



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

DOUGLASVILLE OFFICE SPACE FOR LEASE

1,050 SF - Terrace Level

3133 GOLF RIDGE BLVD
DOUGLASVILLE, GA 30135

DONALD B. EDWARDS, JR.

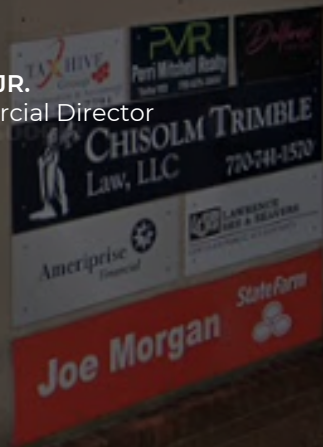
Associate Broker/Commercial Director

(770) 324-3457

don@dbeproperties.com

119563, GA

Office- (770) 240-2004





Property Overview

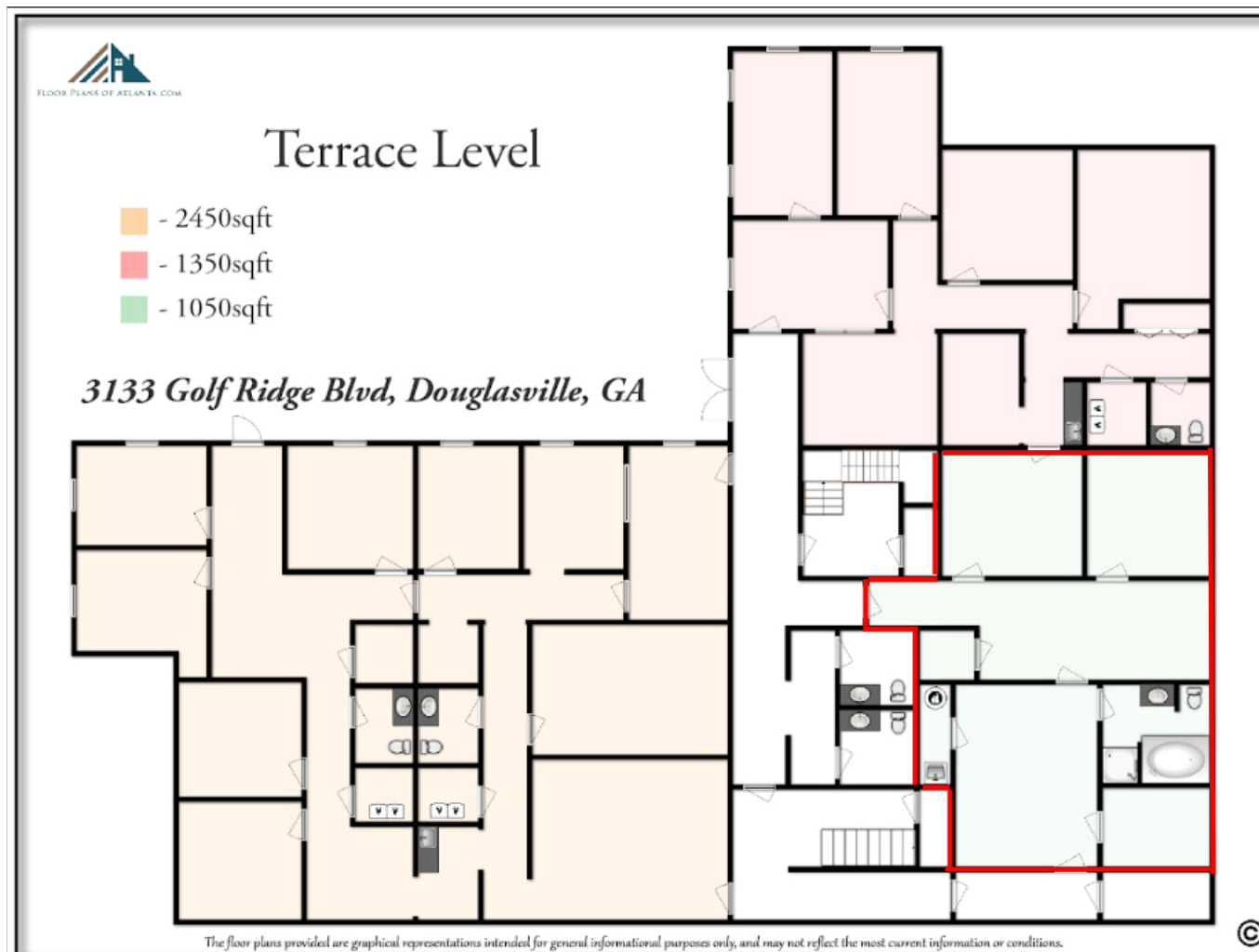
- 24/7 Building access
- TI allowances available
- Close to upscale housing, shopping and Arbor Place Mall
- Convenient to I-20
- Many long term tenants in place



