

MEDICAL OFFICE OPPORTUNITY | ± 7,169 SF

3666 HIGHWAY 5

DOUGLASVILLE, GA 30135

FOR SALE



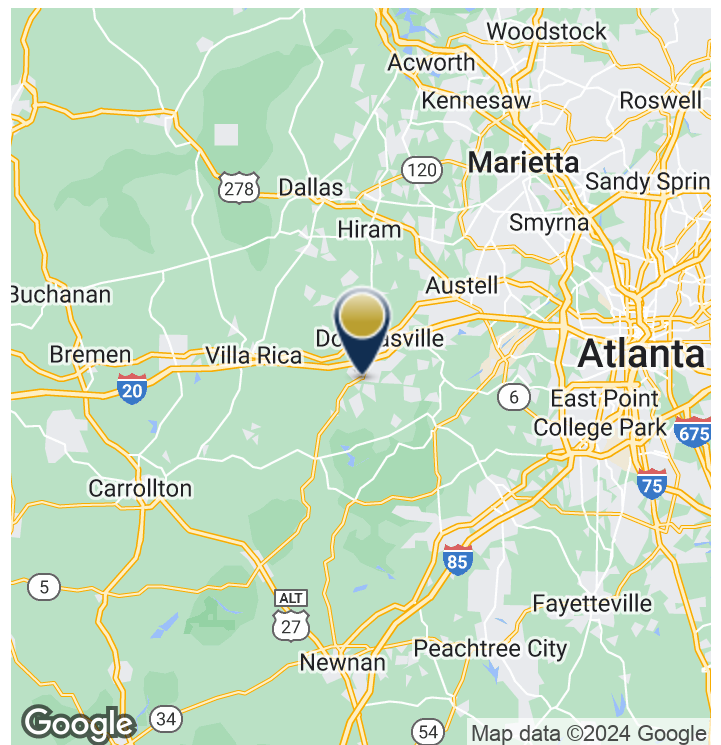
PROPERTY HIGHLIGHTS

- Impressive ± 7,170 SF two-story medical office building
- Available for sale at \$873,200
- Highly desirable location for an owner/user in the growing area of Douglasville
- 5,969 SF currently available for lease
- Opportunity for an investor to assume the existing income plus the upside of leasing the available space
- Additional income from billboard on site
- Ample parking (4.8/1,000 SF ratio)
- Convenient access to I-20, WellStar Douglas Hospital and Arbor Place Mall
- **Sign CA for further details and financials**

LOCATION OVERVIEW

This property benefits from convenient access to I-20, and is approximately 30 minutes from Downtown Atlanta in the growing suburb of Douglasville. 3666 Hwy 5 is also just minutes from the top-ranked WellStar Douglas Hospital.

The surrounding area offers every variety of amenities, including an array of dining, shopping, , big box retailers, entertainment, diverse housing, hospitality options as well as the popular Arbor Place Mall.



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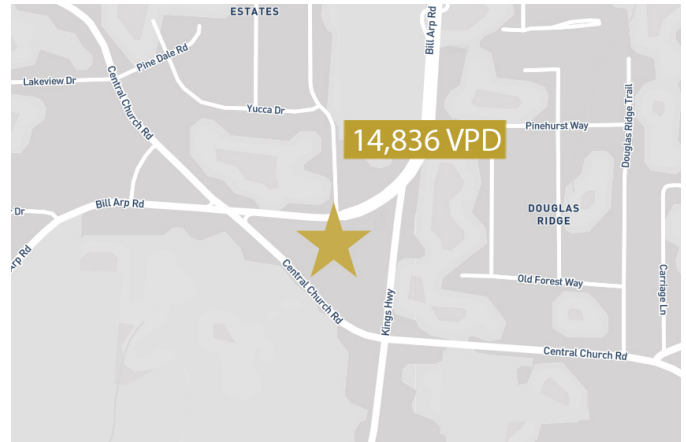
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DEMOGRAPHICS

