

Presented By:

**DENNIS POWELL**

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A  
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commercial400.com



**POWELL**  
PROPERTY GROUP

**3150  
HIGHWAY 5**

*Retail Property :*

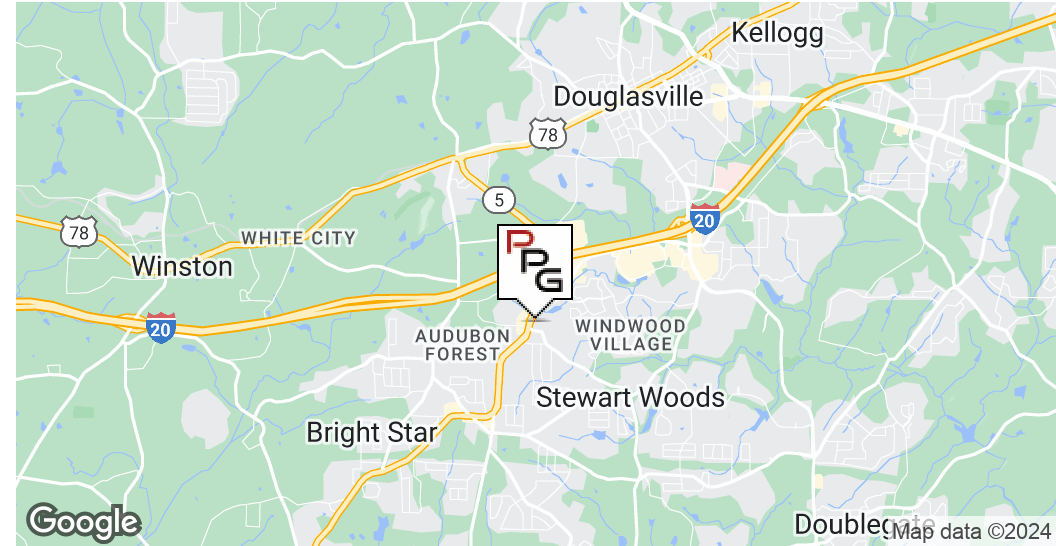
3150 HIGHWAY 5, DOUGLASVILLE, GA 30135

**VALUE VILLAGE**  
A THRIFT DEPARTMENT STORE / FURNITURE OUTLET

FOR SALE

# 3150 HIGHWAY 5

3150 HIGHWAY 5, DOUGLASVILLE, GA 30135



## OFFERING SUMMARY

Sale Price:	\$3,994,890
Building Size:	22,570 SF
Lot Size:	2.1 Acres
Number of Units:	1
Price / SF:	\$177.00
Year Built:	1988
Renovated:	2016
Zoning:	C-H
Market:	Douglasville
Lease Rate:	\$14.35/SF NNN

## PROPERTY OVERVIEW

22,570 SF free-standing retail warehouse building with 14,750 SF of open retail area, 8,000 SF of stockroom and a 6' x 12' office. SHOWINGS BY APPOINTMENT ONLY.

## PROPERTY HIGHLIGHTS

- Busy retail location with 247 feet of road frontage on GA Highway 5
- New roof in 2016, new HVAC in 2008
- Upgraded to LED lighting in 2022
- Large monument sign on Highway 5
- Clear height 12' sale floor and 16' stockroom
- One freight door ground level 6' wide by 9' tall and one tractor trailer door ground level 91/2' wide by 15' tall
- Three drive-in doors 11' wide by 10' tall and five more drive in doors available if needed
- Pit mounted dock lift
- Convenient highway access, 1/2 mile to Interstate 20