Available Suites

Suite	Size	Rate	Type
104	1,050 sf	\$18.00 psf/yr	MG

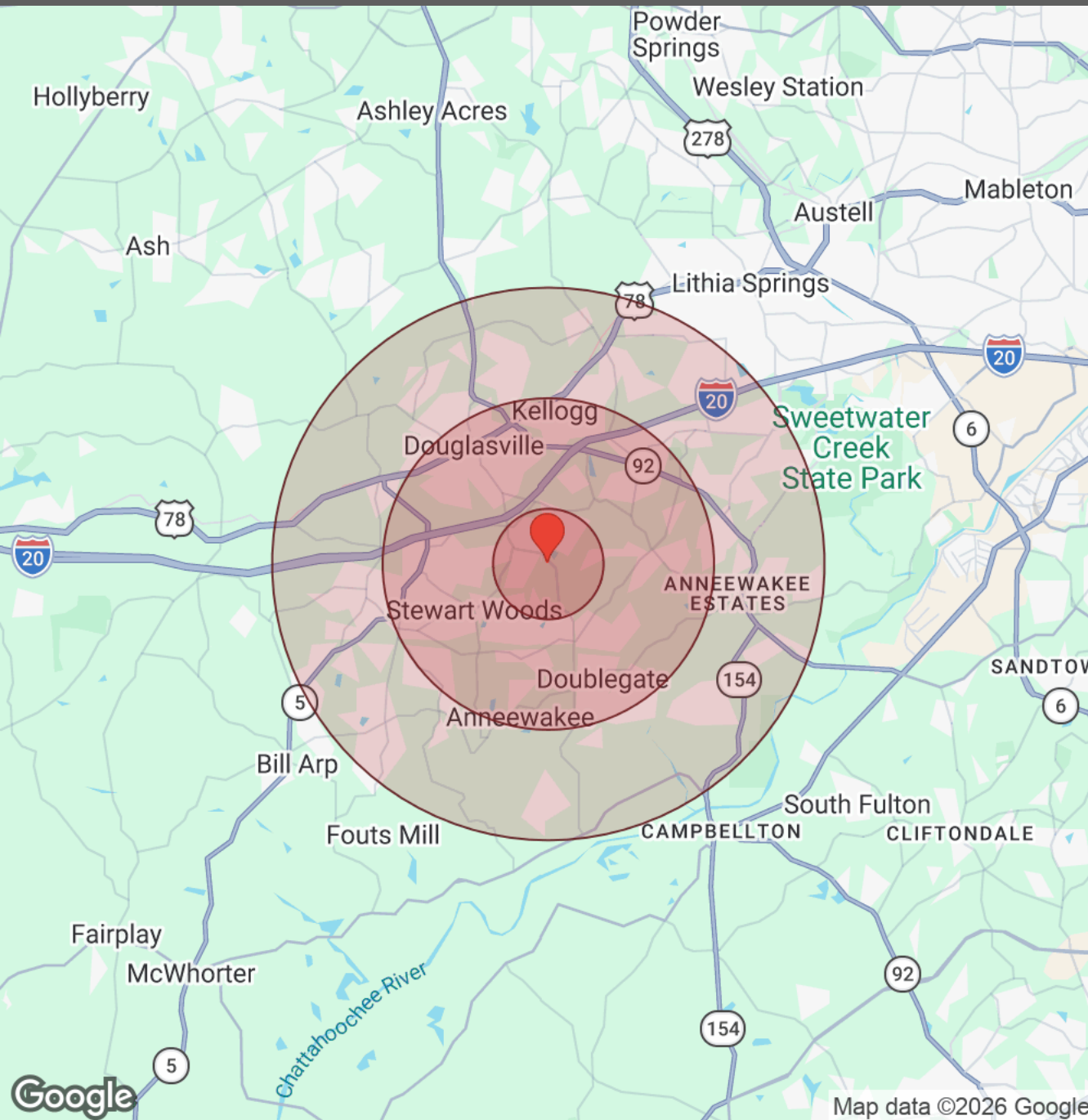
Building SF:	16,000
Lease Rate:	\$18.00
Lot Size:	1.23 Acres
Parking Ratio:	Ample
Year Built:	1995
Zoning:	OI



Suite 104: 1,050 SF - \$18 psf/yr MG = \$1,575 Total Monthly

Water, common area cleaning, security system and utilities are paid by landlord.

DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,328	21,409	46,942
Female	2,546	23,760	52,401
Total Population	4,874	45,169	99,343

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,384	11,785	25,710
Black	2,660	25,855	57,271
Am In/AK Nat	9	77	149
Hawaiian	3	27	50
Hispanic	514	5,185	11,802
Asian	174	998	1,659
Multiracial	121	1,134	2,424
Other	9	104	278

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,776	17,580	37,922
Occupied	1,641	16,143	34,722
Owner Occupied	1,382	10,069	23,016
Renter Occupied	259	6,074	11,706
Vacant	135	1,436	3,200

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	935	8,982	19,918
Ages 15 - 24	684	6,573	14,616
Ages 25 - 54	1,789	18,152	39,974
Ages 55 - 64	662	5,591	12,401
Ages 65+	803	5,872	12,435

Income	1 Mile	3 Miles	5 Miles
Median	\$130,924	\$84,980	\$86,805
Under \$15k	42	1,345	2,432
\$15k - \$25k	20	796	1,508
\$25k - \$35k	32	722	1,661
\$35k - \$50k	68	1,621	3,167
\$50k - \$75k	188	2,532	5,786
\$75k - \$100k	192	2,648	5,942
\$100k - \$150k	458	3,239	7,193
\$150k - \$200k	290	1,484	3,139
Over \$200k	348	1,757	3,894

Map data ©2026 Google

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



Cell: 770.324.3457
Office: 770-240-2004
don@dbeproperties.com

Admin/Additional Contacts:
admin@dbeproperties.com

DISCLAIMER

All materials and information received or derived from DBE Properties, 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 DBE Properties, 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. DBE Properties 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. DBE Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. DBE Properties 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 DBE Properties in compliance with all applicable fair housing and equal opportunity laws.