

Colliers



Ready to Lease

8655 Dorris Road  
Douglasville, GA

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# Property Overview

**6,322 SF | 1.37 AC**



POSITIONED NEAR  
MAJOR HOSPITAL



HIGH DAYTIME  
POPULATION

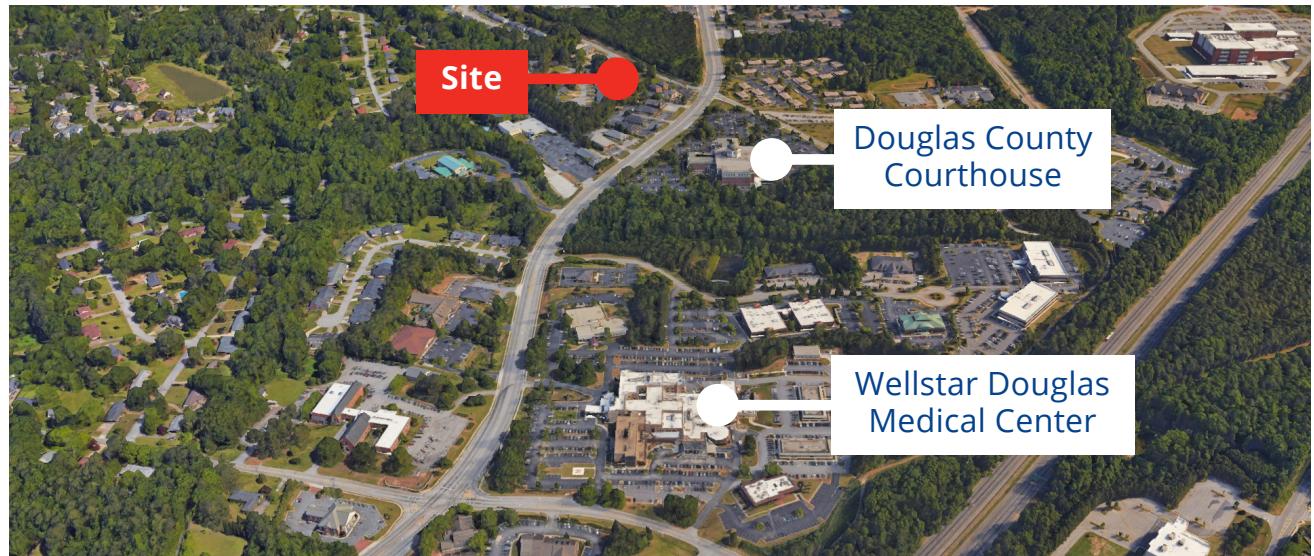


26 PARKING  
SPACES



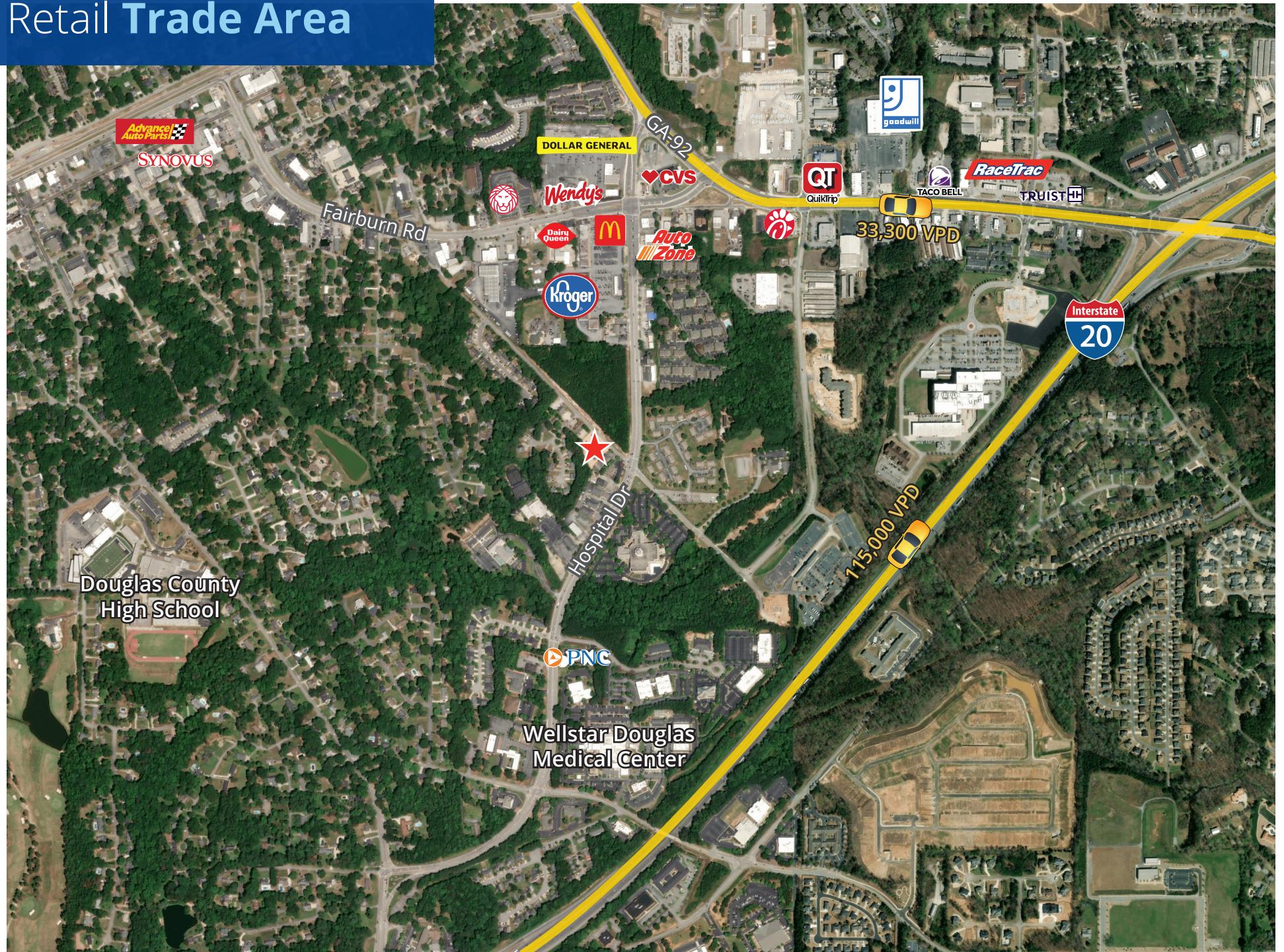
STRONG AVERAGE  
HOUSEHOLD INCOME

This property is comprised of a 6,322 square foot building which sits on 1.37 acre of land shared with a medical practice. It is located at 8655 Dorris Road in growing Douglasville, GA. Its position along Dorris Road provides excellent accessibility to Hospital Drive, a local corridor for medical and legal practices. Major drivers in these tenants are the nearby **Douglas County Courthouse** (approx. 0.17 miles away) and **Wellstar Douglas Medical Center** (approx. 0.47 miles away). National tenants of the area include Kroger, PNC Bank, McDonald's, AutoZone Auto Parts, Family Dollar, CVS, and many others.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,643	45,246	94,716
<b>Total Households</b>	1,700	16,391	33,323
<b>Household Income</b>	\$57,923	\$79,482	\$82,523
<b>Daytime Population</b>	9,386	46,561	81,261

# Retail Trade Area



# Property **Aerial**



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