

# *Riverside*



## New Mixed-Use Retail in Douglasville

3538 Highway 92, Douglasville, GA 30135



For more information contact: **Todd Semrau** | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com) | (404) 371-4100



# Property Highlights



**316 apartment units**



**High Visibility**



**8,200 SF of retail**



**Ideal for restaurant, retailer, fitness, flex-office**



**Active retail submarket with shops and restaurants in high demand**



**High Traffic Counts – 30,600 vehicles per day at the corner of Riverside Pkwy. and Fairburn Rd.**



**Near to Six Flags, Sweetwater Creek State Park, Arbor Place Mall and Foxhall Resort**

**DELIVERY  
4<sup>TH</sup> QUARTER  
2025**





# FOR LEASE



OAKHURST  
REALTY  
PARTNERS

## New Mixed-Use Retail in Douglasville



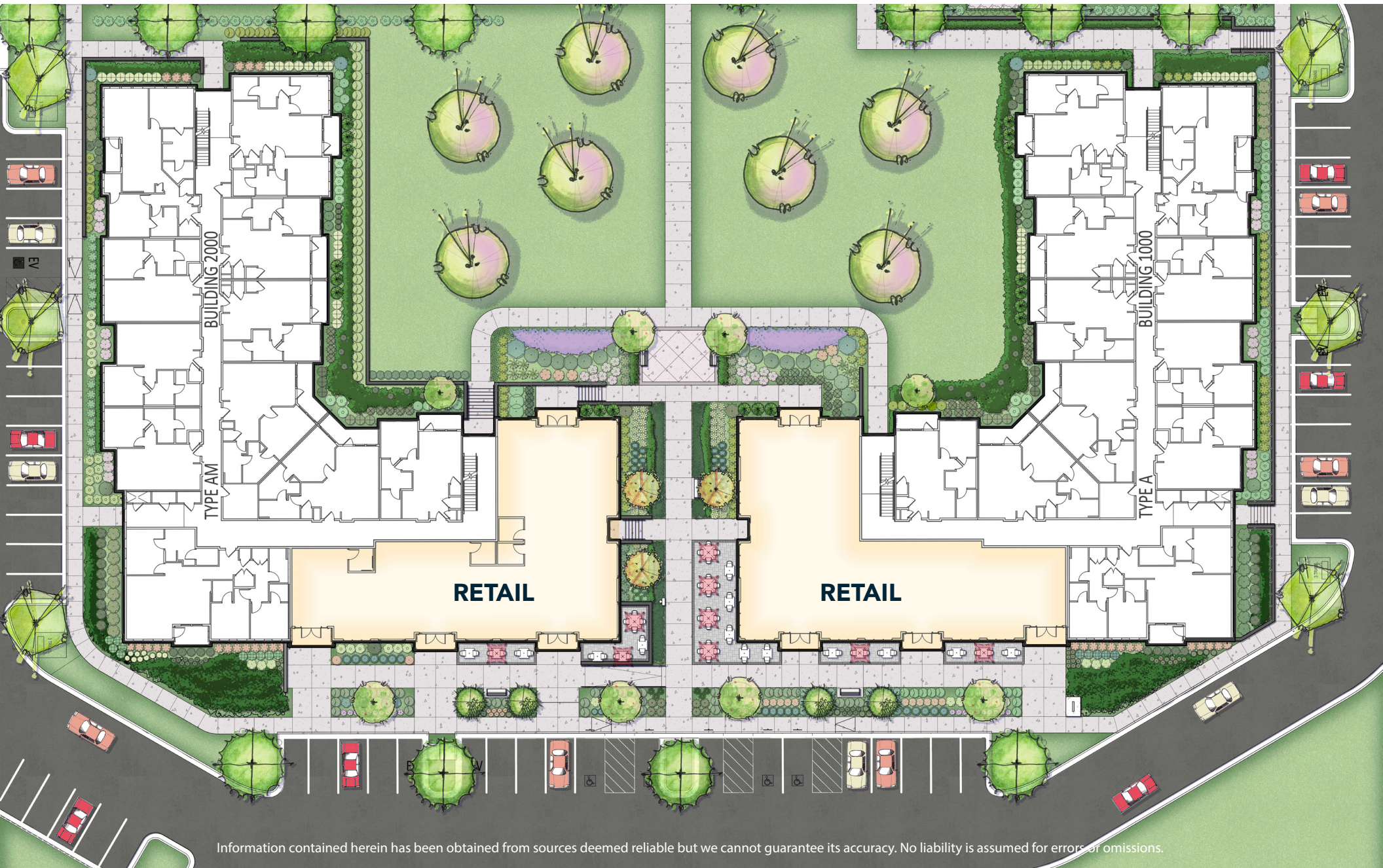
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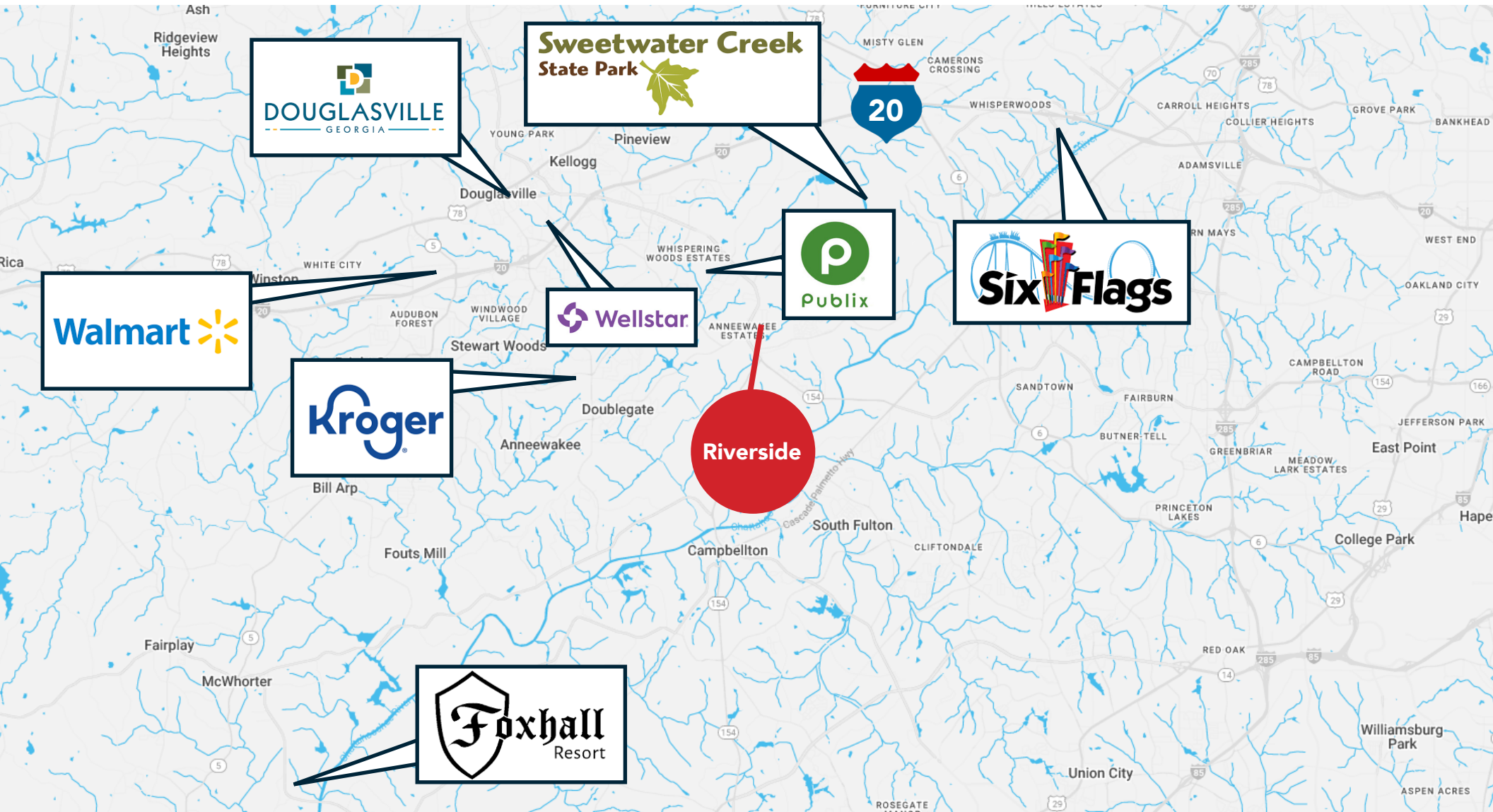




