



NEIGHBORHOOD RETAIL CENTER • DOUGLASVILLE, GEORGIA

Stewarts Mill Crossing

3210 HIGHWAY 5 (GA-5 • BILL ARP RD), DOUGLASVILLE, GA 30135 — AT W STEWARTS MILL ROAD

CENTER

±14,875 SF

AVAILABLE

2 Suites

±3,600 SF • ±1,100 SF

POSITION

Signalized
Corner

TRAFFIC

27,500 VPD

ADJACENT

Chick-fil-A
Valvoline

The Opportunity

STEWARTS MILL CROSSING · DOUGLASVILLE, GA 30135

Stewarts Mill Crossing is a ±14,875 SF neighborhood retail center on the signalized corner of Highway 5 (GA-5 / Bill Arp Road) and W Stewarts Mill Road, sitting directly between a Kroger-anchored center and a Publix-anchored center on one of Douglasville's primary retail nodes. Two suites are available: a ±3,600 SF end cap delivered as a second-generation restaurant shell and a ±1,100 SF inline suite. The center shares its corner with a high-volume Chick-fil-A and Valvoline, and serves one of metro Atlanta's fastest-growing west-side trade areas. Ownership is completing a façade refresh across the center.

PROPERTY HIGHLIGHTS

- Signalized hard corner on GA-5 (Bill Arp Rd) — a primary Douglasville retail corridor at 27,500 vehicles per day
- ±3,600 SF end cap in restaurant-shell condition — second-generation food-service infrastructure in place
- Positioned between Kroger- and Publix-anchored centers — grocery-driven daily traffic on both sides
- Adjacent Chick-fil-A and Valvoline drive constant daily traffic to the intersection
- Established, long-tenured service and specialty lineup across nine occupied suites
- Façade refresh in progress — refreshed storefront presentation delivering 2026
- City of Douglasville population up ±25% since 2020; ZIP 30135 median household income ±\$94,500

ADDRESS	3210 Highway 5, Douglasville, GA 30135 (Douglas County)
AVAILABLE	Suite 3230 — ±3,600 SF end cap (restaurant shell) Suite 3218 — ±1,100 SF inline retail
CENTER	±14,875 SF neighborhood strip · 11 suites
FRONTAGE	GA-5 (Highway 5 / Bill Arp Road) at W Stewarts Mill Road — signalized
AVAILABILITY	Immediate

IDEAL USES

RESTAURANT & FOOD SERVICE

SPECIALTY FOOD & DESSERT

MEDICAL & PROFESSIONAL

SERVICE & CONVENIENCE RETAIL

DEMOGRAPHICS

	ZIP 30135	City	County
POPULATION	66,599	43,419	147,888
MEDIAN HH INCOME	\$94,526	\$79,107	\$82,984
MEDIAN AGE	38.4	36.2	37.3

City of Douglasville: population up ±24.8% since the 2020 Census

U.S. Census Bureau ACS estimates. Radius-ring demographics available on request.

TRAFFIC COUNT

27,500 VPD

GA-5 · BILL ARP ROAD



Site Plan & Tenant Roster

STEWARTS MILL CROSSING • DOUGLASVILLE, GA 30135



Site plan for illustration only — not to scale. Suite demising lines are approximate. Adjacent Chick-fil-A and Valvoline are separately owned and not part of the offering.

#	Suite	Tenant	±SF
1	3210	Miss D's Pecans	1,100
2	3212	Acceptance Insurance	1,100
3	3214	Security Finance	1,100
4	3216	Just Breathe Yoga	1,100
5	3218	AVAILABLE	1,100
6	3220	Konfident Hair Clinic	1,100
7	3222	Healing Oasis Spa	1,100
8	3224	Clementronics	1,100
9	3226	Chick-fil-A Training Center	1,100
10	3228	Jennifer Nail Spa	1,375
11	3230	AVAILABLE — Restaurant Shell	3,600



Location & Trade Area

STEWARTS MILL CROSSING • DOUGLASVILLE, GA 30135



GA-5 (Bill Arp Road) is Douglasville's principal retail corridor, carrying 27,500 vehicles per day and connecting the dense ZIP 30135 residential base north to Interstate 20 and metro Atlanta, roughly 20 miles east.

Arbor Place Mall sits approximately two miles north and anchors the region — Dillard's, Belk, Macy's, JCPenney, H&M, Forever 21, Victoria's Secret, Ulta, American Eagle, Torrid and a Regal cinema. Douglas Pavilion carries the big-box demand with Target, Ross, Marshalls, Michaels, PetSmart, Five Below, Big Lots, Shoe Carnival, Dollar Tree, Panera and Crumbl, while Arbor Square adds Burlington, HomeGoods, Skechers, Bealls and Five Guys.

Lowe's, Home Depot, Best Buy, Kohl's, Hobby Lobby, Academy Sports, At Home, Ashley and Harbor Freight fill out the corridor's hard-goods lineup. Daily-needs traffic runs on Kroger and Publix, with Chick-fil-A, Starbucks, Wendy's, Applebee's, Outback, IHOP, Sonic and Chuck E. Cheese along the frontage, plus QuikTrip, RaceTrac and LA Fitness.

Stewarts Mill Crossing holds the signalized corner at W Stewarts Mill Road, sharing the intersection with a high-volume Chick-fil-A and Valvoline.

LEASING CONTACT

Josh Wulz

PRINCIPAL — OTTER CREEK HOLDINGS

D 404.200.4303

E josh@ottercreekre.com

834 Inman Village Parkway NE, Suite 230
Atlanta, GA 30307

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