

OFFICE FOR LEASE

3133 GOLF RIDGE BLVD

3133 Golf Ridge Blvd, Douglasville, GA 30135



OFFERING SUMMARY

NUMBER OF UNITS:	11
AVAILABLE SF:	700 SF
LEASE RATE:	\$17.00 SF (MG)
LOT SIZE:	1.23 Acres
BUILDING SIZE:	16,000 SF
ZONING:	OI
MARKET:	Atlanta Metro West
SUBMARKET:	Douglasville
TRAFFIC COUNT:	19,575

PROPERTY OVERVIEW

Class B office space available on the terrace and second floor levels of a great professional building.

PROPERTY HIGHLIGHTS

- 700 sf Class B office space available
- TI allowances available
- Close to upscale housing, shopping and Arbor Place Mall
- Convenient to I-20
- Many long term tenants in place.
- Plenty of parking
- Signage available on Gates Chapel Rd and pylon

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

DONALD B EDWARDS JR
KW Commercial Director And Associate Broker
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don@dbeproperties.com

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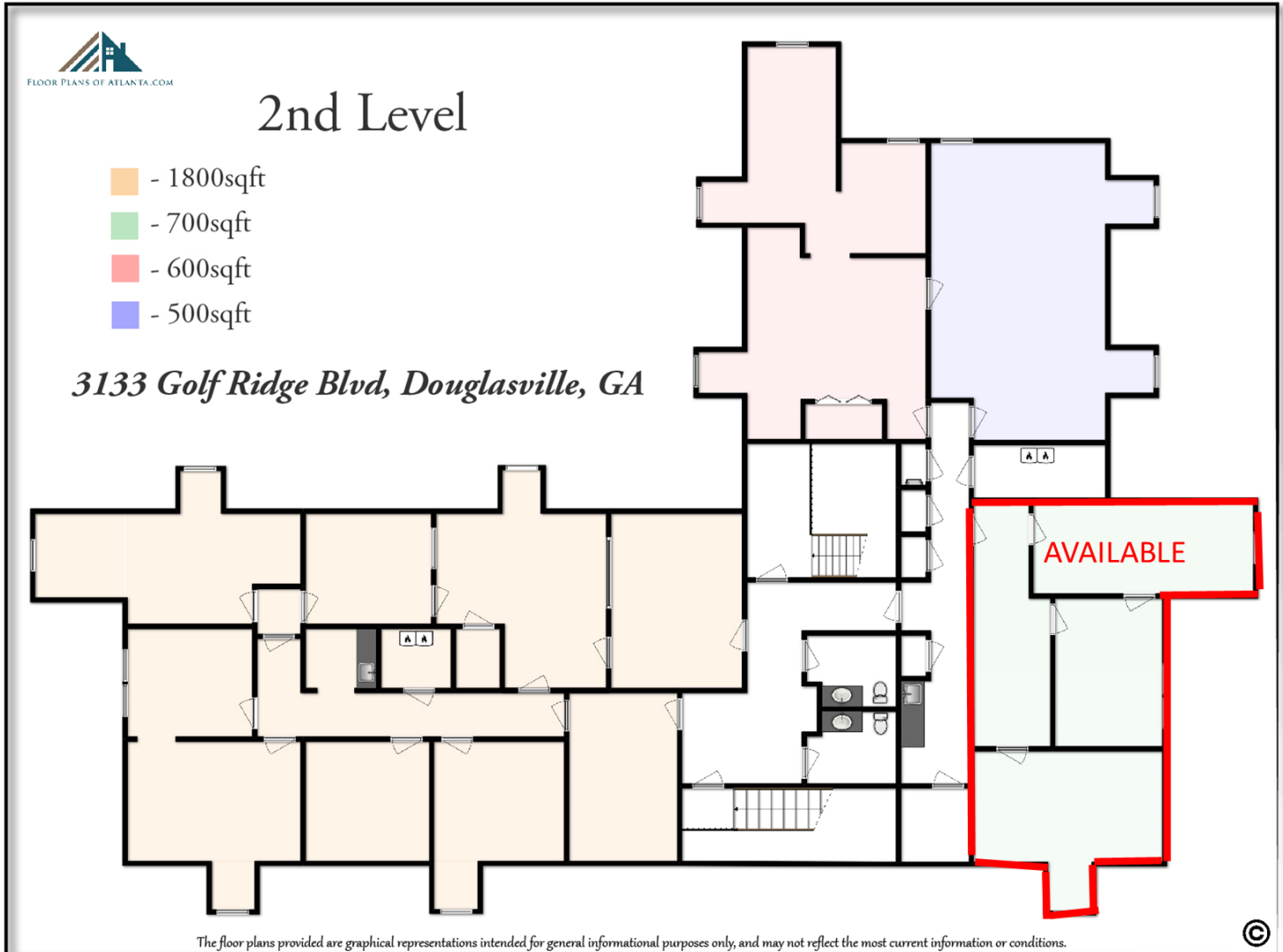
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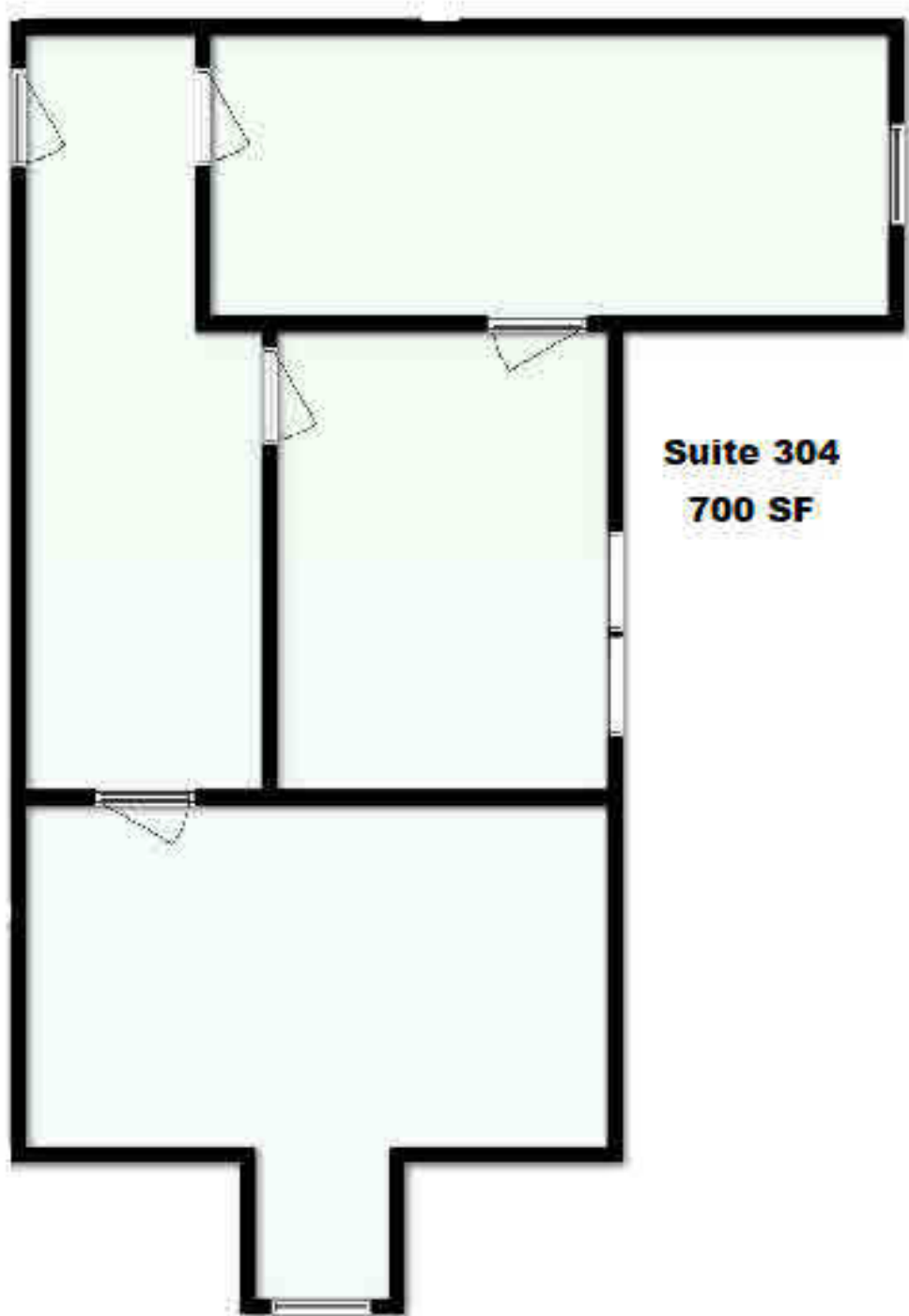
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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	12 months
Total Space:	700 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3133 Golf Ridge Blvd, Suite 302	-	600 SF	Gross	\$17.00 SF/yr	-
3133 Golf Ridge Blvd, Suite 304	Available	700 SF	Gross	\$17.00 SF/yr	-
3133 Golf Ridge Blvd, Suite 104	-	1,050 SF	Gross	\$17.00 SF/yr	-
3133 Golf Ridge Blvd, Suite 301	-	1,800 SF	Modified Gross	\$17.00 SF/yr	-
3133 Golf Ridge Blvd, Suite 103	-	1,350 SF	Gross	\$17.00 SF/yr	-