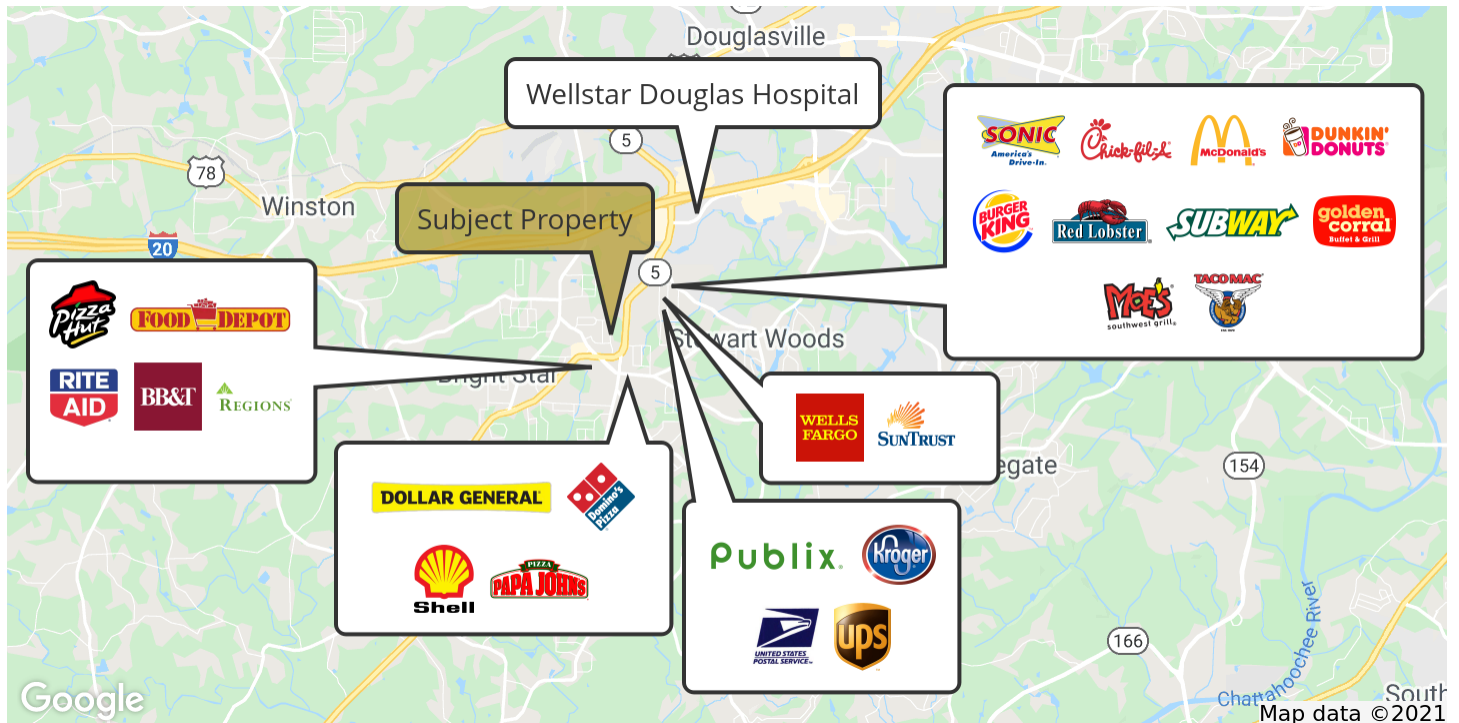
	1 Mile	5 Miles	10 Miles
Total Households:	1,422	22,784	66,265
Total Population:	4,035	64,237	192,763
Average HH Income:	\$64,277	\$70,365	\$69,608
Traffic Counts:	14,836- vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



IN THE AREA



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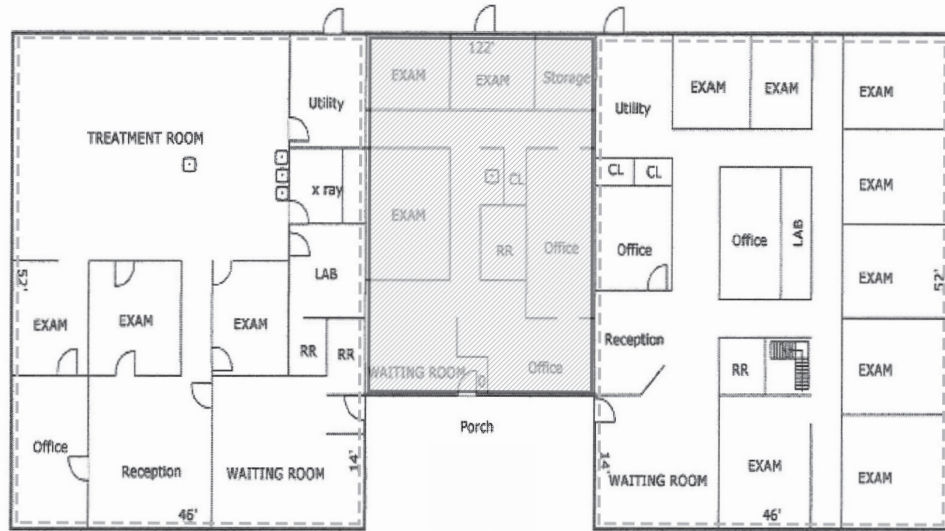
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FLOOR PLANS

