



LOCATION OVERVIEW

This property is located one mile west of I-20, just off Fairburn Rd/Hwy-92 in Douglasville, GA. Just a few miles west of Downtown Atlanta, Douglasville is a welcoming city with a friendly, small-town atmosphere and entertainment that emulates big-town fun. While the city continues to grow, Douglasville uniquely preserves its signature hometown feel.

This property is located just 2.8 miles away from Arbor Place Mall which is flanked by a major retail area. Downtown Douglasville is located just 1.5 miles from the property.

OFFERING SUMMARY

Total Building Size:	± 9,860 SF
Available Space:	± 100-740 SF
No. of Available Suites:	4
Lease Rate:	\$450-\$500 per month
Lease Type:	Modified Gross
Site Size:	± 0.52 Acres
Year Built:	1971

PROPERTY HIGHLIGHTS

- ± 9,860 SF Office Building in Douglasville, GA.
- Convenient location just off Fairburn Road/Hwy-92 in Douglasville.
- Suite 103 is approximately 150SF and \$450/month plus \$25/month for water.
- Suite 105 is approximately 240 SF and \$450/month plus \$25/month for water.
- Suite 203 is approximately 100 SF and \$450/month plus \$25/month for water.
- Suite 205 is approximately 250 SF and \$500/month plus \$25/month for water. The landlord will install new carpet and paint the space prior to a new tenant's occupancy of Suite 205.
- All suites are available immediately and have all other utilities included, but the Tenant is responsible for phone/Internet and in-suite janitorial expenses.
- Great for Auto Broker's Office.



LEASE RATE \$450-500 / Month (MG)



AVAILABLE SPACE ± 100-740 SF



JARED DALEY
 Commercial Real Estate Advisor
 404-876-1640 x111
 Jared@BullRealty.com
 BullRealty.com



MEGAN DALEY
 Commercial Real Estate Advisor
 404-876-1640 x153
 Megan@BullRealty.com
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ANGIE SARRIS
 Commercial Real Estate Advisor
 404-876-1640 x176
 Angie@BullRealty.com
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AREA INFORMATION



HOUSEHOLDS (1-MILE)

2,093



AVG. HH INCOME (1-MILE)

\$35,854



POPULATION (1-MILE)

5,195

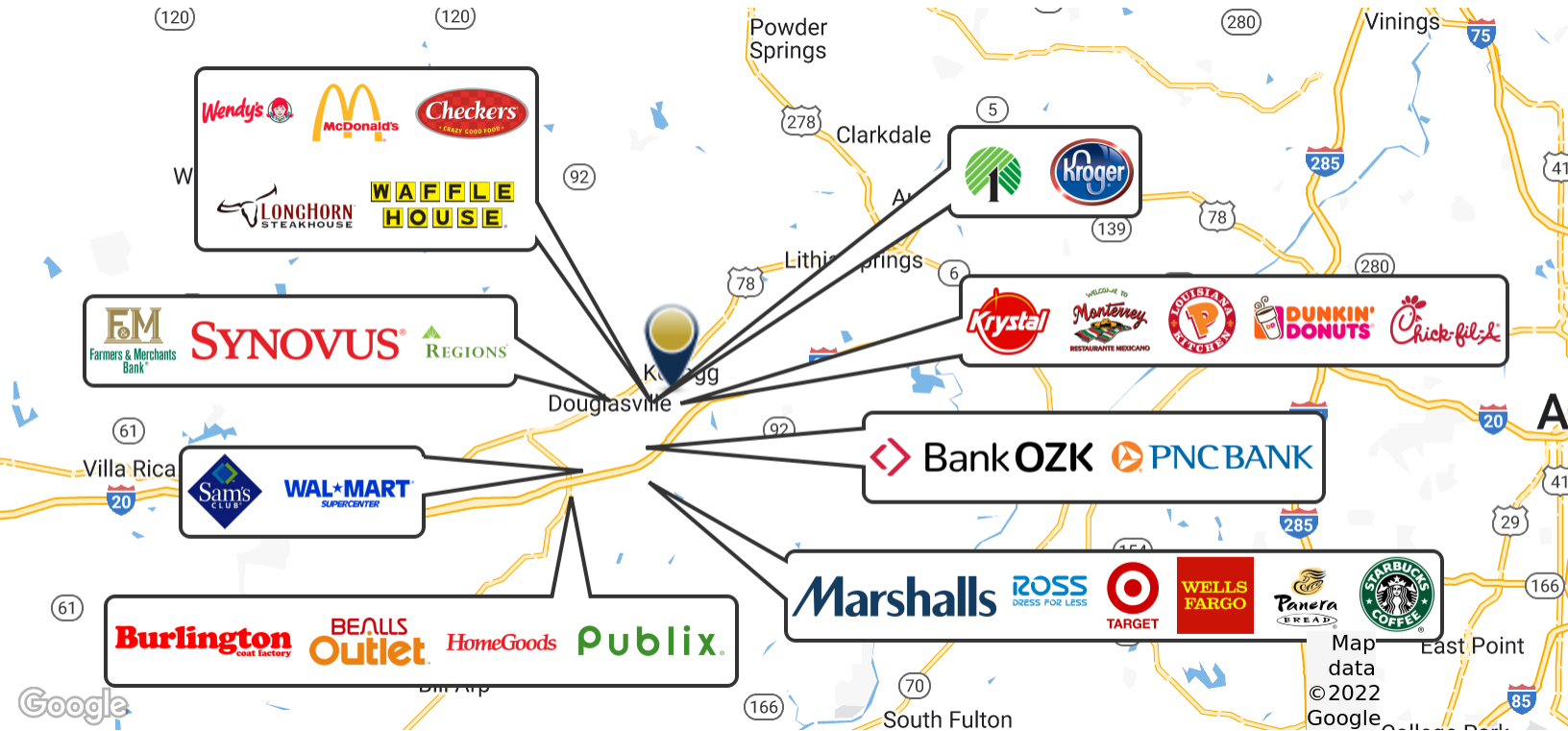


TRAFFIC COUNTS (ON DURELEE LANE)

7,570 VPD



RETAILER MAP



CONTACT



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