

OFFERING MEMORANDUM

DOUGLASVILLE OFFICE

8385 Cherokee Boulevard, Douglasville (Atlanta MSA), GA 30134



Elliott Kyle

404.812.8927

ekyle@skylineseven.com

Chase Murphy

404.812.8925

cmurphy@skylineseven.com

skylineseven.com

404.812.8910

800 Mt. Vernon Highway NE Suite 425

Atlanta, GA 30328

Executive Summary

Sale Price

\$1,475,000

Offering Summary

Cap Rate:	7.5%
NOI:	\$110,693
Building Size:	11,200 SF
Lot Size:	0.75 Acres
Year Built:	1998

Property Highlights

- Income-producing office investment- 100% leased
- 4 sided brick with attractive building finishes
- Located at 8385 Cherokee Boulevard, Douglasville, GA, within the growing West Metro Atlanta submarket
- Positioned in a high-growth corridor with strong residential and commercial expansion
- Nearly 100,000 residents within five miles, projected to exceed 117,000
- Average household incomes exceed \$100,000 within a 3- and 5-mile radius
- Strong demographics supporting long-term tenant demand and investment stability
- Convenient access to major retail corridors, residential areas, and I-20
- Ideal for passive investors seeking stable cash flow and future growth potential



Property Description

8385 Cherokee Boulevard presents an opportunity to acquire a stabilized, income-producing office asset in the growing Douglasville submarket of Metro Atlanta. Offered at \$1,475,000 with a 7.50% cap rate, the property provides investors with immediate cash flow and long-term appreciation potential, making it well-suited for passive investors seeking stable returns.

The property is located within a high-growth trade area supported by nearly 100,000 residents and over 34,900 households within a five-mile radius, with population projected to exceed 117,000 in the coming years. Average household incomes exceeding \$100,000, combined with convenient access to I-20 and surrounding commercial corridors, support strong tenant demand and long-term investment stability.

Douglasville Overview



Douglasville, Georgia

The area surrounding Cherokee Boulevard in Douglasville offers a strong suburban retail corridor within the west Atlanta MSA, known for its accessibility, steady growth, and family-oriented community. The property benefits from excellent visibility and convenient access to major roadways including I-20, providing direct connectivity to Downtown Atlanta and surrounding commercial hubs. Positioned near Arbor Place Mall and a dense concentration of national retailers, restaurants, and service providers, the location supports consistent consumer traffic and a stable customer base.

Douglasville serves as the economic and governmental center of Douglas County, one of the fastest-growing counties in Georgia. The area continues to experience residential expansion, with a mix of established neighborhoods and new developments driving sustained demand for retail and service-oriented businesses. Its proximity to Atlanta—approximately 20 miles west—makes it an attractive suburban alternative for both residents and businesses seeking accessibility without urban congestion.

Nearby lifestyle and recreation amenities further enhance the area's appeal. Sweetwater Creek State Park, a major regional destination, offers over 2,500 acres of natural scenery, hiking trails, and outdoor activities, attracting both locals and visitors year-round. In addition, Downtown Douglasville—highlighted by the Douglasville Downtown Greenspace—offers a charming mix of local shops, dining, and community events, contributing to the area's small-town character while supporting continued economic vitality.