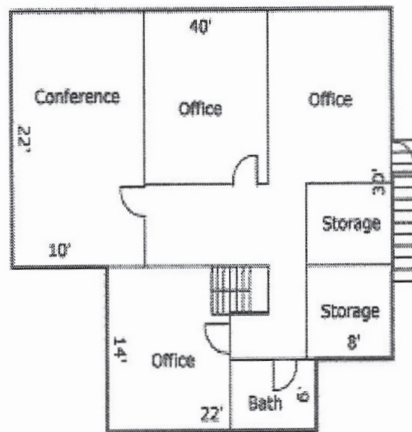
First Floor



Suite 100
 \pm 2,491 SF Available

Suite 102 (Lower level)
 \pm 3,478 SF Available
(\pm 2,491 SF lower level / \pm 987 SF upper level)

Second Floor



Suite 102 (Upper level)

\pm 3,478 SF Available
(\pm 2,491 SF lower level / \pm 987 SF upper level)

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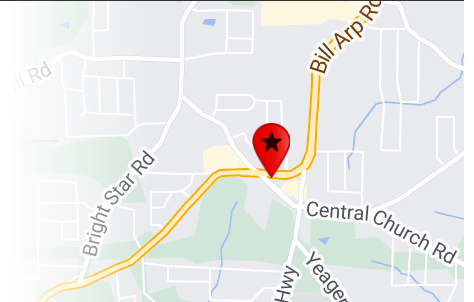
FOR SALE



★ SUBJECT PROPERTY

3666 Highway 5 | Douglasville, GA 30135

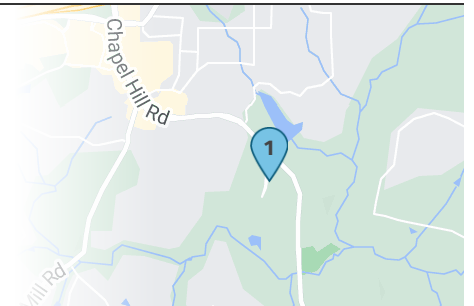
Asking Price: \$873,200 Site Size: 0.66 AC
 Year Built: 1987 Building SF: 7,169 SF
 Price PSF: \$121.80



1

3138 Golf Ridge Road | Douglasville, GA 30135

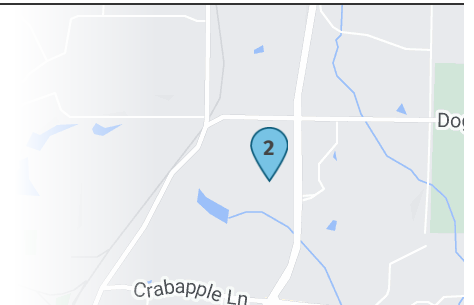
Sale Price: \$900,300 Site Size: 0.1 Acres
 Year Built: 2005 Building SF: 6,534 SF
 Price PSF \$137.79 Closed: 01/04/2018



2

220 Greencastle Road | Tyrone, GA 30290

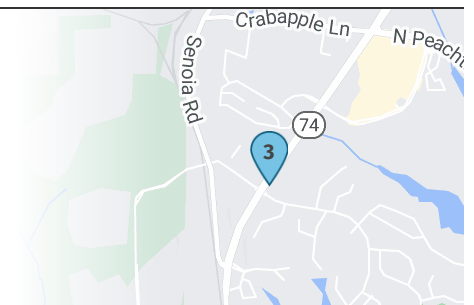
Sale Price: \$622,500 Site Size: 1 Acres
 Year Built: 2006 Building SF: 4,840 SF
 Price PSF \$128.62 Closed: 05/26/2017



3

100 Kedron Drive | Peachtree City, GA 30269

Sale Price: \$550,000 Site Size: 0.9 Acres
 Year Built: 1994 Building SF: 4,454 SF
 Price PSF \$123.48 Closed: 06/25/2018



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