

# 3750-3780 WEST COUNTY LINE ROAD DOUGLASVILLE, GA 30135

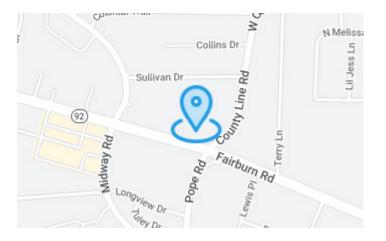
**RETAIL/OFFICE SUITES FOR LEASE | ±500-700 SF** 



#### **PROPERTY HIGHLIGHTS**

- ±500-700 SF available for lease
- Available for immediate occupancy
- Ideal for service-oriented businesses
- Lease rates starting at \$13/SF MG and \$2 CAM
- Located at the corner of Fairburn Road and West County Line Road
- Monument signage with excellent visibility on Fairburn Road
- Surface parking available in front of shops
- Signalized-intersection allows for easy access
- Located in vibrant retail corridor with over 29,410
  VPD on Fairburn Road
- Easy access to major interstates 1 mile from I-20 interstate (93,600 VPD) and 12 miles west of I-285
- Strong demographic with population of 316,268 residents with 10 miles

Suite	Space Size	Lease Rate	Available
3780-Е	±500 SF	\$13/SF MG + \$2 CAM	Immediately
3770-D	±700 SF	\$13/SF MG + \$2 CAM	Immediately





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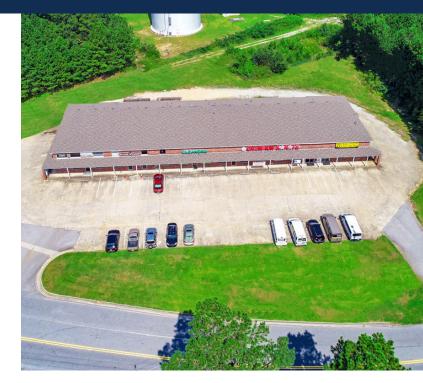
### D E M O G R A P H I C S



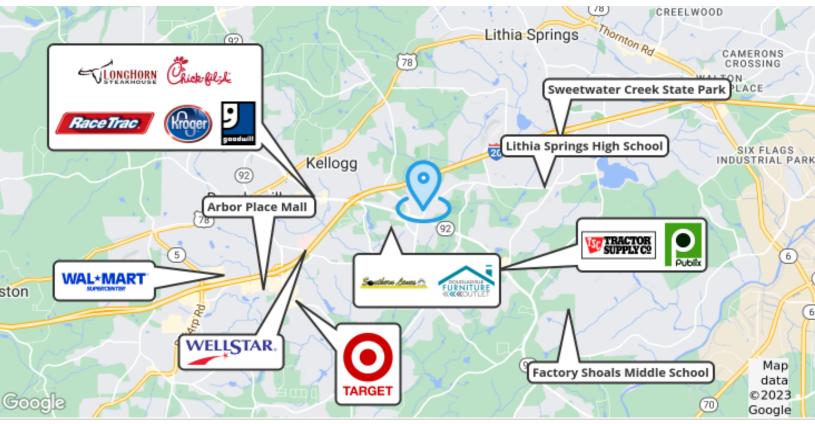
POPULATION (3 MILE) 37,780

HOUSEHOLDS (3 MILE) 13,313

AVERAGE HOUSEHOLD INCOME (3 MILE) \$88,054



### IN THE AREA





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