Additional Photos



Aerial View



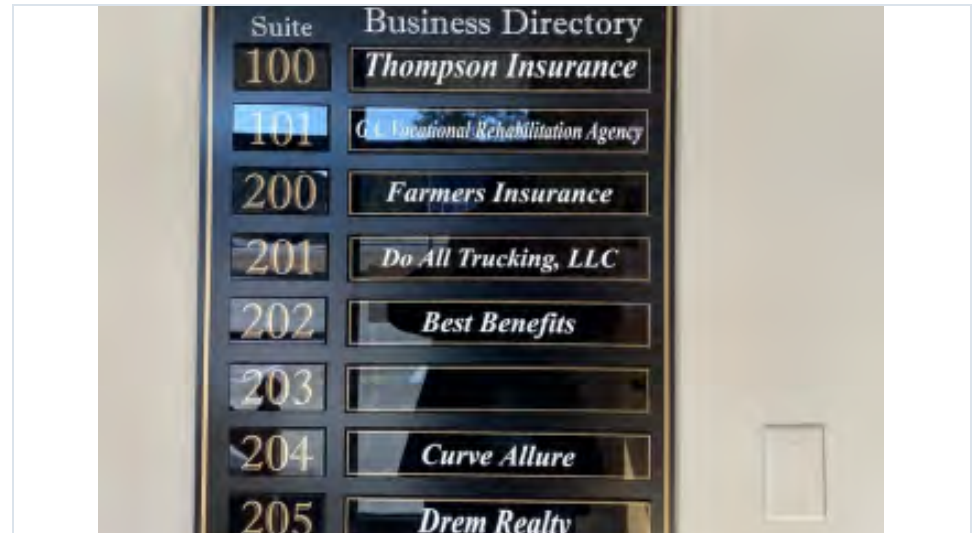
Additional Photos



Additional Photos



Interior Photos



Interior Photos



Rent Roll

Unit	Tenant Name	SQ. FT.	% Of Building	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
100	NavSav Insurance	2,800	25.0%	03/2021	02/28/2029	\$40,500	\$14.46	\$0	-
101	Douglas County Community Services Board(DCCSB)	2,800	25.0%	08/2021	07/31/2026	\$37,200	\$13.29	\$0	-
200	Douglas County Community Services Board(DCCSB)	930	8.3%	07/2021	07/31/2027	\$12,000	\$12.90	\$0	-
201	Liongate Security	930	8.3%	10/2024	12/31/2027	\$13,200	\$14.19	\$0	-
202	Douglas County Community Services Board(DCCSB)	930	8.3%	07/2021	07/31/2027	\$12,000	\$12.90	\$0	-
203	Fareth Healthcare Services Inc.	930	8.3%	10/2022	10/31/2028	\$12,000	\$12.90	\$0	-
204	The MAAP Agency	930	8.3%	01/2026	01/31/2029	\$12,600	\$13.55	\$0	-
205	Drem Services Incorporated	930	8.3%	06/2021	05/31/2029	\$12,000	\$12.90	\$0	-
Totals/Averages		11,180				\$151,500	\$13.55	\$0	
Occupied		11,180				\$151,500		\$0	
Vacant		0				\$0		\$0	

Net Operating Income



Income Summary		Current
Gross Scheduled Income		\$151,500
Other Income		-
Total Scheduled Income		\$151,500
Vacancy Cost		\$0
Gross Income		\$151,500
Expense Summary		
Property Taxes		\$19,290
Insurance		\$5,302
Utilities		\$4,750
Landscaping		\$2,700
Pest Control		\$720
Maintenance and Repairs		\$3,500
Management Fee (3%)		\$4,545
Gross Expenses		\$40,807
Net Operating Income		\$110,693

Lease Abstract

Tenant Overview – Suite 100

Tenant:	NavSav Insurance
Square Feet:	3,000 SF
Lease Start Date:	March 01, 2021
Lease Expiration Date:	February 28, 2029
Annual Base Rent:	\$40,500
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
03/01/26-02/28/27	\$40,500	\$14.46
03/01/27-02/29/28	\$41,310	\$14.75
03/01/28-02/28/29	\$42,136	\$15.05

Landlord is responsible for paying the office condominium association dues, including water, trash service, exterior common area maintenance, and landscaping, and for restoring the premises if damaged by a casualty event when required under the lease.

Tenant is responsible for paying rent and utilities, maintaining and repairing the premises (including HVAC operations), carrying required insurance, and complying with all lease terms and property regulations.

Tenant Overview – Suite 101

Tenant:	Douglas County Community Services Board
Square Feet:	3,000 SF
Lease Start Date:	August 01, 2021
Lease Expiration Date:	July 31, 2026
Annual Base Rent:	\$37,200
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/23-07/31/26	\$37,200	\$13.29

Landlord is responsible for paying the office condominium association dues, including water, trash service, exterior common area maintenance, and landscaping, and for restoring the premises if damaged by a casualty event when required under the lease.

Tenant is responsible for paying rent and utilities, maintaining and repairing the premises (including HVAC operations), carrying required insurance, and complying with all lease terms and property regulations.