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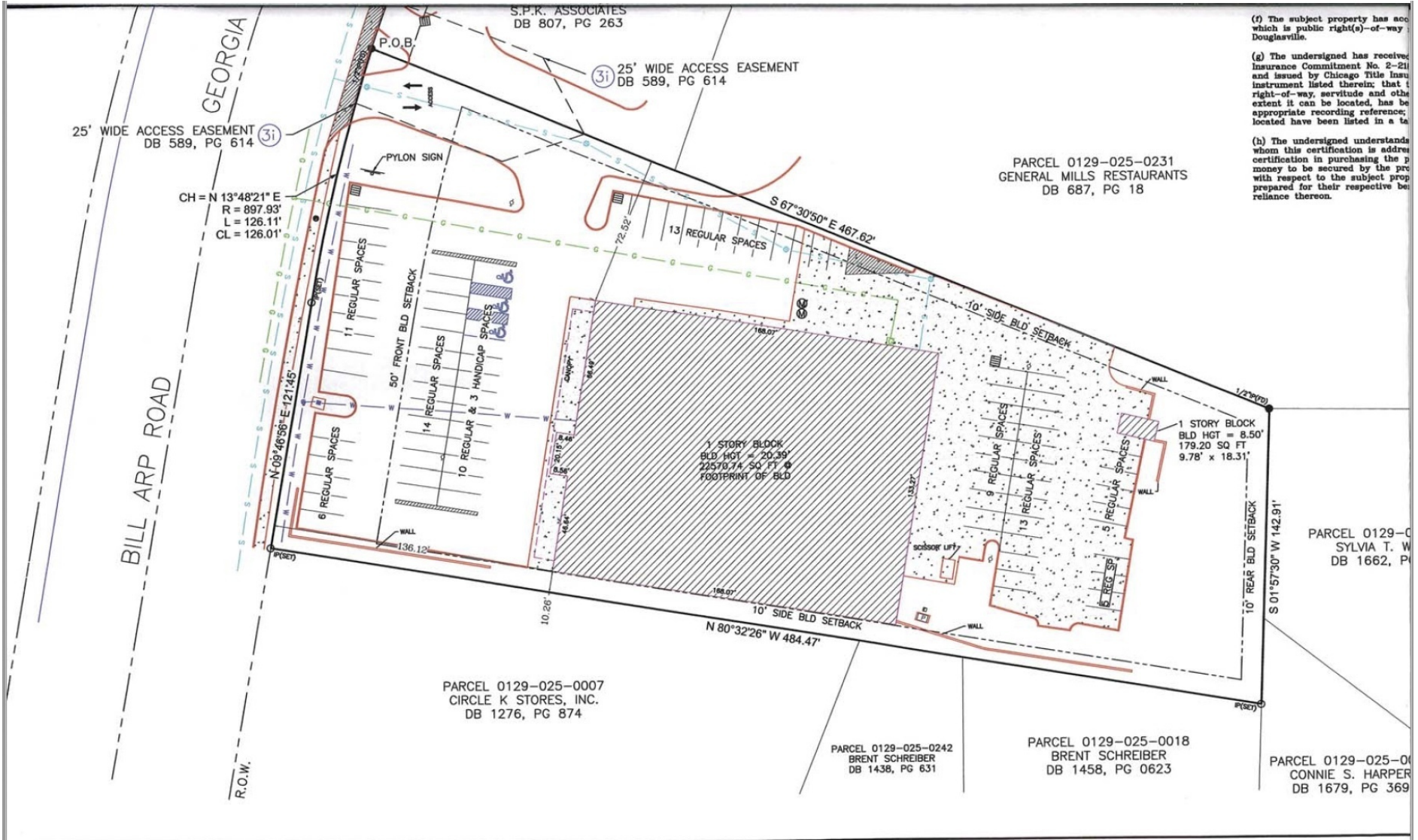
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(f) The subject property has acc  
which is public right(s)-of-way  
Douglasville.

(g) The undersigned has received  
Insurance Commitment No. 2-211  
and issued by Chicago Title Insu  
Instrument listed therein; that t  
right-of-way, servitude and othe  
extent it can be located, has b  
appropriate recording reference;  
located have been listed in a ta

(h) The undersigned understands  
whom this certification is addres  
certification in purchasing the p  
money to be secured by the pro  
with respect to the subject prop  
prepared for their respective be  
reliance thereon.

