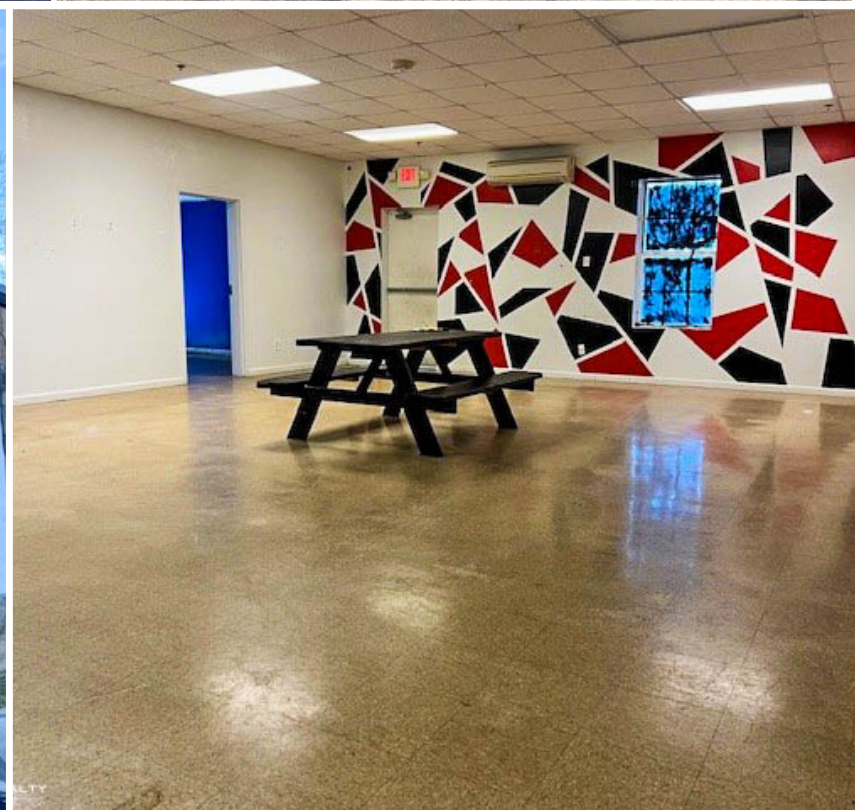
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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



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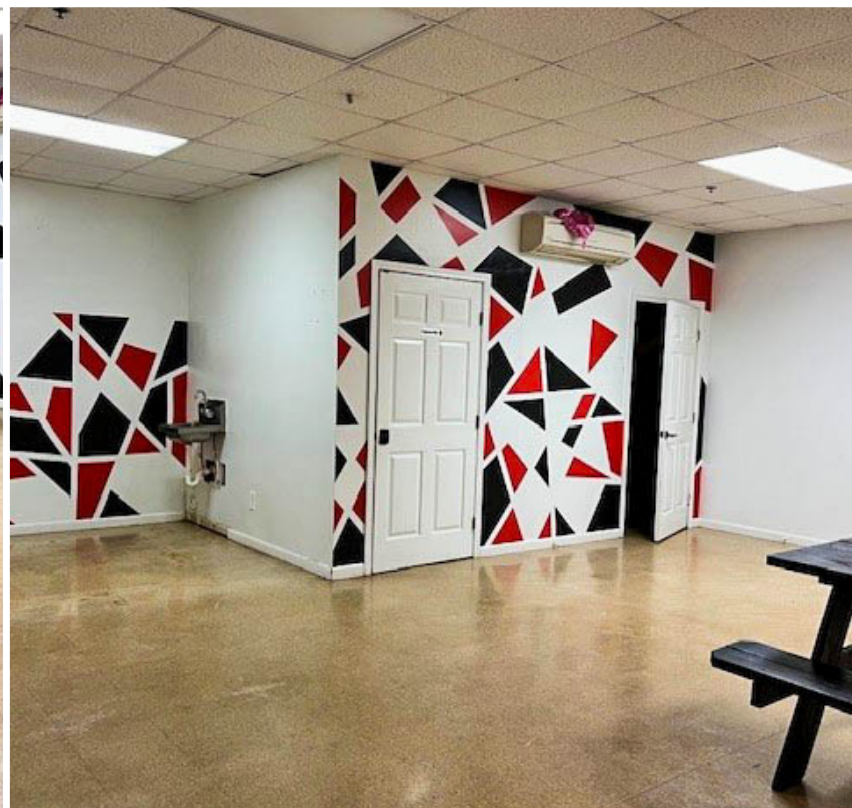
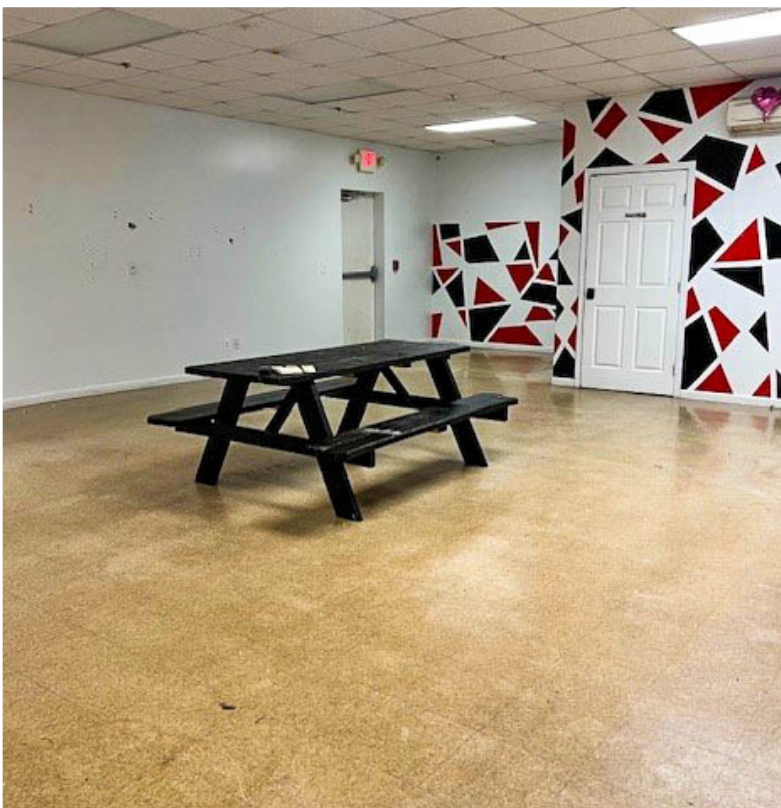
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	4,929	35,482	80,538
Households	2,091	12,872	27,823
Avg. Household Income	\$82,536	\$98,182	\$101,137

Source: 2024 ESRI

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