Lease Abstract



Tenant Overview – Suite 200

Tenant:	Douglas County Community Services Board
Square Feet:	1,000 SF
Lease Start Date:	July 01, 2021
Lease Expiration Date:	July 31, 2027
Annual Base Rent:	\$12,000
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/23-07/31/27	\$12,000	\$12.90

Landlord is responsible for maintaining and repairing the building structure, exterior, HVAC, plumbing, parking area, driveway, stairs, elevators, and other designated building systems, and for paying sewer and property taxes.

Tenant is responsible for paying rent, electricity, water, garbage, telephone, internet, fire and security services, maintaining interior areas, carrying required insurance, and maintaining fire protection equipment within Suites 200 and 202.

Tenant Overview – Suite 201

Tenant:	Liongate Security (Gavin C Montgomery)
Square Feet:	1,000 SF
Lease Start Date:	October 01, 2024
Lease Expiration Date:	December 31, 2027
Annual Base Rent:	\$13,200
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/24-12/31/26	\$13,200	\$14.19
01/01/27-12/31/27	\$13,800	\$14.84
Renewal Options:		
1 x 2 Years	\$14,400	15.48

Landlord is responsible for paying property taxes, office condo association dues covering water, trash, and exterior common area maintenance/landscaping, and maintaining major building systems and structural components as designated in the lease.

Tenant is responsible for rent, utilities, insurance, HVAC operation, routine maintenance, compliance with property rules, and repairs up to \$80 per occurrence, except where the lease assigns responsibility to the landlord.

Lease Abstract

Tenant Overview – Suite 202

Tenant:	Douglas County Community Services Board
Square Feet:	1,000 SF
Lease Start Date:	July 01, 2021
Lease Expiration Date:	July 31, 2027
Annual Base Rent:	\$12,000
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
08/01/23-07/31/27	\$12,000	\$12.90

Landlord is responsible for maintaining and repairing the building structure, exterior, HVAC, plumbing, parking area, driveway, stairs, elevators, and other designated building systems, and for paying sewer and property taxes.

Tenant is responsible for paying rent, electricity, water, garbage, telephone, internet, fire and security services, maintaining interior areas, carrying required insurance, and maintaining fire protection equipment within Suites 200 and 202.

Tenant Overview – Suite 203

Tenant:	Fareth Healthcare Services Inc.
Square Feet:	1,000 SF
Lease Start Date:	October 01, 2022
Lease Expiration Date:	October 31, 2028
Annual Base Rent:	\$12,000
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
11/01/25-10/31/26	\$12,000	\$12.90
11/01/26-10/31/27	\$12,600	\$13.55
11/01/27-10/31/28	\$12,600	\$13.55

Renewal Options: 2 x 3 Years

Landlord is responsible for paying office condo association dues covering water, trash service, and exterior common area maintenance and landscaping, and for repairs exceeding \$80 per occurrence unless caused by the tenant's neglect or abuse.

Tenant is responsible for utilities, HVAC operation, renter's insurance, compliance with condo association rules, and repairs up to \$80 per occurrence, as well as any damage caused by the tenant.

Lease Abstract

Tenant Overview – Suite 204

Tenant:	The MAAP Agency
Square Feet:	1,000 SF
Lease Start Date:	January 01, 2026
Lease Expiration Date:	January 31, 2029
Annual Base Rent:	\$12,600
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
02/01/26-01/31/27	\$12,600	\$13.55
02/01/27-01/31/28	\$13,200	\$14.19
02/01/28-01/31/29	\$13,800	\$14.84

Landlord pays the office condo association dues covering water, trash service, and exterior common area maintenance/landscaping, and is responsible for repairs exceeding \$100 per occurrence unless caused by the tenant.

Tenant is responsible for utilities, HVAC operation, business/renter's insurance, routine maintenance and repairs up to \$100 per occurrence, compliance with condo association rules, and any tenant-caused damage.

