

FOR LEASE

General & Auto Broker Offices

8206 Durelee Lane
Douglasville, GA 30134



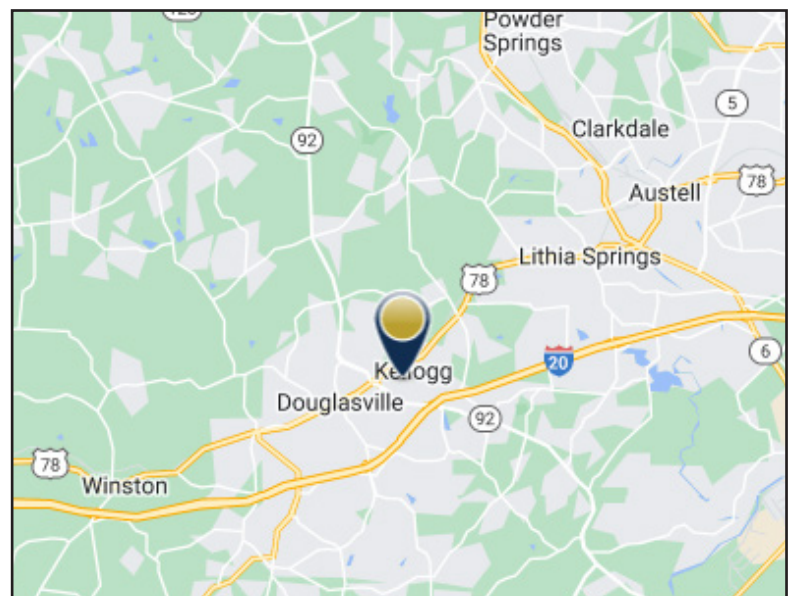
OVERVIEW

Bull Realty is pleased to present this ± 300 - 684 SF of office space available for lease. The property is on Durelee Lane midway between the intersections of the commercial thoroughfares Highway 92 and Veterans Memorial Highway. Nearby demand drivers include Bright Kids Academy, Millwood Park Apartments, Eastside Elementary School, Douglasville Church of Christ and Church of God of Prophecy. Retail establishments less than a half mile away on Highway 92 include Walgreens, Goodwill and Chick-fil-A. Retail establishments nearby on Veterans Memorial Hwy include Eastfield Shopping Center, Texaco and Flowers Baking.

SUITE	SPACE SIZE	LEASE RATE
100	384 SF	\$850/month MG + \$25/month for water
108	300 SF	\$500/month MG + \$25/month for water

HIGHLIGHTS

- $\pm 9,800$ SF office building with upper level office suites
- ± 300 - 684 SF available for lease
- Suite 100: ± 384 SF upper level offered at \$850/month MG + \$25/month for water.
- Suite 108: ± 300 SF upper level offered at \$500/month MG + \$25/month for water
- ± 1.36 -acre property in the City of Douglasville



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DEMOGRAPHICS



POPULATION

1 Mile	5,138
3 Miles	37,963
5 Miles	97,733



HOUSEHOLDS

1 Mile	2,039
3 Miles	13,997
5 Miles	34,601



AVG. HH INCOME

1 Mile	\$42,751
3 Miles	\$65,866
5 Miles	\$71,327



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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