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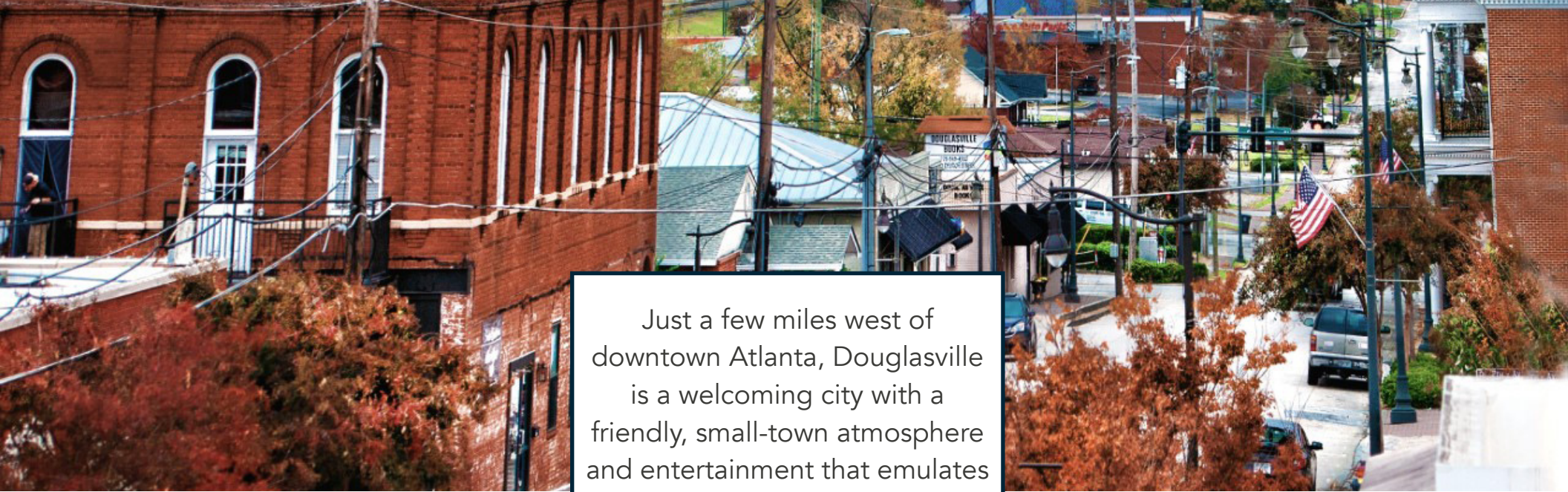


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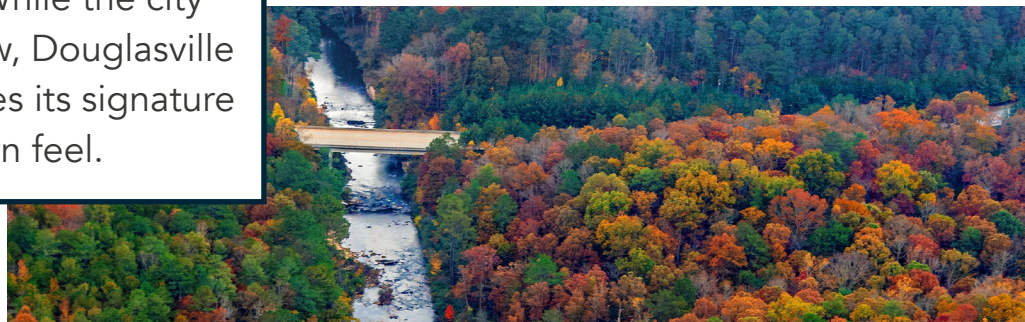


OAKHURST  
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## New Mixed-Use Retail in Douglasville



Just a few miles west of downtown Atlanta, Douglasville is a welcoming city with a friendly, small-town atmosphere and entertainment that emulates big-town fun. While the city continues to grow, Douglasville uniquely preserves its signature hometown feel.



### Within 5 Miles of Subject Property



**78,713**  
Population



**\$117,265**  
Average Household Income



**27,318**  
Total Households



**2,183**  
Businesses



**30,871**  
Employees

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