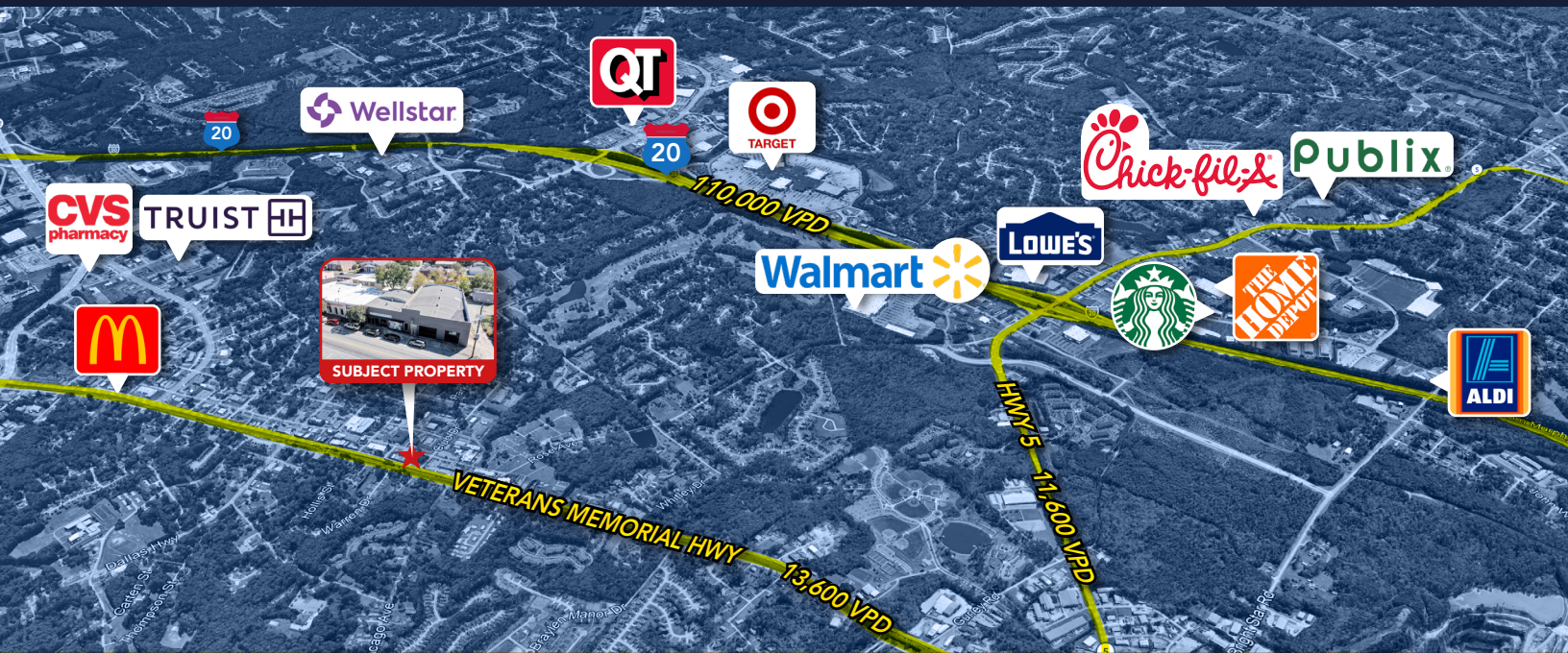


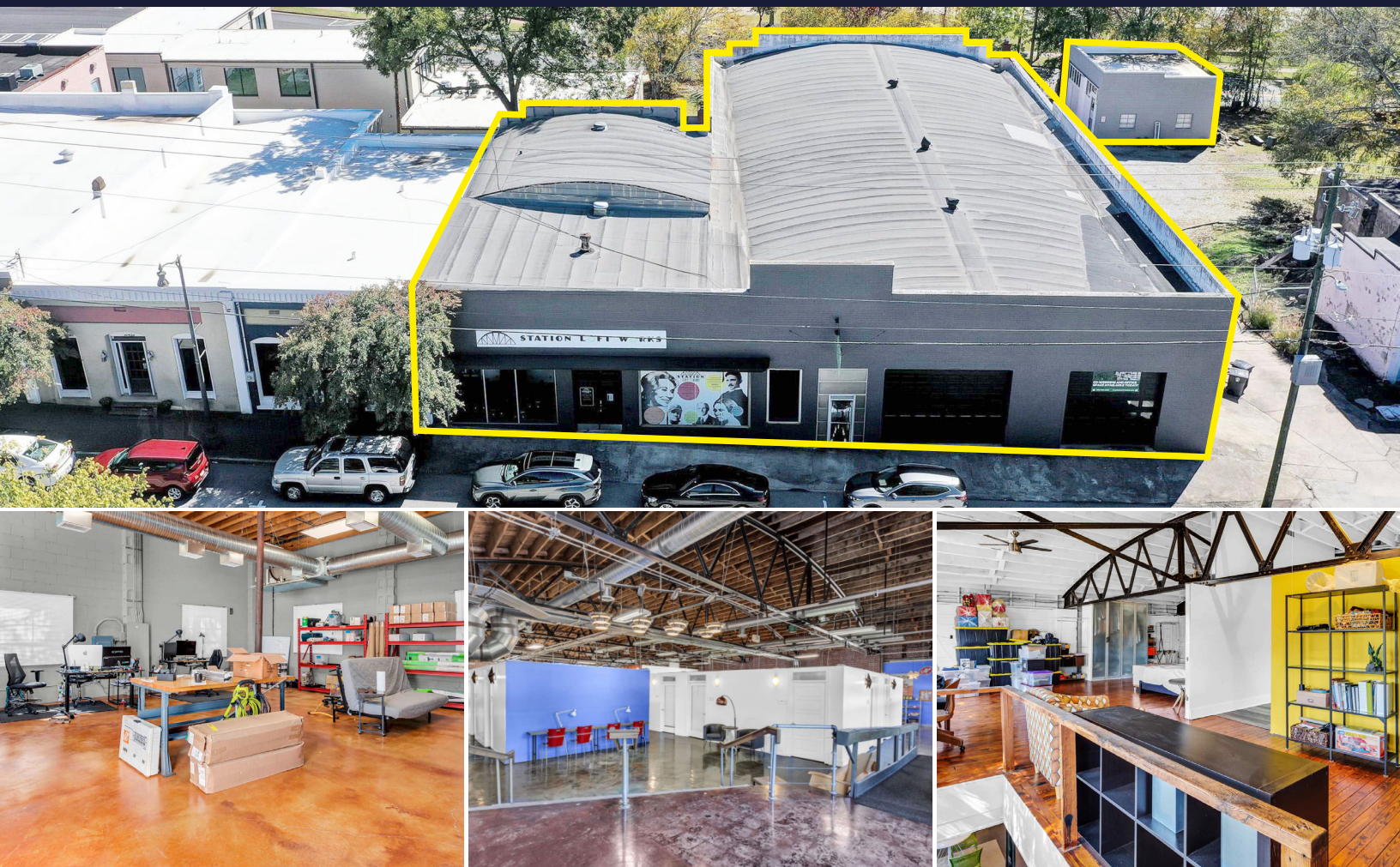
OFFICE / RETAIL PROPERTY FOR SALE

12461 VETERANS MEMORIAL HIGHWAY DOUGLASVILLE, GA 30134



PROPERTY OVERVIEW

- Located on a 1.2 AC lot.
- Rare 15,500 total SF building in the heart of Douglasville.
- Strong value-add opportunity with significant upside potential and seller financing available.
- 1,200 SF building for storage and office user & excess land available for roughly 5,000 SF development or additional parking.
- Centrally located in downtown Douglasville with multiple residential, hospitality, commercial, and government facility developments.
- Currently operating as coworking space with limited term remaining.
 - » Buyer has multiple options: lease, owner occupy, or renew management group.
- Pro Forma NOI: \$240,000 annually based on projected stabilized income and operating expenses.
 - » Inventory in the immediate vicinity is limited, with asking market rents ranging from \$18/SF to \$24/SF for varying lease types covering 1,000 SF to 6,000.
- 5% projected population growth and \$100,514 average household income within a 5-mile radius.
- Close proximity to I-20 access and Wellstar.
- **PLEASE DO NOT DISTURB THE TENANT**
- [Link to Douglasville Master Plan](#)



FOR MORE INFORMATION,
PLEASE CONTACT:

JOSH YAO
678.620.7102
josh@riseprop.com

REILLY KATZ
404.435.546
reilly@riseprop.com