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Demographic Summary Report

Chapel Hill Office Park

3133 Golf Ridge Blvd, Douglasville, GA 30135

Building Type: **Class B Office**

Class: **B**

RBA: **16,000 SF**

Typical Floor: **5,333 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	5,109		48,116		101,379	
2021 Estimate	4,842		46,047		97,104	
2010 Census	4,060		41,336		87,758	
Growth 2021 - 2026	5.51%		4.49%		4.40%	
Growth 2010 - 2021	19.26%		11.40%		10.65%	
2021 Population by Hispanic Origin	346		4,032		9,970	
2021 Population	4,842		46,047		97,104	
White	2,453	50.66%	19,520	42.39%	40,279	41.48%
Black	2,071	42.77%	23,912	51.93%	51,896	53.44%
Am. Indian & Alaskan	29	0.60%	244	0.53%	499	0.51%
Asian	167	3.45%	918	1.99%	1,626	1.67%
Hawaiian & Pacific Island	2	0.04%	81	0.18%	171	0.18%
Other	120	2.48%	1,371	2.98%	2,633	2.71%
U.S. Armed Forces	0		0		20	
Households						
2026 Projection	1,756		16,971		34,864	
2021 Estimate	1,664		16,248		33,402	
2010 Census	1,391		14,586		30,153	
Growth 2021 - 2026	5.53%		4.45%		4.38%	
Growth 2010 - 2021	19.63%		11.39%		10.78%	
Owner Occupied	1,487	89.36%	11,005	67.73%	24,136	72.26%
Renter Occupied	177	10.64%	5,243	32.27%	9,266	27.74%
2021 Households by HH Income	1,664		16,250		33,401	
Income: <\$25,000	170	10.22%	2,541	15.64%	5,362	16.05%
Income: \$25,000 - \$50,000	192	11.54%	3,675	22.62%	8,178	24.48%
Income: \$50,000 - \$75,000	170	10.22%	2,878	17.71%	6,089	18.23%
Income: \$75,000 - \$100,000	332	19.95%	2,712	16.69%	5,019	15.03%
Income: \$100,000 - \$125,000	114	6.85%	1,271	7.82%	2,732	8.18%
Income: \$125,000 - \$150,000	274	16.47%	1,409	8.67%	2,622	7.85%
Income: \$150,000 - \$200,000	170	10.22%	1,066	6.56%	2,100	6.29%
Income: \$200,000+	242	14.54%	698	4.30%	1,299	3.89%
2021 Avg Household Income	\$123,139		\$82,510		\$79,385	
2021 Med Household Income	\$97,589		\$66,656		\$62,503	

Consumer Spending Report

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Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



2021 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$67,639	\$505,761	\$1,039,622
Total Apparel	\$3,503	\$28,219	\$58,272
Women's Apparel	1,408	10,925	22,270
Men's Apparel	722	5,479	11,269
Girl's Apparel	246	2,137	4,497
Boy's Apparel	175	1,579	3,345
Infant Apparel	140	1,382	2,886
Footwear	811	6,717	14,006
Total Entertainment & Hobbies	\$9,977	\$76,363	\$156,689
Entertainment	1,152	8,264	18,292
Audio & Visual Equipment/Service	2,185	18,437	37,887
Reading Materials	126	787	1,523
Pets, Toys, & Hobbies	1,609	11,575	23,304
Personal Items	4,906	37,300	75,684
Total Food and Alcohol	\$16,651	\$131,467	\$267,907
Food At Home	8,412	70,273	145,154
Food Away From Home	7,159	53,782	108,090
Alcoholic Beverages	1,081	7,412	14,663
Total Household	\$11,364	\$81,460	\$168,530
House Maintenance & Repair	2,680	19,308	42,036
Household Equip & Furnishings	4,358	31,562	64,868
Household Operations	3,019	22,332	45,278
Housing Costs	1,307	8,258	16,347