Tenant Overview – Suite 205

Tenant:	Drem Services Incorporated
Square Feet:	1,000 SF
Lease Start Date:	June 01, 2021
Lease Expiration Date:	May 31, 2029
Annual Base Rent:	\$12,000
Current Reimbursement:	-

Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
06/01/26-05/31/28	\$12,000	\$12.90
06/01/28-05/31/29	\$12,600	\$13.55

Retailer Map



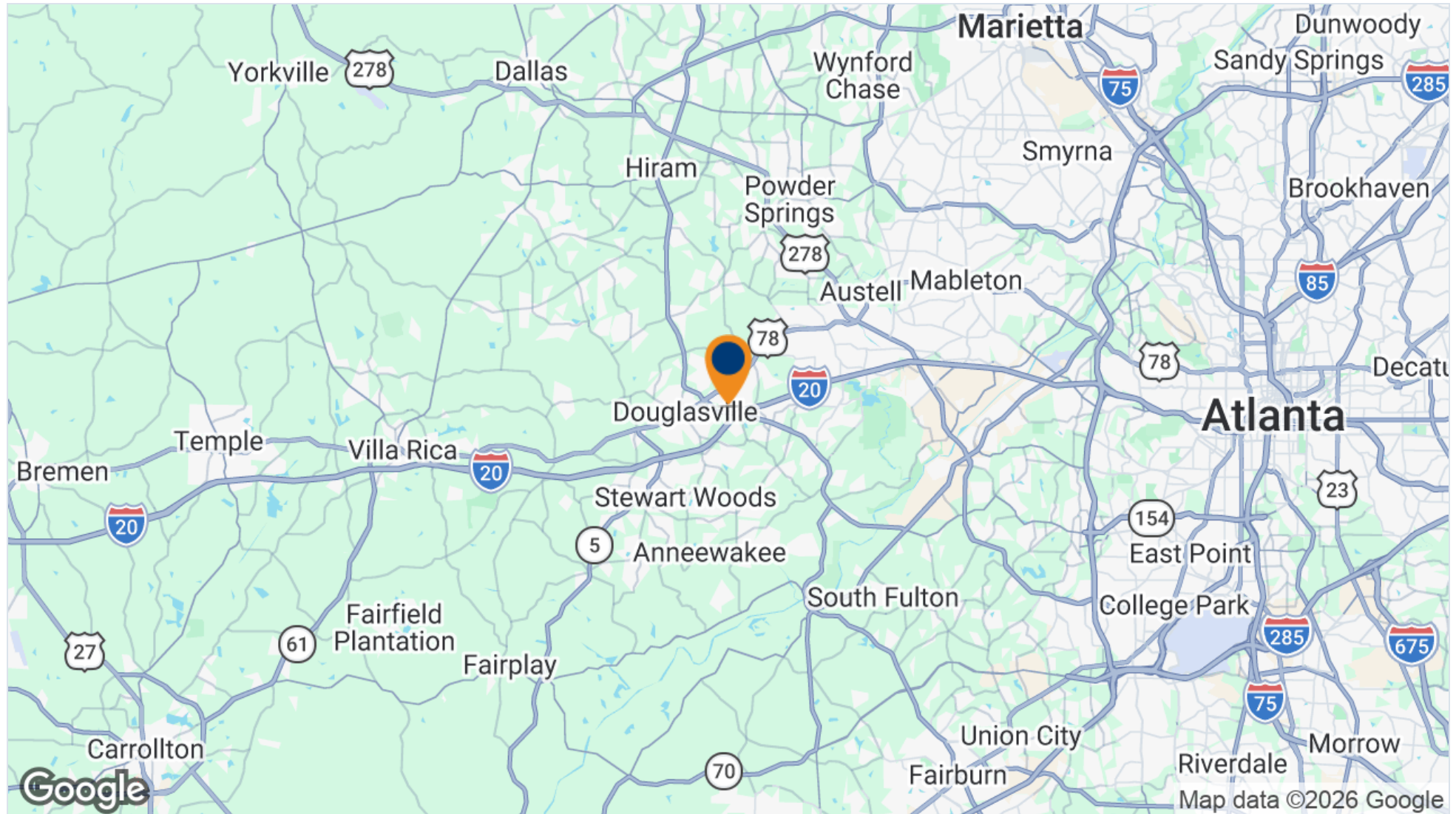
Retailer Map



Parcel Map

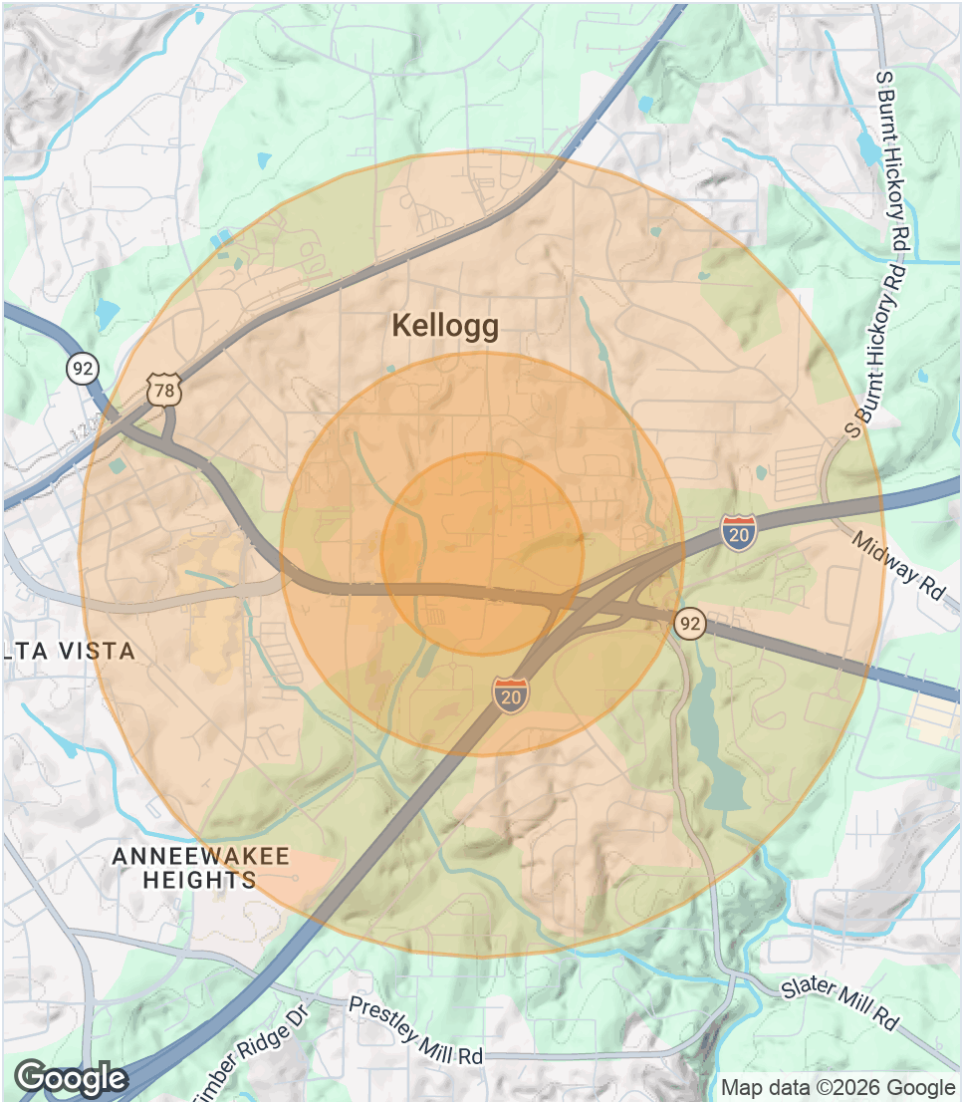


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2025 Population	7,615	46,617	99,639
2030 Population	8,037	49,541	106,892
5 Year Projected	8,719	54,076	117,379
Households			
2025 Population	2,790	16,460	34,984
2030 Population	2,955	17,494	37,545
5 Year Projected	3,222	19,110	41,248
Income			
2025 Average Household Income	\$79,367	\$102,444	\$101,722
5 Year Projected	\$89,258	\$114,992	\$114,777



FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

facebook.com/skylinesevenre

[linkedin.com/company/
skyline-seven-real-estate](https://linkedin.com/company/skyline-seven-real-estate)

Advisor Biographies Page



Elliott Kyle

SVP | Partner

ekyle@skylineseven.com

404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

SVP | Partner

cmurphy@skylineseven.com

404.812.8925

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

Disclaimer

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Skyline Seven Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Skyline Seven Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.