



FOR SALE

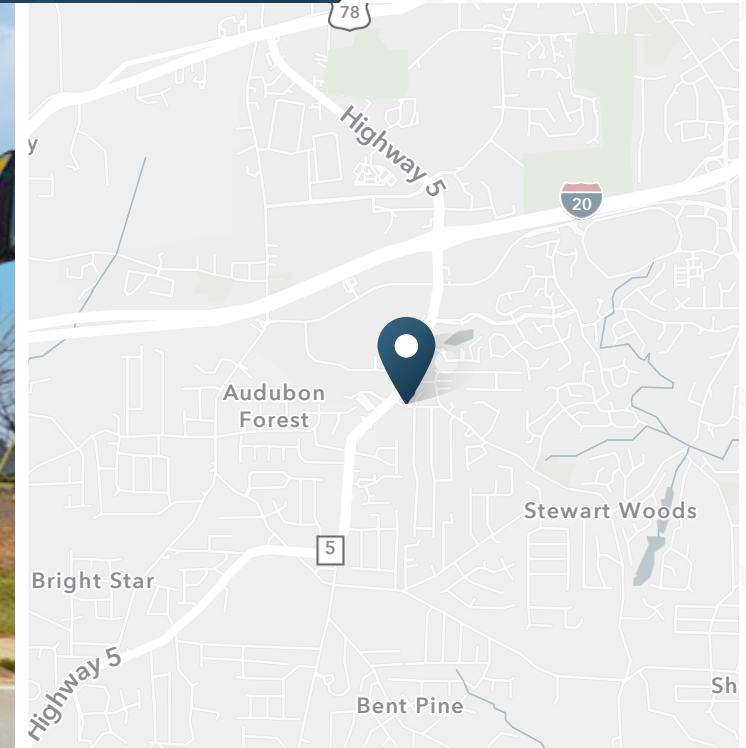
Former Sonic

3246 State Hwy 5 | Douglasville, GA



Former Sonic

3246 State Hwy 5 | Douglasville, GA 30135



FOR SALE

1.41 AC
Available

\$1,500,000
Asking Price

ABOUT THE PROPERTY

- Former Sonic Drive-Thru situated in a high-visibility area with consistent traffic
- Positioned along GA Hwy 5, benefiting from steady commuter and local traffic
- Located at a lighted intersection with access to both Hwy 5 and Wenona St