Consumer Spending Report

Chapel Hill Office Park

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2021 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$18,546	\$137,679	\$286,800
Vehicle Purchases	10,091	72,168	152,215
Gasoline	4,398	36,856	76,850
Vehicle Expenses	349	2,349	4,676
Transportation	1,642	10,491	20,531
Automotive Repair & Maintenance	2,066	15,815	32,529
Total Health Care	\$3,033	\$22,356	\$45,309
Medical Services	1,704	12,234	24,818
Prescription Drugs	981	7,500	15,238
Medical Supplies	349	2,622	5,254
Total Education/Day Care	\$4,565	\$28,216	\$56,113
Education	3,040	18,655	37,216
Fees & Admissions	1,525	9,561	18,897

Traffic Count Report

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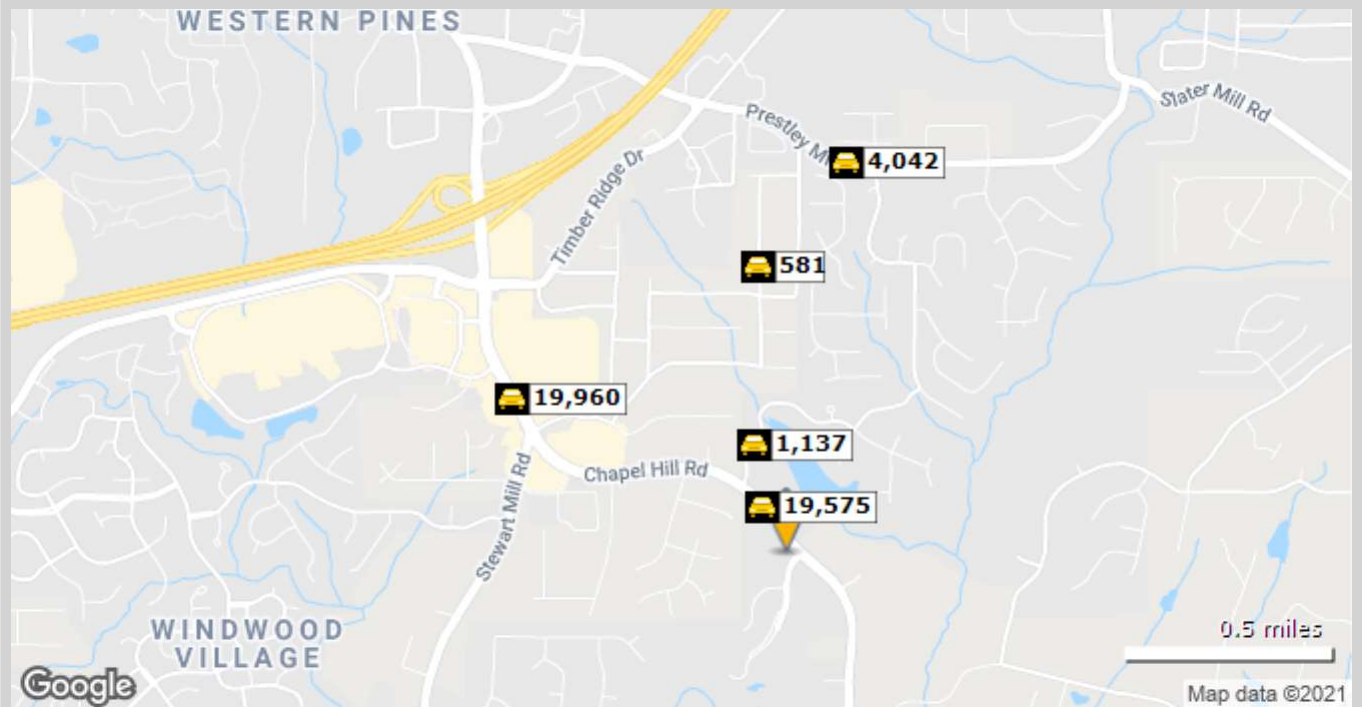
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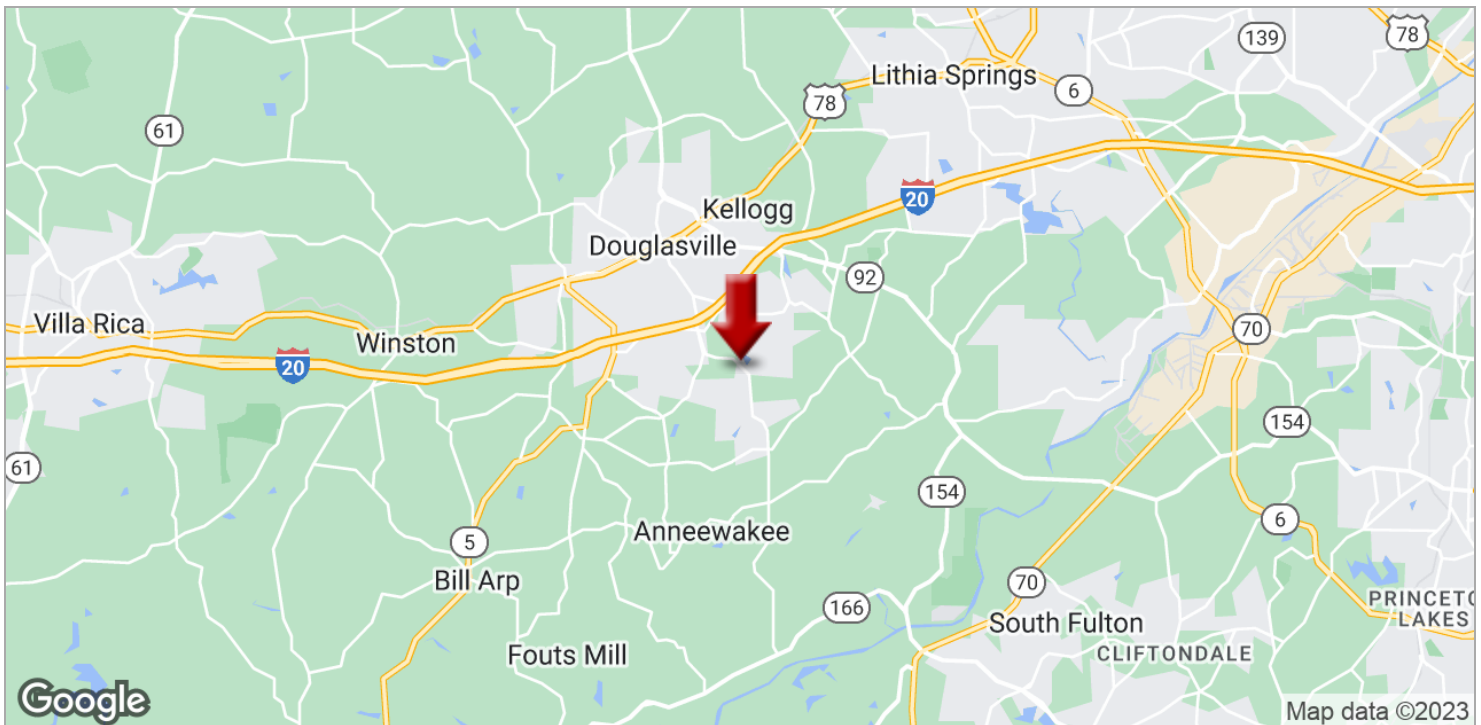
Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Chapel Hill Rd	Grace Lake Dr	0.08 NW	2018	15,810	MPSI	.13
2	Chapel Hill Road	Grace Lake Dr	0.08 NW	2020	19,575	MPSI	.13
3	Grace Lake Dr	Chapel Hill Rd	0.11 S	2018	847	MPSI	.28
4	Grace Lake Drive	Chapel Hill Rd	0.11 S	2020	1,137	MPSI	.28
5	Timber Valley Dr	Bedford Pl	0.07 S	2018	581	MPSI	.72
6	Chapel Hill Rd	Arbor Place Blvd	0.09 NW	2020	19,960	MPSI	.77
7	Prestley Mill Road	Kensington Way	0.03 W	2020	4,042	MPSI	.98

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PROFESSIONAL BACKGROUND

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work

MEMBERSHIPS & AFFILIATIONS

Atlanta Commercial Board of Realtors
AGREE - Association of Georgia Real Estate Exchangers

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