Ready to Lease

8655 Dorris Road
Douglasville, GA

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Property **Overview**

6,322 SF | 1.37 AC

POSITIONED NEAR MAJOR HOSPITAL
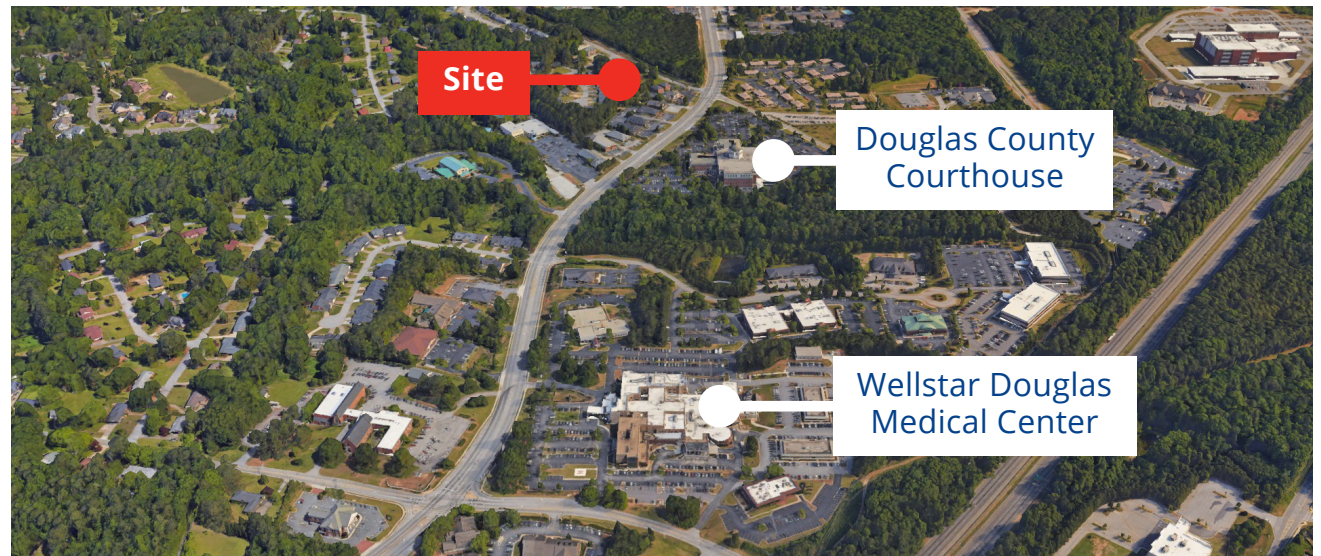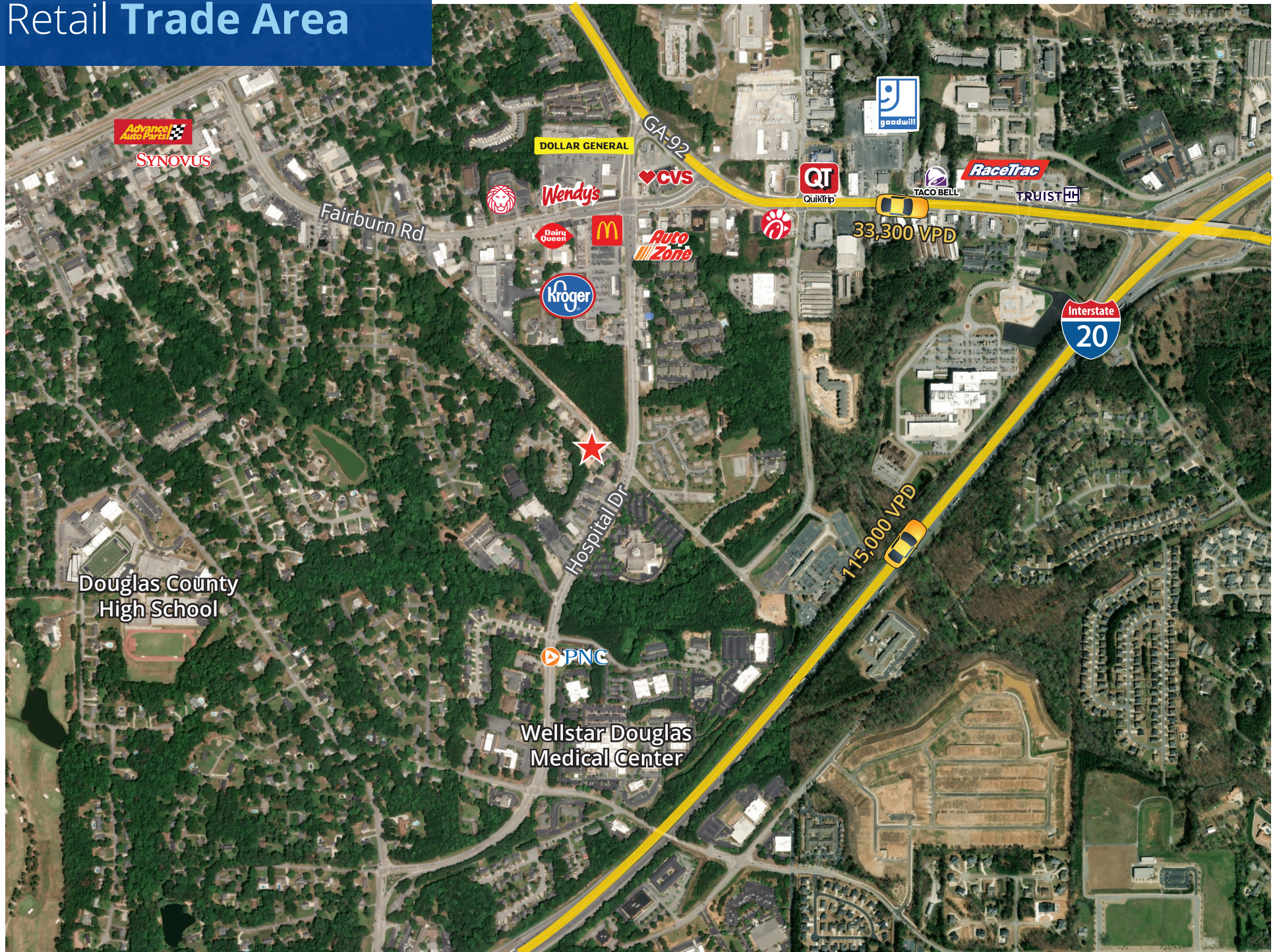
HIGH DAYTIME POPULATION

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 accessability 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.

Site

Douglas County Courthouse

Wellstar Douglas Medical Center

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

Advance Auto Parts

SYNOVUS

DOLLAR GENERAL

GA-92

goodwill

CVS

Wendy's

QT QuikTrip

Taco Bell

RaceTrac

TRUIST HH

Fairburn Rd

Dairy Queen

McDonald's

Auto Zone

33,300 VPD

Kroger

Interstate 20

Hospital Dr

115,000 VPD

Douglas County High School

PNC

Wellstar Douglas Medical Center

Property **Aerial**

Colliers

Hospital Dr

12,200 VPD

ENT SIGN

VAN
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LOSURE

DELIVERY PARKING

6' PRIVACY FENCE

TRAN