JOIN THESE RETAILERS

Publix®



CIRCLE K™

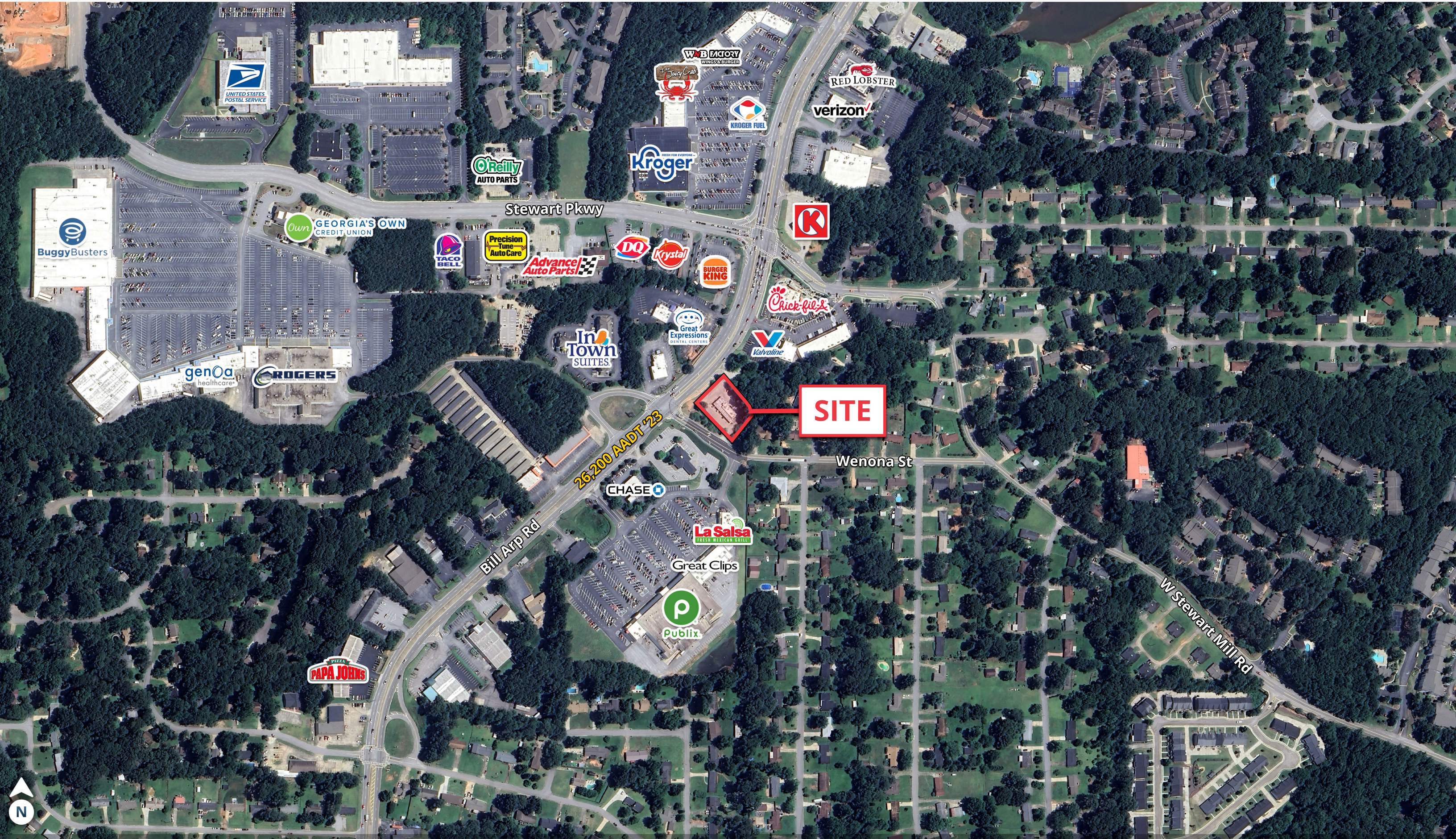
TRAFFIC COUNTS

I-20	115,000 AAPD
Bill Arp Rd	26,200 AAPD
Veterans Memorial Hwy	13,400 AAPD
Chapel Hill Rd	17,700 AAPD

Year: 2023 | Source: GDOT

Bill Arp Rd | Site Aerial

Douglasville, GA



SITE

Stewart Pkwy

Wenona St

Bill Arp Rd

W Stewart Mill Rd

26,200 AADT '23



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

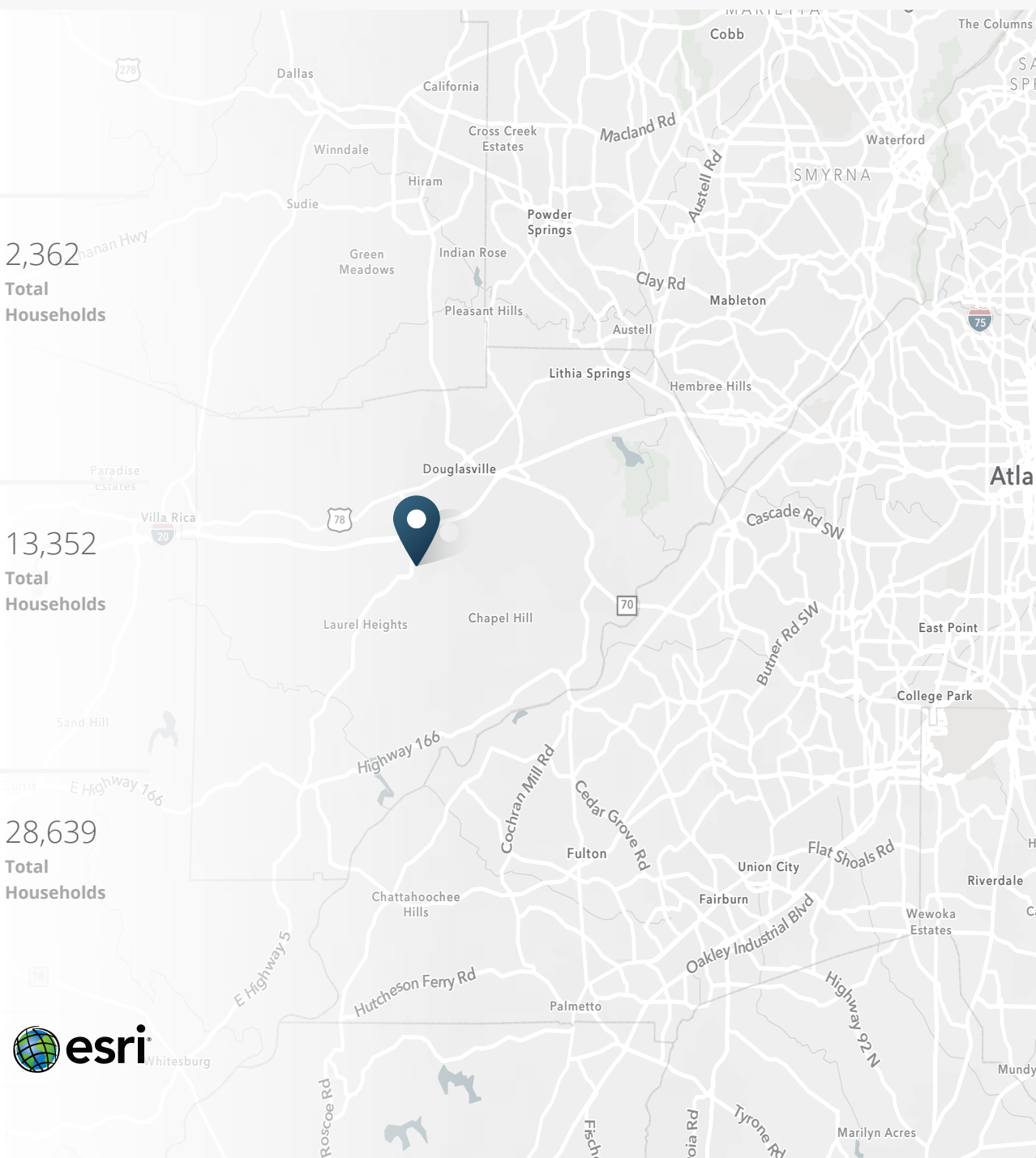
5,588 Population	6,580 Total Daytime Population	\$84,100 Average Household Income	2,362 Total Households
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3 MILES

36,375 Population	39,348 Total Daytime Population	\$96,617 Average Household Income	13,352 Total Households
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5 MILES

82,370 Population	73,181 Total Daytime Population	\$100,886 Average Household Income	28,639 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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