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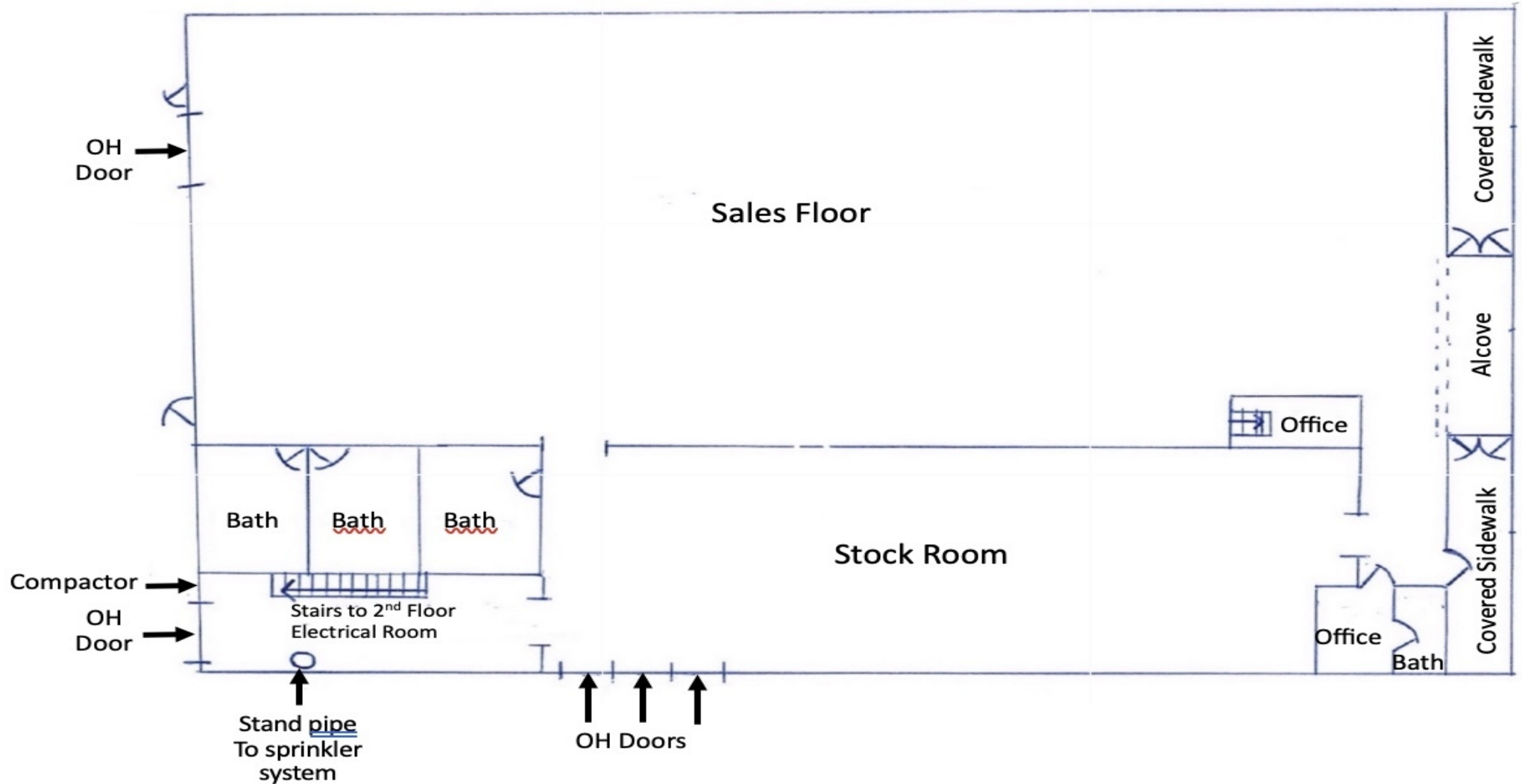
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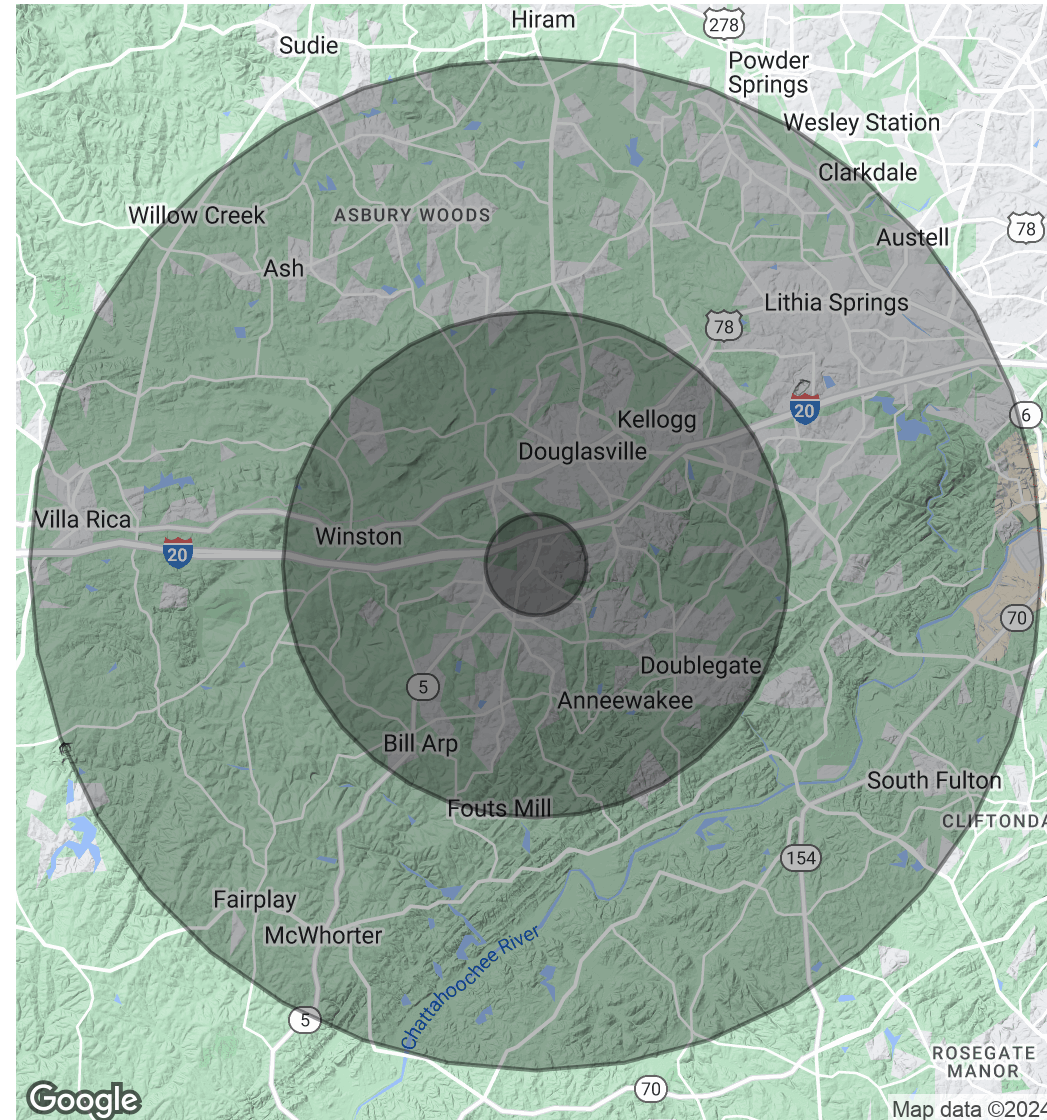


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,783	78,752	227,022
Average Age	40.3	37.6	36.9
Average Age (Male)	37.5	35.7	35.7
Average Age (Female)	45.4	39.0	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,467	28,376	81,326
# of Persons per HH	2.3	2.8	2.8
Average HH Income	\$63,609	\$73,713	\$78,906
Average House Value	\$166,194	\$178,644	\$180,880

2020 American Community Survey (ACS)



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